

PROPOSED FOUR STOREY
BUILDING
MID-RISE MULTI UNIT
RESIDENTIAL DWELLING (9
UNITS OR MORE)

LOT 72
PIN 04085 - 0001

LOT 99
PIN 04085-0028

NO. 221

NOTES FOR DRAWING A2:

1. UNIT PAVER.
2. PARKING
3. GARBAGE STORAGE IN THE BUILDING.
4. PROPOSED PATH FOR MOVEMENT OF GARBAGE CONTAINERS FROM THE STORAGE AREA.
5. ASPHALT DRIVEWAY ACCESS.
6. LINE OF BALCONY ABOVE.
7. BALCONY.
8. OUTDOOR BICYCLE PARKING.
9. LOCATION OF INDOOR BICYCLE PARKING.
10. SCREEN FOR ALL SOUTH FACING BALCONY.
11. BUS STOP FLAG (#6027)
12. LOADING ZONE (2.4M X 1.5M)
13. BOLLARDS

PROJECT INFORMATION		
ZONING BY-LAW 2008-250	R4-UD	
SITE AREA	691.78 SQ.M	
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	81.06 M	
GROSS FLOOR AREA 1357 SQ.M		

PROJECT STATISTICS		
	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	15M MAX.	23.13M
MINIMUM LOT AREA	450 SQM	691.78 SQ.M
MAXIMUM BUILDING HEIGHT	14.5M	14.1M
MINIMUM FRONT YARD SETBACK	4.5M	4M
MINIMUM CORNER YARD SETBACK	4.5M	4.5M
MINIMUM REAR YARD SETBACK	1.2M	1.7M
MINIMUM INTERIOR SIDE YARD	INTERIOR YARD WIDTH: 30% OF LOT WIDTH 7.6M	7.6M
	INTERIOR YARD DEPTH: MINIMUM REQUIRED REAR YARD OF ABUTTING LOT = 7.85 M	8.34M
MINIMUM VEHICULAR PARKING	RESIDENTIAL (18 UNITS-12) X 0.5 = 3 REQ	2
	VISITOR (18 UNITS-12) X 0.2 = 1 REQ	0
BICYCLE PARKING	RESIDENTIAL .05 SPACES PER UNIT 50% CAN BE VERTICAL, 25% TO BE INDOORS	2 INDOOR SPACES (STACKED), 6 OUTDOOR SPACES

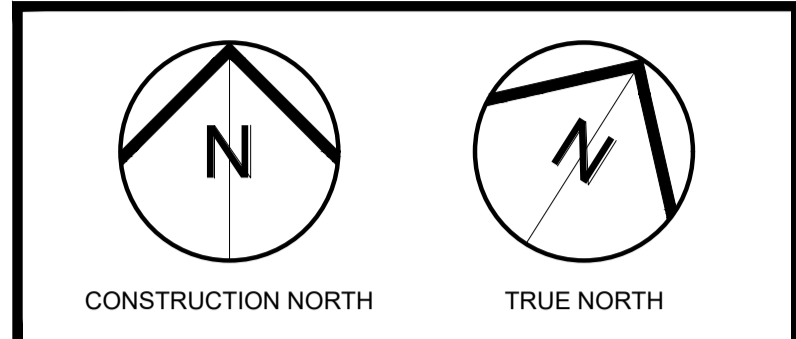
LEGAL DESCRIPTION:
LT 72, PL 526, EXCEPT CR597927, OTTAWA/NEPEAN

PROJECT DEVELOPER
HP URBAN INC.
2405 ST. LAURENT BOULEVARD,
UNIT P, OTTAWA, ONTARIO K1G 5B4

SURVEYOR:
STANTEC GEOMATIC LTD.
1331 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO, K2C 3G4

CIVIL ENGINEER
T.L. MAK ENGINEERING CONSULTANTS LTD.
1455 YOUILLE DRIVE, SUITE 218
OTTAWA, ON, K1C 6Z7

LANDSCAPE ARCHITECT
GJA INC.
110 DIDSBURY ROAD #9
OTTAWA, ON, K2T 0C2



No	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY
3	Issued for Site Plan Application-Revised	11.07.2025
2	Issued for Site Plan Application	08.05.2025
1	Issued for Site Plan Application- Draft	10.04.2024



PROJECT NAME NOM DU PROJET
**222 Baseline Rd
Mid-Rise Apartments**

Ottawa, ON
DRAWING TITLE TITRE DU DESSIN
Site Plan- New Work

JOB No 797-23	N° DE PROJET	DATE JUNE 2025	DATE
SCALE 1:75	ECHELLE	PRINTING SCALE/ ÉCHELLE D'IMPRESSION	
CONCEPTION BY RK	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY SB	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
CHECKED BY SG	VÉRIFIÉ PAR	ARCHITECT'S STAMP	DRAWING No DESSIN N°
SCEAU D'ARCHITECTE		REVISION No RÉVISION N° 1	

A2