

1 SITE PLAN
A-100
SCALE = 1 : 100

John Seigny
JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By seignyjo at 10:32 am, Aug 22, 2025

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	785.1m2	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6.224 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS PARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30%	OVER 30%	YES (38%)
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	11.269 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK	3 M	3 M	YES
MAXIMUM BUILDING HEIGHT	15 M	14.8 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	N/A	N/A
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	ONE VISITOR PARKING SPACE	2 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	1.5 PER DWELLING UNIT (20 REQUIRED)	20 OUTDOOR-COVERED	YES

GENERAL NOTES:

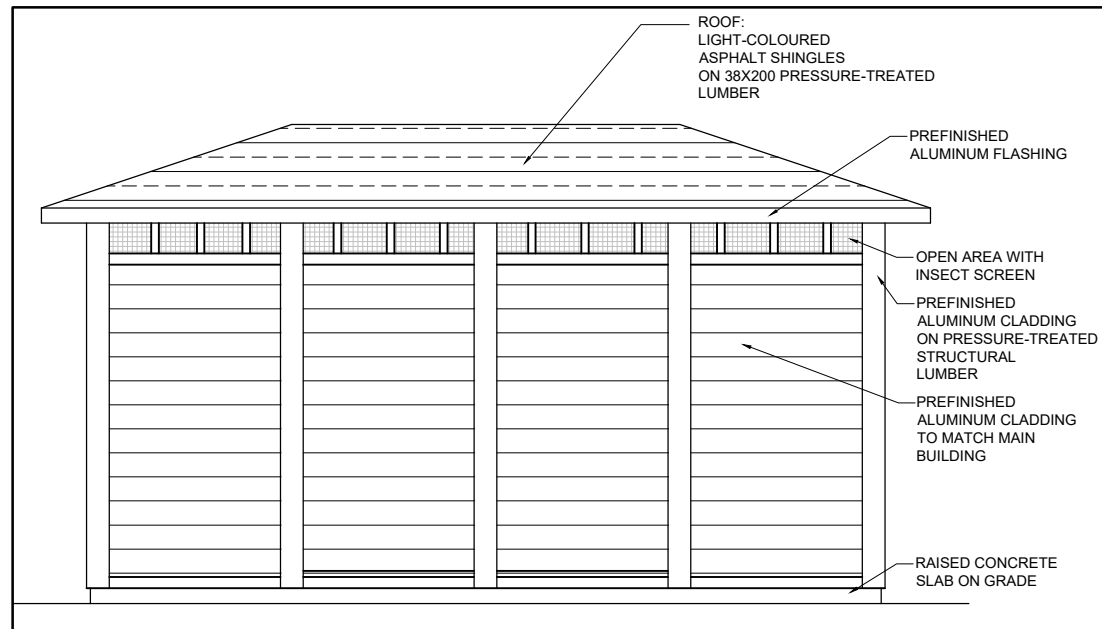
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 7, 2024.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL NEW LANDSCAPING AND ANY REQUIRED TREE PRESERVATION.
- ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.
- REFER TO DEMOLITION SITE PLAN FOR ADDITIONAL INFORMATION.

LOT DESCRIPTION:

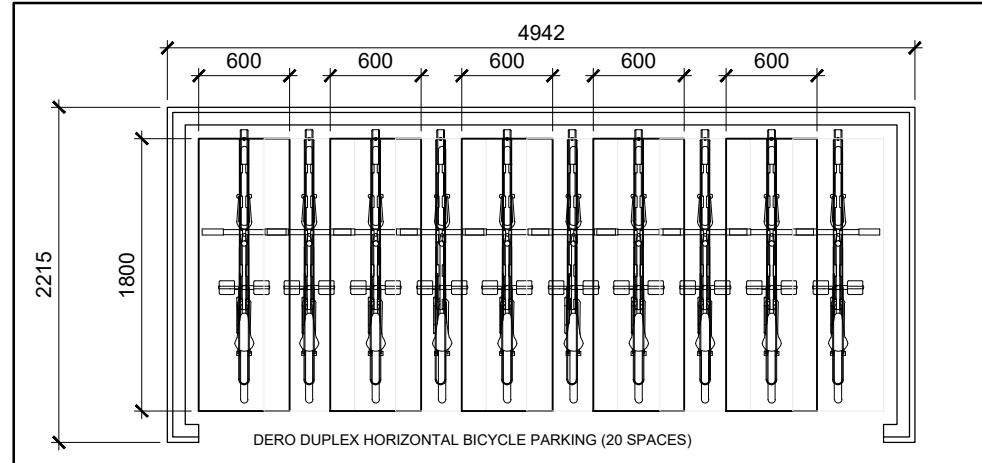
PIN: 04425-0095 LT
PARTS OF LOTS 29 AND 30; AS IN N620745; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA

AMENITIES

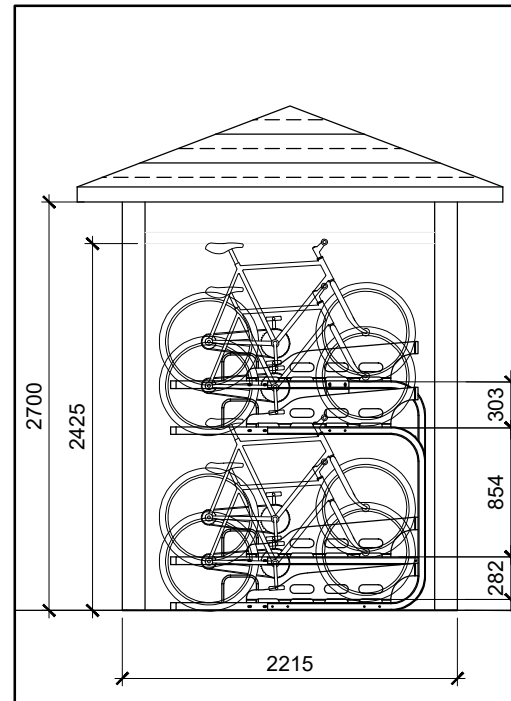
AMENITIES	AREA	QUANTITIES	AREAS (m ²)	REQUIRED (m ²)	PROPOSED (m ²)
BALCONY 3RD	6.0	20		120.0	124.74
BALCONY 4TH	5.66	2	11.32		11.32
OUTDOOR	62	1	102.1	60.00	102.1



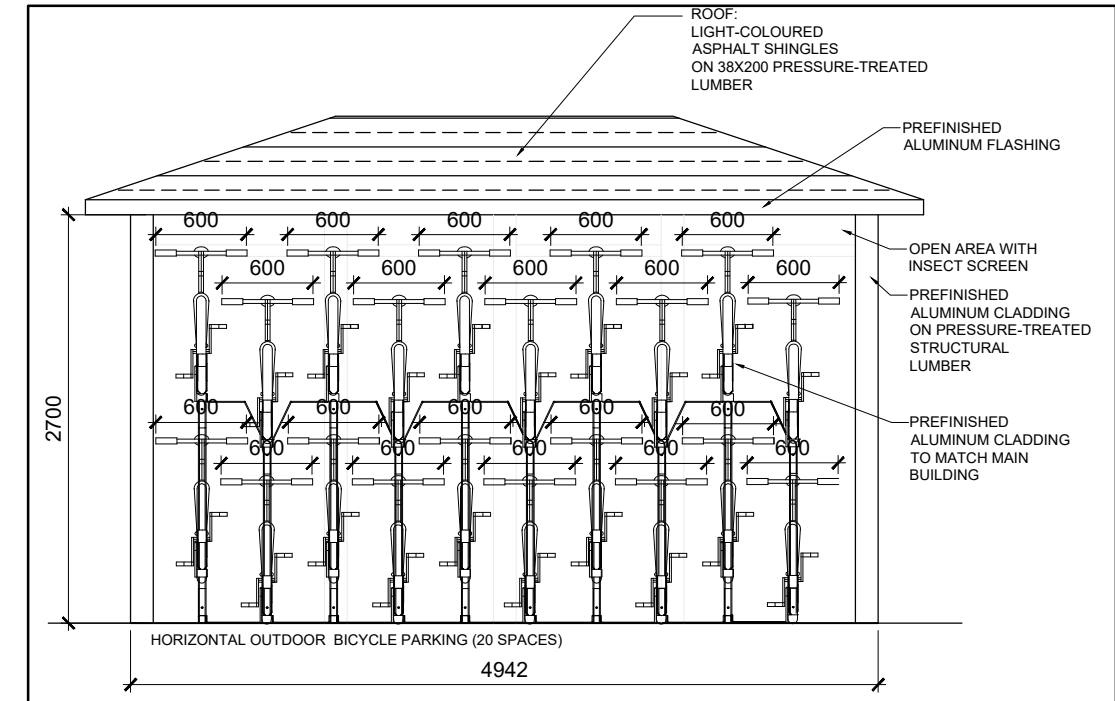
2 GARBAGE ENCLOSURE - SIDE ELEVATION
A-100
SCALE = 1 : 50



6 BICYCLE PARKING PLAN
A-100
SCALE = 1 : 50



8 BICYCLE PARKING CROSS SECTION
A-100
SCALE = 1 : 50



7 BICYCLE PARKING INTERIOR ELEVATION
A-100
SCALE = 1 : 50

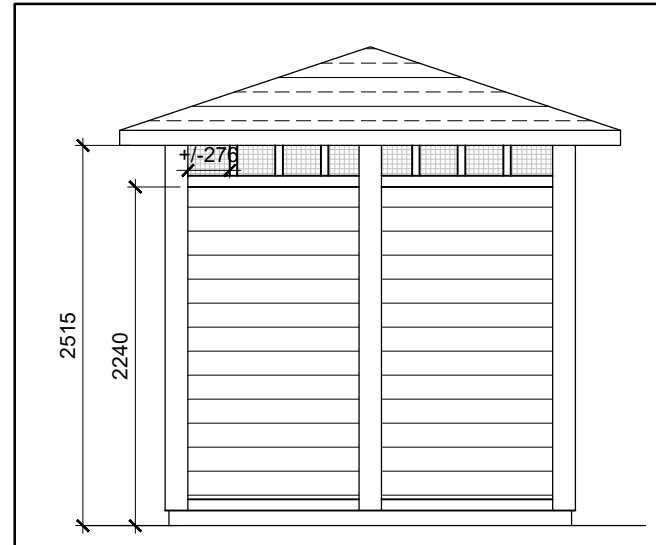
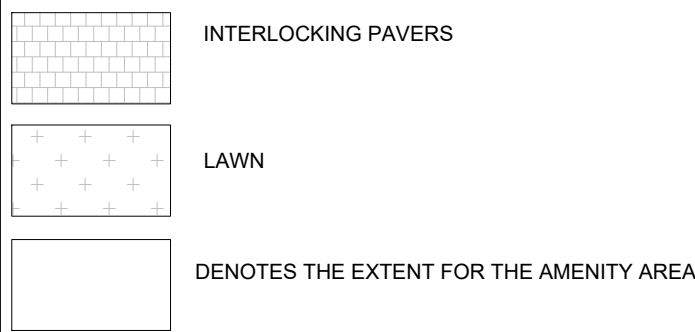
PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5
PIN:
ZONING USE: R5A-RSA(2179)(H)(40), RESIDENTIAL ZONE 5, APARTMENT DWELLING, LOW RISE, STACKED
PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING
PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED
BUILDING HEIGHT: ± 14980m (± 491.5')
GROSS FLOOR AREA: : 1,136m² (12,228 SQ.FT)
SITE AREA: 8,398.50 SQ.FT (780.25m²)

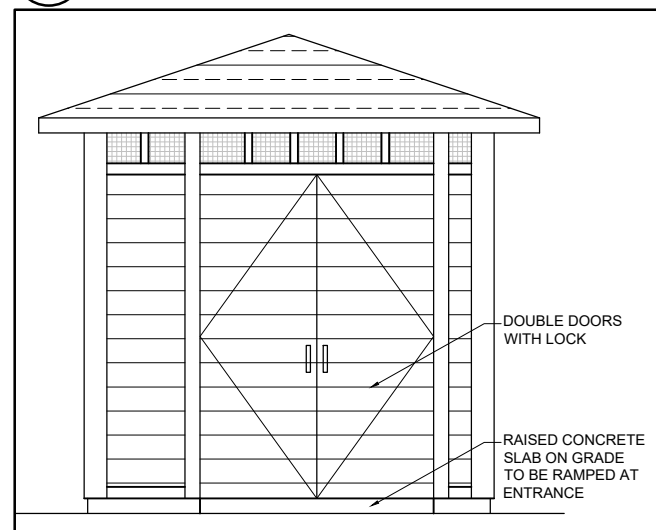
PARKING STATISTICS:

STANDARD PARKING:
1 SPACE OF 2.6m W x 5.2m L
(8' - 7" W x 17' - 0" L)
ACCESSIBLE PARKING:
1 SPACE OF 3.66m W X 5.2m L
(12' - 0" W x 17' - 0" L)
TOTAL PARKING SPACES: 2
BICYCLE PARKING: 20 COVERED, HORIZONTAL
LANDSCAPING:
REQUIRED 15% OF PARKING AREA
TOTAL PARKING AREA: 123.2 m²
15% LANDSCAPING REQUIRED: 18.48 m²
AMENITY AREA PROVIDED: 124.42m²
TOTAL LANDSCAPED AREAS PROVIDED: 300.2 m²

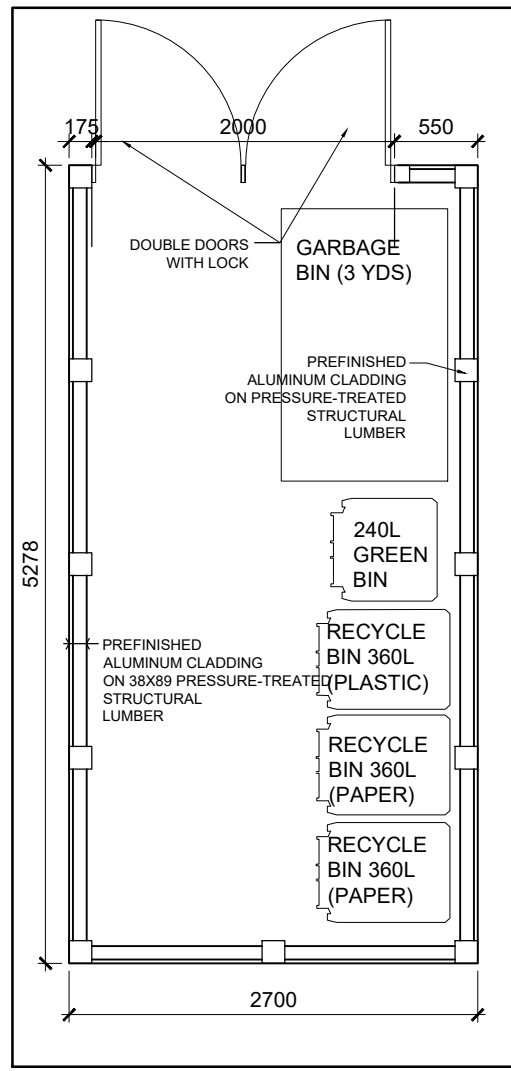
LEGEND



3 GARBAGE ENCLOSURE
A-100
REAR ELEVATION
SCALE = 1 : 50



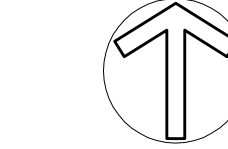
4 GARBAGE ENCLOSURE
A-100
FRONT ELEVATION
SCALE = 1 : 50



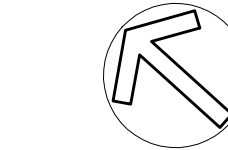
5 GARBAGE ENCLOSURE - PLAN
A-100
SCALE = 1 : 50

CLIENT

PROJECT NORTH



TRUE NORTH



ARCHITECTURAL

(L+D)



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
2025/08/12	ISSUED FOR CONSTRUCTION	9
2025/07/11	REISSUED FOR SPA	8
2025/07/09	ISSUED FOR CONSTRUCTION	7
2025/07/04	REISSUED FOR SPA	7
2025/05/12	REISSUED FOR SPA	6
2025/04/14	ISSUED FOR PERMIT	5
2025/03/25	REISSUED FOR SPA	5
2025/03/06	REISSUED FOR SPA	4
2025/02/25	REISSUED FOR PERMIT	3
2024/12/09	REISSUED FOR SPA	2
2024/04/26	ISSUED FOR SPA	1

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR

1132 St. Pierre St, Ottawa, ON K1C 1L5

DRAWING TITLE

SITE PLAN

DATE

09.07.2024

SCALE

AS NOTED

DRAWN BY

BR

REVIEWED BY

LCL

PROJECT NO.

24-002A

DRAWING NO.

A-100