

NO	DESCRIPTION	DATE
6	FOR CITY REVIEW	2025-11-03
5	FOR CITY REVIEW	2025-10-18
4	FOR CITY REVIEW	2025-05-28
3	FOR CITY REVIEW	2025-04-13
2	FOR CITY REVIEW	2025-01-17
1	FOR COORDINATION	2024-12-27
NO	DESCRIPTION	DATE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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DO NOT USE FOR
CONSTRUCTION

DATE
2025-11-03

DESIGNED
P.POMERLEAU

PROJECT No
24065

CHECKED
P.MARTIN

SHEET TITLE

SITE PLAN

SITE INFORMATION & DEVELOPMENT STATISTICS			
LOTS		PIN	
ZONING		GM[3057]	
SITE AREA			
TOTAL SITE AREA:	~10,009.87 m ²	(1ha)	
UNITS			
BUILDING 1:			
RESIDENTIAL:			131 UNITS
BUILDING 2:			
RESIDENTIAL:			106 UNITS
TOTAL NUMBER OF UNITS:			237 UNITS
SPECIFIC PROVISIONS	REQUIRED	PROVIDED	
MINIMUM LOT AREA	NO MIN.	10,009.87 m ²	
MINIMUM LOT WIDTH	NO MIN.	-	
SETBACKS			
MINIMUM FRONT YARD:	3 m	3 m	
MINIMUM CORNER SIDE YARD:	3 m	3 m	
MINIMUM INTERIOR SIDE YARD:			
NON-RESIDENTIAL OR MIXED-USE:	5 m	-	
RESIDENTIAL HEIGHT ≤ 11m :	1.2 m	-	
RESIDENTIAL HEIGHT > 11m :	3 m	6.09 m	
MINIMUM REAR YARD:			
ABUTTING A STREET:	3 m	-	
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m	
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m	
MAXIMUM BUILDING HEIGHT	20 m	19.5 m	
MAXIMUM FLOOR SPACE INDEX	2	1.71	
PARKING RATES	REQUIRED	PROVIDED	
BUILDING 1:			
R12 - APARTMENTS	1.0 p/unit = 131	131 (1.0 p/unit)	
VISITOR:	0.2 p/unit = 26	26 (0.2 p/unit)	
BUILDING 2:			
R12 - APARTMENTS	1.0 p/unit = 106	107 (1.0 p/unit)	
VISITOR:	0.2 p/unit = 21	21 (0.2 p/unit)	
		TOTAL: 285	
BIKE PARKING	REQUIRED	PROVIDED	
BUILDING 1:	0.5 p/unit = 66	66	
BUILDING 2:	0.5 p/unit = 53	53	
AMENITY AREA	REQUIRED	PROVIDED	
BUILDING 1:			
PRIVATE:	3m ² p/unit = 393m ²	1,234m ²	
SHARED:	3m ² p/unit = 393m ²	1,237m ²	
BUILDING 2:			
PRIVATE:	3m ² p/unit = 318m ²	1,107m ²	
SHARED:	3m ² p/unit = 318m ²	960m ²	
GFA - CITY OF OTTAWA		PROVIDED	
BUILDING 1:		9,146m ²	
BUILDING 2:		7,170m ²	
WASTE CALCULATIONS	REQUIRED	PROVIDED	
BUILDING 1 (131 UNITS):			
GARBAGE (COMPACTED):	0.053v ³ p/unit = 6.94v ³	2 x 4v ³ CONTAINER	
RECYCLING (FEL GMP):	0.018v ³ p/unit = 2.36v ³	1 x 4v ³ CONTAINER	
RECYCLING (FEL FIBRE):	0.038v ³ p/unit = 4.98v ³	2 x 4v ³ CONTAINER	
ORGANICS:	240L p/50 units = 2.62	3 x 240L CONTAINER	
BUILDING 2 (106 UNITS):			
GARBAGE (COMPACTED):	0.053v ³ p/unit = 5.62v ³	2 x 4v ³ CONTAINER	
RECYCLING (FEL GMP):	0.018v ³ p/unit = 1.91v ³	1 x 4v ³ CONTAINER	
RECYCLING (FEL FIBRE):	0.038v ³ p/unit = 4.02v ³	1 x 4v ³ CONTAINER	
ORGANICS:	240L p/50 units = 2.12	3 x 240L CONTAINER	
*EACH BUILDING HAS AN UNDERGROUND COLLECTION ROOM (SEE UNDERGROUND PARKING PLANS. THE COLLECTION DAY, THE CONTAINER ARE BROUGHT UP TO THE COLLECTION PAD.			
NOTE			
1. ASSUME TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.			
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF J.D. BARNES LIMITED - REFERENCE NUMBER 24-10-059-00.			
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.			

SITE PLAN LEGEND

— LOT LINE	NEW DECIDUOUS TREE
--- SETBACKS	NEW SHRUBS
--- ELECTRICS LINES	NEW CONIFEROUS TREE
--- EASEMENTS	PEA GRAVEL
--- PROTECTION ZONE	ASPHALT
0000 GEO	LANDSCAPE
EXISTING BUILDING	TWSI
BUILDING TO BE DEMOLISHED	PAVERS
GRASS	RADIANT ZONE
CONCRETE	
CONCRETE BALCONY	



SITE PLAN
1:300

Geraldine Wildman
GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 7:14 pm, Dec 15, 2025