



SITE INFORMATION & DEVELOPMENT STATISTICS

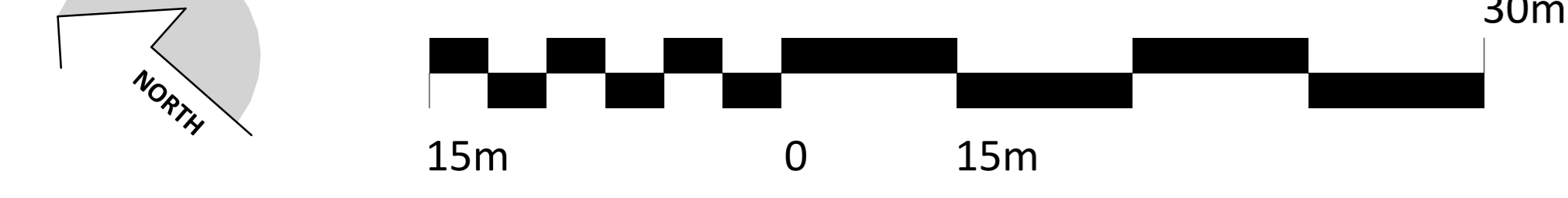
LOTS	PART OF LOT 24, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA	
ZONING	RESIDENTIAL FOURTH DENSITY ZONE, URBAN EXCEPTION 3015, (R4Z[3015])	
SITE AREA	~6,410 m ² (0.641ha)	
TOTAL SITE AREA:	~6,410 m ² (0.641ha)	
UNITS	93 UNITS	
RESIDENTIAL:	REQUIRED	PROVIDED
SPECIFIC PROVISIONS	REQUIRED	PROVIDED
MINIMUM LOT AREA	450 m ²	6,410 m ²
MINIMUM LOT WIDTH	18 m	88.99 m
SETBACKS		
MINIMUM FRONT YARD:	3 m	6 m
MINIMUM CORNER SIDE YARD:	6 m	N/A
MINIMUM INTERIOR SIDE YARD:	3 m	3 m
MINIMUM REAR YARD:	6 m	6 m
MAXIMUM BUILDING HEIGHT	15 m	12 m
PARKING RATES	REQUIRED	PROVIDED
(93 UNITS):		
R4 - APARTEMENTS	MIN. 1 p/unit = 93	105 (1.13 p/unit)
VISITOR:	0.2 p/unit = 19	19 (0.2 p/unit)
TOTAL: 124		
BIKE PARKING	REQUIRED	PROVIDED
(93 UNITS):		
GROUND LEVEL	MIN. 50% OF REQUIRED = 24	42
INDOORS	n/a	22
LANDSCAPED AREA	MAX. 50% = 24	20
STACKED		
INDOORS	n/a	22
TOTAL: 64		
AMENITY AREA	REQUIRED	PROVIDED
PRIVATE:	6m ² p/unit = 558m ²	748m ²
SHARED:	50% OF PRIVATE = 279m ²	512m ²
GFA - CITY OF OTTAWA	PROVIDED	
6,069m ²		
WASTE CALCULATIONS	REQUIRED	PROVIDED
(93 UNITS):		
GARBAGE:	0.106m ³ p/unit = 9.86yd ³	3 x 4yd ³ CONTAINER
RECYCLING (FEL GMP):	0.018m ³ p/unit = 1.68yd ³	1 x 4yd ³ CONTAINER
RECYCLING (FEL FIBRE):	0.038m ³ p/unit = 3.53yd ³	1 x 4yd ³ CONTAINER
ORGANICS:	240L p/50 units = 1.86	2 x 240L CONTAINER

*EACH BUILDING HAS AN UNDERGROUND COLLECTION ROOM (SEE UNDERGROUND PARKING PLANS. THE COLLECTION DAY, THE CONTAINERS ARE BROUGHT UP TO THE COLLECTION PAD.

NOTE
1. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF ANNIS, O'SULLIVAN, VOLLEBEK LTD - JOB NO. 21203-20.

SITE PLAN LEGEND

—	PROPERTY LINE	—	WETLAND BOUNDARY
- - -	MINIMUM SETBACK	—	SETBACK FROM TOP OF BANK +28 m
- - -	EASEMENT	—	SETBACK FROM TOP OF BANK +30 m
- - -	LIMIT OF UNDERGROUND PARKING	—	SETBACK FROM WETLAND +15 m
—	POOLE CREEK - TOP OF BANK	—	SETBACK FROM WETLAND +30 m
—	WOOD PRIVACY FENCE 1.8M HT	—	TREE PROTECTION FENCE
—	PROPOSED BLACK VINYL CHAINLINK FENCE 1.5 HT		
▨	EXISTING WETLANDS	▨	7.5m BUFFER FROM FLOOD PLAIN LINE
▨	LANDSCAPE AREA (GRASS)	▨	WASHED RIVER ROCK
▨	CONCRETE SIDEWALK	▨	ASPHALT ROADWAY
▨	SNOW MELTING ZONE	▨	LANDSCAPE AND RAISED
▨	CRUSHED STONE	▨	WATER
○	75 600 GEO	▨	ENTRANCE / EXIT
○	FIRE HYDRANT	▨	LOT CORNER MARKER



1 SITE PLAN
1:250

PROJECT
WILDPINE DEVELOPMENT
OWNER
1202, CAMP ROAD, STITTSVILLE, ON K2S 1B9
ARCHITECTURAL
PMA ARCHITECTES
CIVIL
NOVATECH
Engineers, Planners & Landscape Architects
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200, OTTAWA, ON K2M 1P6
PLANNING
FOTENN Planning + Design
SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
ENVIRONMENTAL CONSULTANT
Kilgour & Associates Ltd.
BUILDING SERVICES
M&E ENGINEERING
STRUCTURAL
CIM+
KEY PLAN
ARCHITECT SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
REVISONS
NOTE
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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DATE: 2026-03-26
DESIGNED: P.POMERLEAU
DRAWN: N.DUFFRESNE
PROJECT No: 21010
CHECKED: P.MARTIN
SHEET TITLE: SITE PLAN
SHEET No: A101

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