



CURRENT ZONING: RAUD(480)  
 PROPOSED ZONING: RAUD(480) WITH EXCEPTIONS:

- MIN. 0 PARKING SPACES REQUIRED
- MIN. 1 VISITOR PARKING SPACES REQUIRED
- MIN. 1 BICYCLE PARKING SPACE PER UNIT
- FIRE ESCAPES: OPEN STAIRWAYS, STOOOP LANDING, STEPS AND RAMPS ARE PERMITTED TO PROJECT UP TO 0.0m FROM THE FRONT LOT LINE
- MIN. 0.45m WIDTH OF A HORIZONTAL BIKE PARKING SPACE WHEN PART OF A RACKING SYSTEM

AREA X AS PER SCHEDULE 1A  
 WITHIN MATURE NEIGHBOURHOODS OVERLAY  
 WITHIN 600m OF THE OTTAWA RAPID TRANSIT STATION AS PER SCHEDULE 2A

PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	63.8m
MIN. LOT AREA	450m <sup>2</sup>	16500m <sup>2</sup>
MAX. HEIGHT	14.5m	14.5m
MIN. SIDE YARD SETBACK	1.5m	1.5m, 3.3m
MIN. FRONT YARD SETBACK	1.5m	1.5m, 3.3m
MIN. REAR YARD SETBACK (T. 144A)	4.0m (AVG. OF NEIGHBOURS)	4.4m
MIN. GLAZING ON FRONT FACADE (S. 161(15b))	25%	PROVIDED
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S. 161(15b))	20%	PROVIDED
MIN. 2+ BDRM UNITS (S. 161(18b))	25% (21)	25% (21)
MIN. PARKING SPACES (EXC.)	0	0
MIN. VISITOR PARKING SPACES (EXC.)	1	1
MIN. BICYCLE PARKING SPACES (T. 11A)	1 PER DWELLING UNIT (84)	87
MIN. WIDTH OF HORIZONTAL BIKE PARKING SPACE WHEN PART OF A RACKING SYSTEM (EXC.)	0.45m	0.45m
MAXIMUM BIKE PKG WHICH MAY BE IN A LANDSCAPED AREA	GREATER OF 50% OF REQ'D OR 15 SPACES (42)	3
MIN. SOFT LANDSCAPING IN THE FRONT YARD (T. 138(1) INCLUDING WALKWAYS (S. 138(4)))	40%	78%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S. 161(15b.ii))	50%	PROVIDED
MIN. AGGREGATED RECTANGULAR AREA (S. 161(15b.iii))	25m <sup>2</sup>	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S. 161(15e))	-	PROVIDED
MAX. PROJECTION OF STEPS AND RAMPS FROM THE FRONT LOT LINE (EXC.)	0m FROM THE LOT LINE	0m

**READ DOCUMENTS IN CONJUNCTION WITH:**

**LEGAL SURVEY BY:**  
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 NEPEAN, ON, K2E 7S6  
 613-727-0850

**SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF LOTS 18 AND 19 (EAST SWEETLAND AVENUE) REGISTERED PLAN 42717 CITY OF OTTAWA**

**SITE SERVICING & GRADING PLANS BY:**  
 DB GRAY ENGINEERING INC.  
 700 LONG POINT CIRCLE  
 OTTAWA, ONTARIO K1T 4E9  
 613-425-8044

**GEOTECHNICAL REPORTS BY:**  
 PATERSON GROUP  
 9 AURIGA DRIVE  
 OTTAWA, ONTARIO K2E 7T9

**TREE INFORMATION REPORT BY:**  
 INTEGRATED FORESTRY SERVICES  
 PO BOX 13593  
 OTTAWA, ONTARIO K2K 1X6  
 (613) 850-2475

**LEGEND**

- AC - AIR CONDITIONING UNIT
- BW - BAY WINDOW
- CB - CATCH BASIN
- CC - CONCRETE CURB
- CP - CONCRETE PAD
- DP - DEPRESSED CURB
- FH - FIRE HYDRANT
- K - KIOSK (BELL, ROGERS, TRAFFIC)
- LS - LIGHT STANDARD
- MB - MAILBOX (CANADA POST)
- MH - MAINTENANCE HOLE
- OHW - OVERHEAD WIRE
- RW - RETAINING WALL
- SBFY - SETBACK FRONT YARD
- SBRY - SETBACK REAR YARD
- SBSY - SETBACK SIDE YARD
- SE - SUNKEN ENTRY
- T - TRANSFORMER
- UP - UTILITY POLE
- WS - WATER ENTRY & SERVICING
- WW - WINDOW WELL

PROPOSED FENCE: REFER TO LANDSCAPE PLAN

PROPOSED RETAINING WALL: REFER TO CIVIL DRAWINGS BY D.B. GRAY ENGINEERING

EXISTING RETAINING WALL: REFER TO SURVEY BY A.O.V. LTD

*Andrew McCreight*

**ANDREW MCCREIGHT**  
 MANAGER, DEVELOPMENT REVIEW CENTRAL  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 12:02 pm, Feb 24, 2026



414 Churchill Avenue North  
 Ottawa, Ontario, K1Z 5C6  
 613-262-5480 info@rjhll.ca rjhll.ca

No.	Y / M / D	REVISION
5.	2025-11-11	ISSUED FOR REZONING
4.	2025-07-31	REVISED PER CITY SPC COMMENTS
3.	2025-04-08	REVISED SPC APPLICATION
2.	2025-02-04	ISSUED FOR SPC + RE-ZONING
1.	2024-11-25	SITE PLAN COORDINATION

**UPSCALE HOMES**  
 212 DONALD ST.  
 OTTAWA ON, K1K 1M8

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



**SWEETLAND APARTMENTS**  
 83-91 SWEETLAND OTTAWA, ONTARIO, K1N 7T9

**SITE PLAN**

Drawn By:	Date:	A1.0
AW	NOV 2024	
Project No:	Scale:	
2407	1:100	