

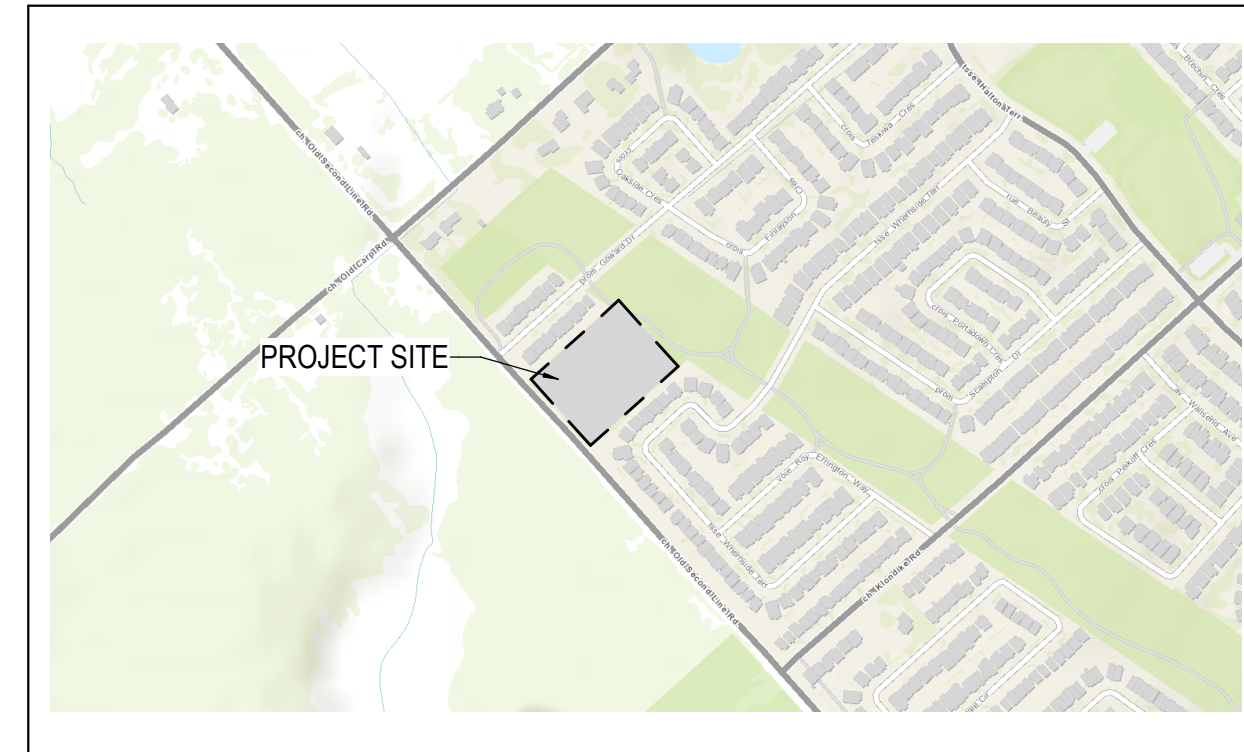
*Kersten Nitsche*

**APPROVED**  
By Kersten Nitsche at 1:57 pm, Dec 19, 2025

**KERSTEN NITSCHÉ, MCIP RPP  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA**

BLOCK	TYPE	AVERAGE PROPOSED GRADE	BUILDING HEIGHT
100	C	103.77m	11.65m
200	D	103.14m	11.65m
300	C	103.17m	11.14m
400	C	102.74m	11.41m
500	B	102.75m	11.22m
600	A	102.74m	11.23m
700	A	104.47m	11.41m
800	B	103.92m	11.40m

PLEASE NOTE THAT THE AVERAGE PROPOSED GRADES & HEIGHTS FOR EACH BLOCK MAY NOT BE PROPERLY REFLECTED ON ELEVATIONS OR SECTIONS. ENSURE ABOVE ELEVATIONS & HEIGHTS ARE REFERENCED.



**2 LOCATION PLAN**  
SCALE: NTS

SITE STATISTICS	
Current Zoning Designation:	R66(2622) S183
Lot Width:	95.99m
Total Lot Area:	12,294.24m <sup>2</sup>
Average Existing Grade:	102.01 ((104.43+102.30+100.81+100.50)/4)

Proposed Development - PUD - 8 Blocks of 3.5 Storey Stacked Townhouses		
No. of units	110 Units	
<b>Zoning Mechanism</b>	Required	Provided
Minimum Lot Width Table 162(A)	No Minimum	95.99m
Minimum Lot Area Table 162(A)	1,400m <sup>2</sup>	12,294.24m <sup>2</sup>
Min. Front Yard Setback Urban Exception 2622	3.5m	Provided
Min. Interior Side Yard Setback Urban Exception 2622	7.5m min for Northwesternly interior side yard 2.6m min for Southeasternly interior side yard within 24m of front lot line (otherwise 7.5m)	Provided
Min. Rear Yard Setback Urban Exception 2622	3.5m	3.6m
Maximum Building Height Urban Exception 2622	12m	12m
Parking Space Rates (Residents) Table 101 (Sch. 1A - Area C)	132 Spaces 1.2 spaces per dwelling unit x 110 units	133 Spaces
Minimum Visitor Parking Rates Table 102 (Sch. 1A - Area C)	22 Spaces 0.2 spaces/unit for stacked units - Table 102	22 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1A - Area C)	55 Spaces 0.5 spaces/unit for 110 units(11A(b)(i))	55 Spaces
Total Amenity Area Table 137(10) Per dwelling type directs to Table 137(9) Stacked dwellings	66m <sup>2</sup> 6m <sup>2</sup> per dwelling unit for 110 units	2,378.8m <sup>2</sup> (2 Balconies/supper unit @ 4.8m <sup>2</sup> (43 upper units x 2 balconies x 4.8m <sup>2</sup> /balcony= 412.8m <sup>2</sup> ) +Private rear yard area for lower units (1,160m <sup>2</sup> ) + (Shared amenity area (786m <sup>2</sup> ) = 2,378.8m <sup>2</sup> )
Communal Amenity Area Table 137(9)	330m <sup>2</sup> Min 50% of Total Amenity Area	786m <sup>2</sup> Central Landscaped Area (250m <sup>2</sup> ), plus North-East corner of site accessing existing MUP (437m <sup>2</sup> )

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	FDC FIRE DEPARTMENT CONNECTION
	FH FIRE HYDRANT
	DC DEPRESSED CURB
	NEW LIGHT STANDARD
	UTILITY POLE TO BE REMOVED
	PROPERTY LINE
	SETBACK LINE
	OH-W OH-W OH-W OVERHEAD WIRE
	NEW FENCE

SITE PLAN NOTES	
S1	ASPHALT
S2	INTERLOCK PAVERS
S3	DEPRESSED CURB & TWSI, REFER TO CIVIL
S4	SOFT LANDSCAPING
S5	HYDRO TRANSFORMERS, REFER TO ELECTRICAL
S6	EXISTING BUILDING TO BE DEMOLISHED
S7	SOUND BARRIER, REFER TO CIVIL
S8	HYDRO SWITCHBOARD, REFER TO CIVIL
S9	EXISTING RETAINING WALL, REFER TO CIVIL
S10	LINE DENOTES EXTENT OF UNDERGROUND STORMWATER CHAMBER, REFER TO CIVIL
S11	BALCONY OVERHEAD
S13	LINE DENOTES EXTENTS OF AMENITY AREA
S14	ON SITE SNOW STORAGE AREA
S15	END OF EXISTING MULTI-USE PATHWAY ON OLD SECOND LINE ROAD
S16	PROPOSED EXTENSION OF MULTI-USE PATHWAY
S17	PROPOSED RETAINING WALL, REFER TO CIVIL
S19	EXISTING EASTERN MULTI-USE PATHWAY TO BE RELOCATED ONTO CITY PROPERTY
S20	HYDRO EASEMENT
S21	CANADA POST BOXES
S22	COMMUNAL AMENITY AREA, REFER TO LANDSCAPING
S23	WASTE STORAGE, CW SOFT LANDSCAPING SCREEN PER ZONING, REFER TO LANDSCAPING

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 11 CONVESSION 59 GEOGRAPHIC TOWNSHIP OF MARCH CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2018

**SURVEY INFO**  
SCALE: 1 : 100

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
  - The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  - These documents are not to be used for construction unless specifically noted for such purpose.

- 29 ISSUED FOR COORDINATION 25-12-09  
26 ISSUED FOR COORDINATION 25-12-01  
25 ISSUED FOR REVISED SITE PLAN CONTROL 25-11-25  
24 ISSUED FOR CONSTRUCTION 25-11-20  
21 ISSUED FOR SITE PLAN CONTROL 25-11-07  
19 ISSUED FOR COORDINATION 25-10-31  
16 ISSUED FOR COORDINATION 25-10-24  
14 ISSUED FOR COORDINATION 25-10-21  
13 ISSUED FOR PERMIT RESPONSE 25-10-21  
12 ISSUED FOR COORDINATION 25-09-25  
11 ISSUED FOR COORDINATION 25-09-10  
10 ISSUED FOR PERMIT COMMENT RESPONSE 25-09-08  
9 ISSUED FOR PERMIT 25-08-14

**ISSUE RECORD**



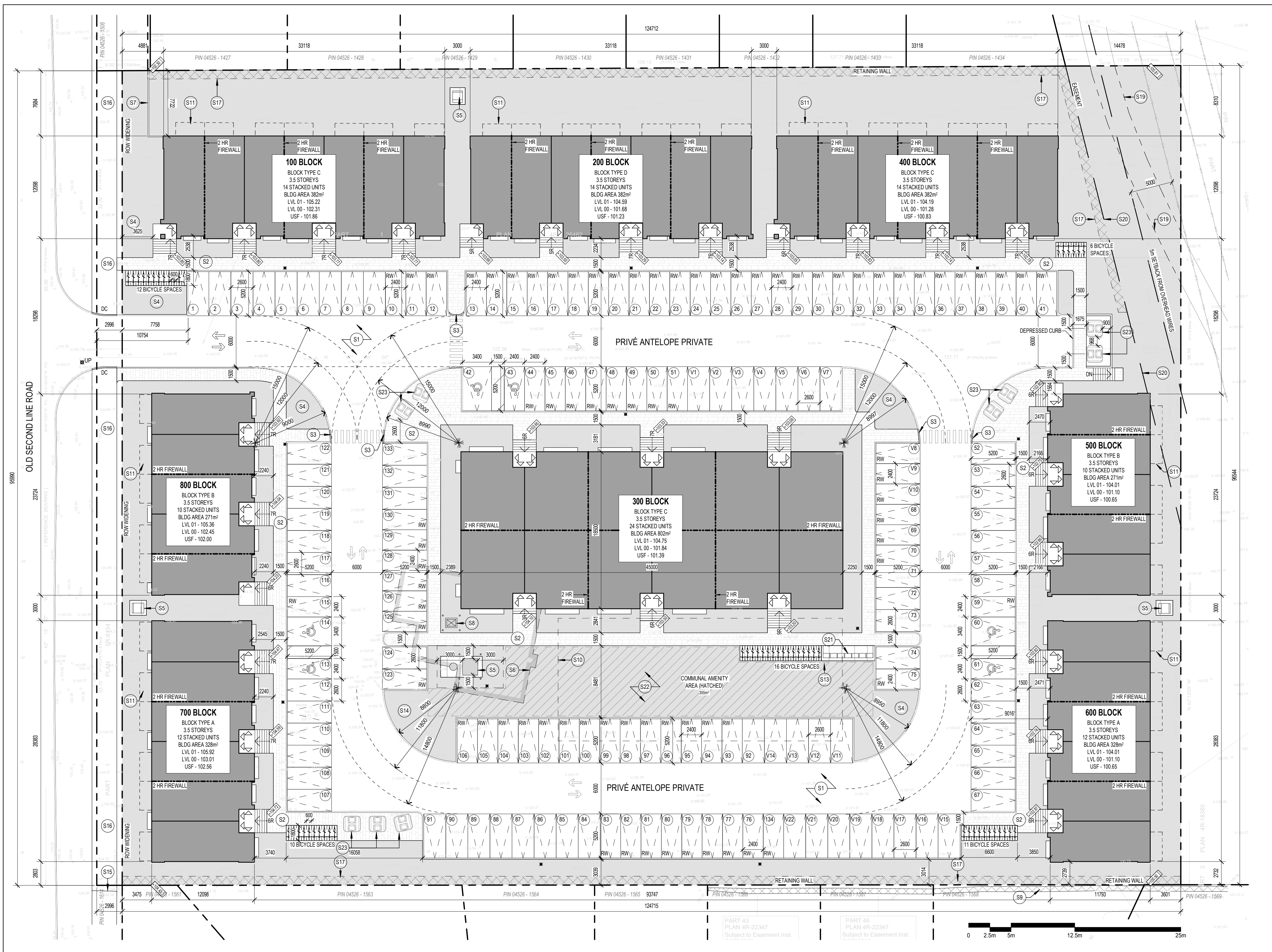
**1158 OLD SECOND LINE ROAD**

1158 OLD SECOND LINE ROAD  
OTTAWA, ON  
K2W 0H9

PROJ SCALE DRAWN REVIEWED  
2504 NOTED RAE RMK

**SITE PLAN**

**SP-01**



**1 SITE PLAN**  
SCALE: 1 : 250