

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	540 M <sup>2</sup>	779.77m <sup>2</sup>	YES
MINIMUM LOT WIDTH	18 M	20.17M	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 (88%)
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	11.73 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)	1.0 PER DWELLING UNIT (20 REQUIRED)	20 OUTDOOR-COVERED	YES

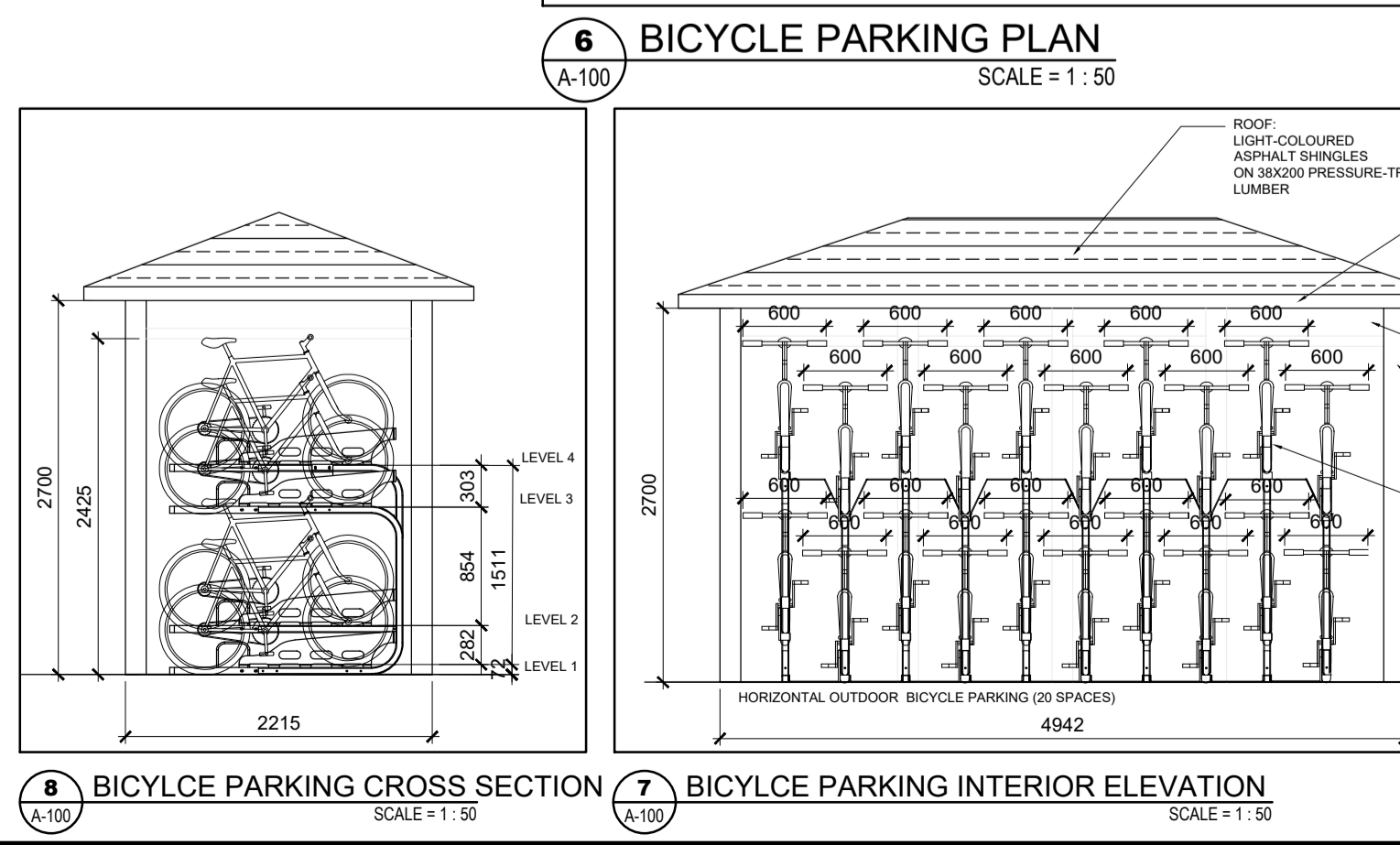
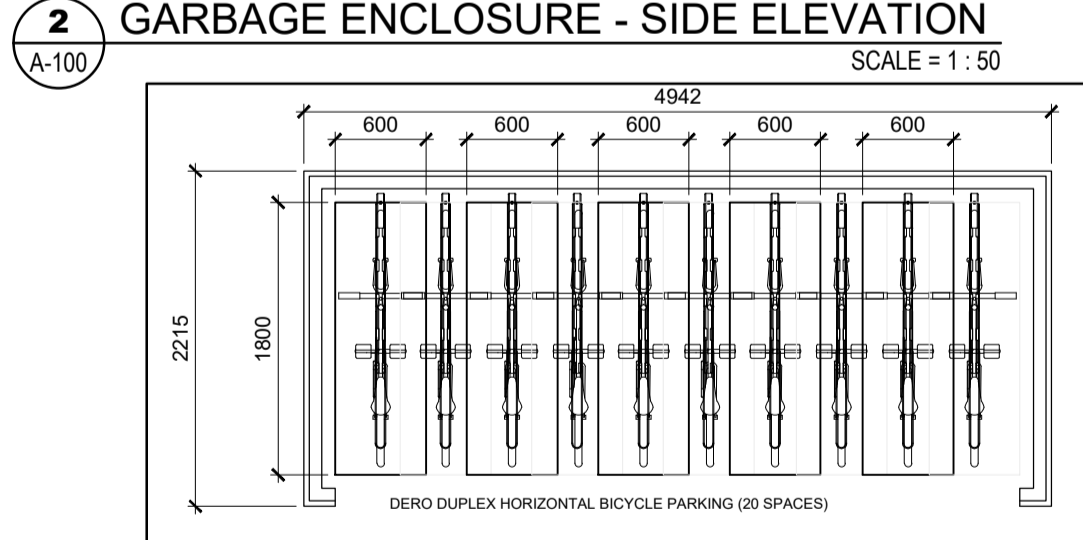
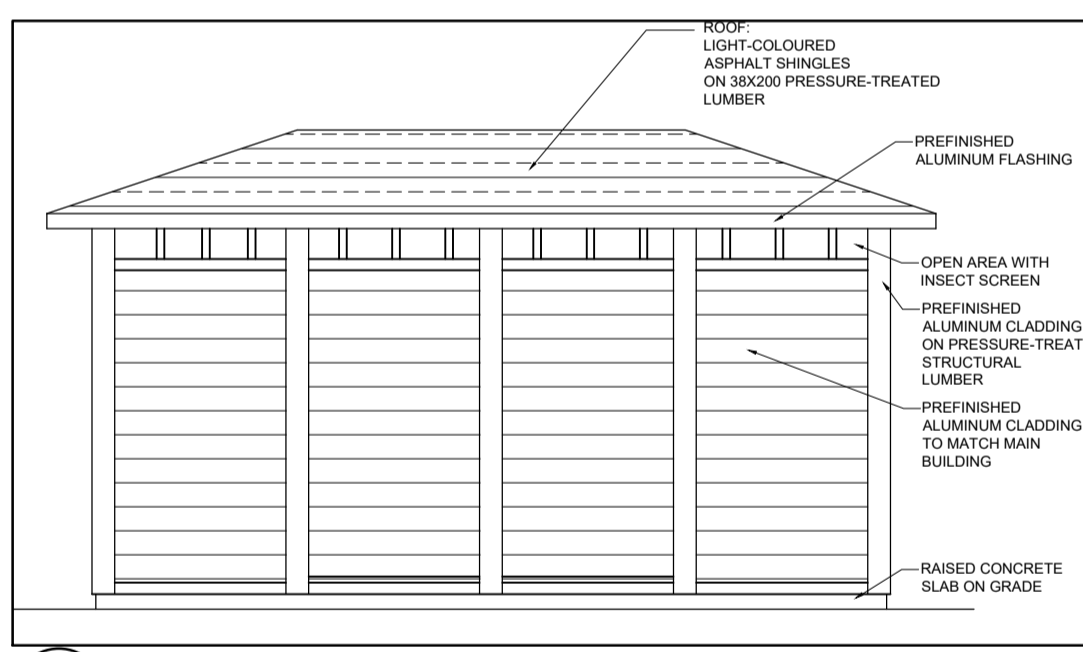
- GENERAL NOTES:**
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
  - PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 7, 2024.
  - ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO BE 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 - 0093  
 LOT 27; AS IN N620745; GLOUCESTER REGISTERED PLAN 86  
 CITY OF OTTAWA

**AMENITIES**

AMENITIES	AREA	QUANTITIES	AREAS (m <sup>2</sup> )	REQUIRED (m <sup>2</sup> )	PROPOSED (m <sup>2</sup> )
BALCONY 3RD	5.66	2	11.32	120.0	11.32
BALCONY 4TH	5.66	2	11.32		11.32
OUTDOOR	62	1	111.4	60.00	111.4



**PROJECT INFORMATION**

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING  
 MUNICIPAL ADDRESS: 1144 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5

PIN:  
 ZONING USE: R5A-RSA(2179)(H40), 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: : 1,042m<sup>2</sup> (11,214.51 SQ. FT.)  
 SITE AREA: 8,392.6 SQ. FT. (779.77m<sup>2</sup>)

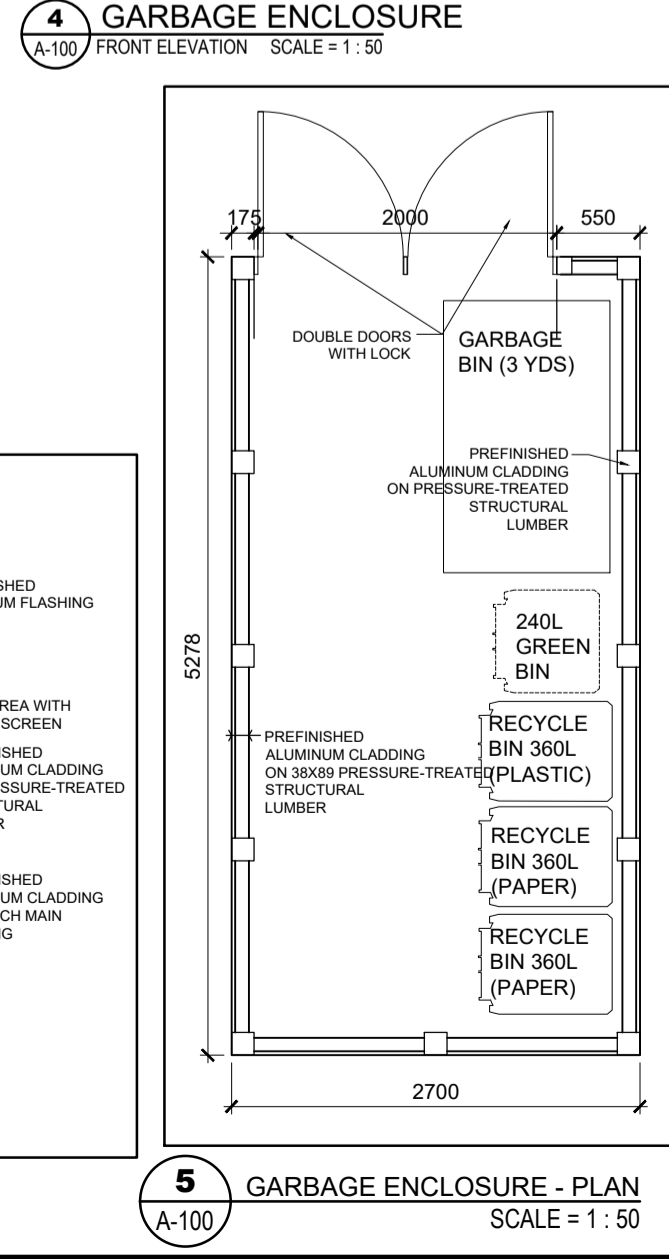
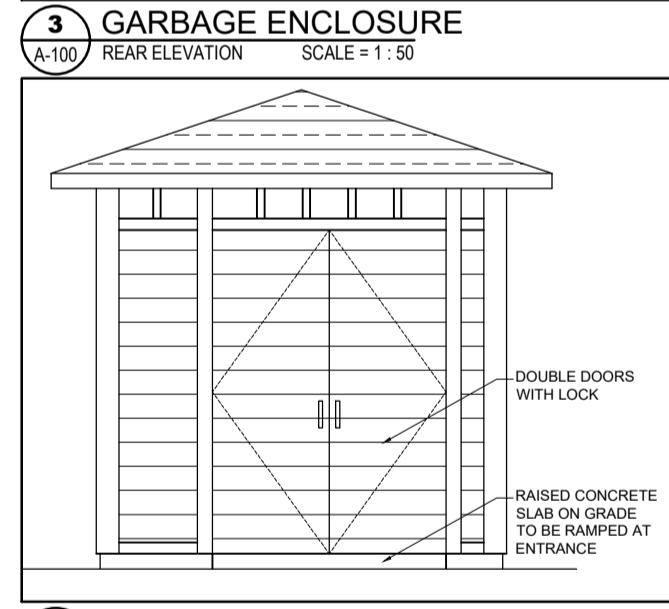
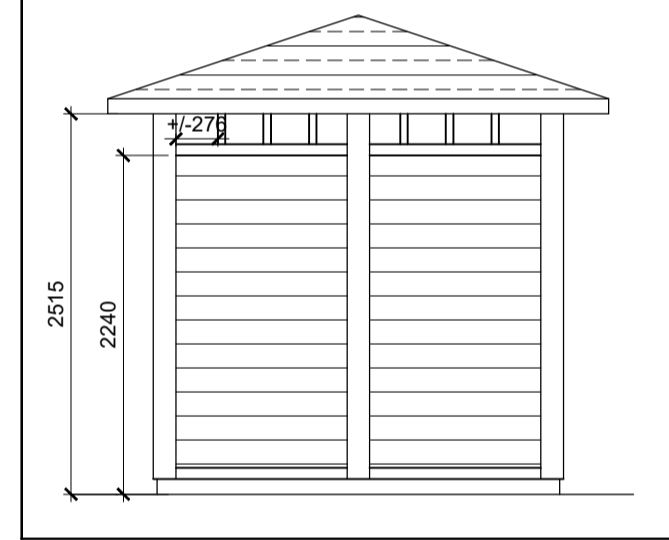
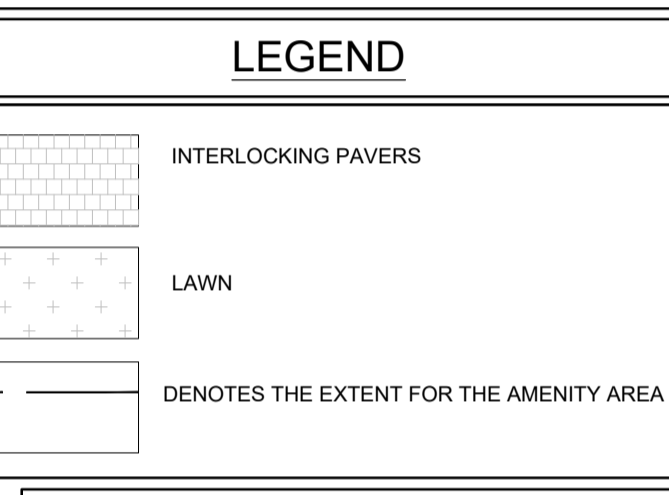
**PARKING STATISTICS:**

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 m<sup>2</sup>  
 15% LANDSCAPING REQUIRED: 18.48 m<sup>2</sup>  
 AMENITY AREA PROVIDED: 111.4m<sup>2</sup>  
 TOTAL LANDSCAPED AREAS PROVIDED: 283.8 m<sup>2</sup>



CLIENT

PROJECT NORTH SFAI

TRUE NORTH

ARCHITECTURAL



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE REV.
2026-04-01	ISSUED FOR REVIEW	4
2026-03-17	ISSUED FOR REVIEW	3
2026-03-10	ISSUED FOR REVIEW	2
2025-12-10	ISSUED FOR REVIEW	1

PROJECT NAME  
**NEMORIN**

1144 St. Pierre St, Ottawa, ON

DRAWING TITLE  
**SITE PLAN**

DATE: 25.11.2025 PROJECT NO.: **25.019**

SCALE: AS NOTED

DRAWN BY: MD DRAWING NO.: **A-100**

REVIEWED BY: LCL

FILE NUMBER ??? / PLAN NUMBER # ???