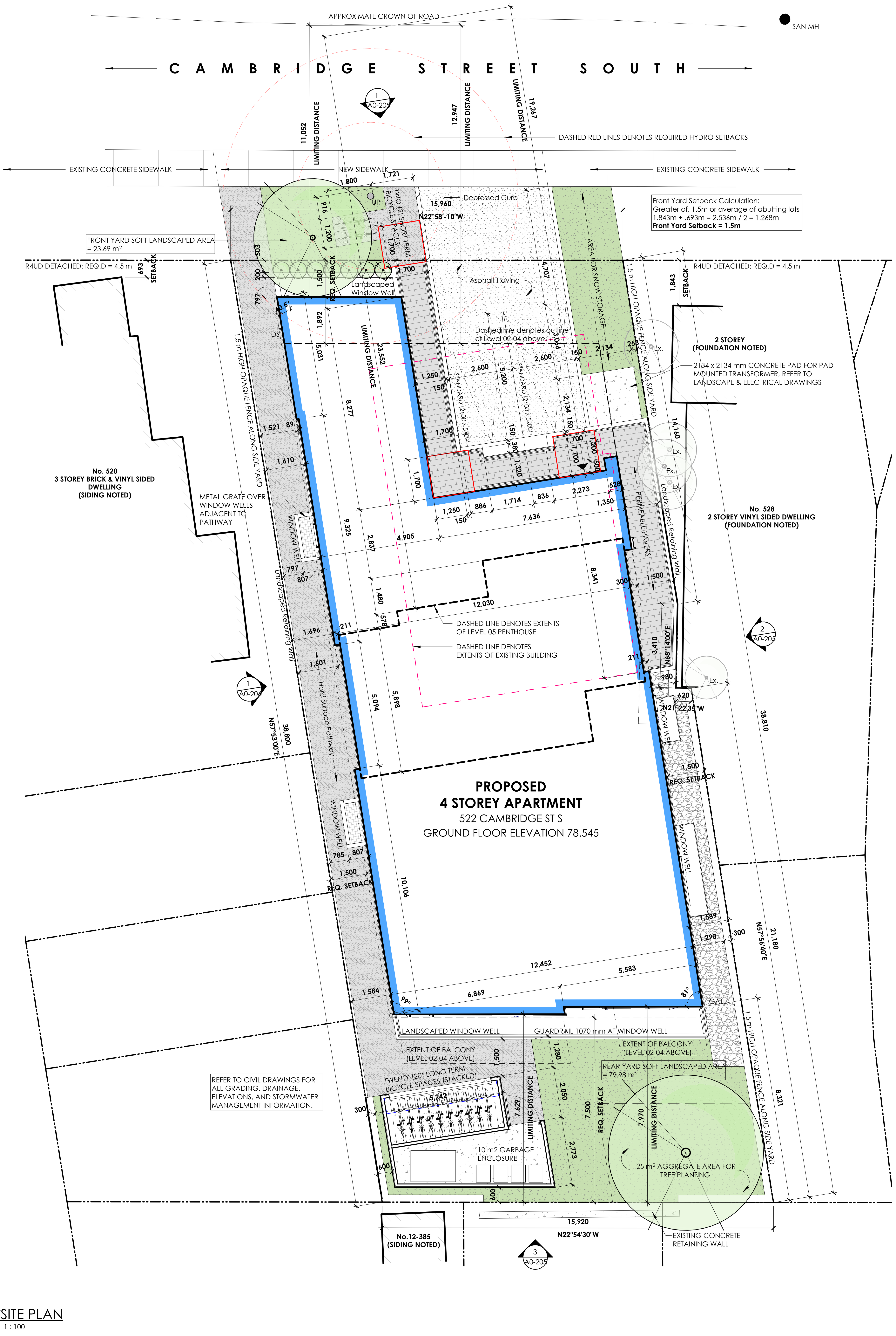
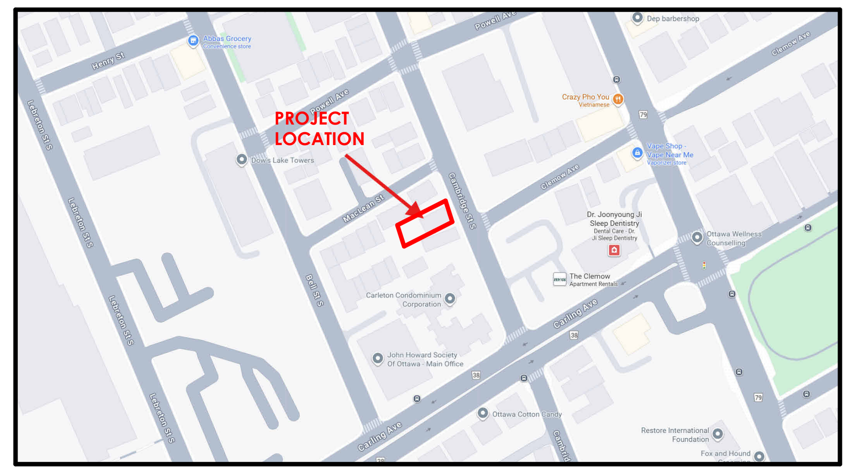


1 SITE PLAN
A0-801 1 : 100



KEY PLAN

ZONING MATRIX		
ITEM	**FIELD**	**DATA**
01	LEGAL DESCRIPTION	LEGAL DESCRIPTION: LOT 2 AND PART OF LOT 1 REGISTERED PLAN 31326 CITY OF OTTAWA
02	CURRENT ZONING PERMITED USES	R4-UD - RESIDENTIAL FOURTH DENSITY ZONE
03	LOT AREA	609.62 m²
04	LOT FRONTAGE	15.92 m
05	FOOTPRINT	306.84 m²
06	BUILDING SETBACKS	FRONT YARD: 1.615 m (*Front Yard Setback Reductions (Section 123) City of Ottawa Zoning By-law 2008-250*) INT. SIDE YARD: 1.5 m REAR YARD: 7.5 m
07	AMENITY SPACE	REQUIRED: 6m² /UNIT: 19 UNITS X 6 m² TOTAL = 114 m² PROPOSED: COMMUNAL: 75.16 m² PRIVATE: 61.81 m² **TOTAL: 136.98 m²**
08	BUILDING HEIGHT	MAXIMUM HEIGHT = 14.5 m (4 STOREY MAX.) PROVIDED = 14 m
09	LOADING ZONE	NONE REQUIRED
10	VEHICLE PARKING	REQUIRED: NONE **TOTAL: NONE** PROPOSED: **TOTAL: 2**
11	BICYCLE PARKING	REQUIRED: LONG TERM: ONE (1) per DWELLING UNIT SHORT TERM: TWO (2) SPACES **TOTAL: 21** PROPOSED: **TOTAL: 22**
12	SOFT LANDSCAPING REQUIREMENTS	REQUIRED: **50% OF REAR YARD** REAR YARD AREA = 122.53 m² **20% OF FRONT YARD** FRONT YARD AREA = 23.94 m² PROPOSED: **62.82%** AREA = **76.98 m²** **39.78%** AREA = **9.52 m²**
12	TOTAL LANDSCAPED AREA	REQUIRED: 30% OF LOT AREA (609.92 x 0.30) **TOTAL: 182.89 m²** PROPOSED: **TOTAL: 235.36 m²**
13	FRONT FACADE	PERCENTAGE OF WINDOWS: REQUIRED: MIN. 25% OF FRONT FACADE (223.13 x 0.25) **TOTAL: 55.78 m²** PROPOSED: **36.53%** **TOTAL: 81.51 m²** RECESSED FRONT EXTERIOR WALL: REQUIRED: MIN. 20% OF FRONT FACADE MIN. 0.6 m SETBACK (223.13 x 0.20) **TOTAL: 44.63 m²** PROPOSED: **90.33% >0.6 m** **TOTAL: 201.56 m²**

LEGAL DESCRIPTION:
LOT 2 AND PART OF LOT 1
REGISTERED PLAN 31326
CITY OF OTTAWA

SURVEY REFERENCE:
TECHNICAL INFORMATION GATHERED FROM SURVEY PREPARED BY CERTIFIED LAND SURVEYOR: MONUMENT-URSO SURVEYING LTD.
DATE: SEPTEMBER 25, 2025
FILE # 25-0420 522
PLANNER CONTACT INFORMATION:
NAME: COEL STOREY
TEL: 613.800.1583

SITE PLAN LEGEND

CB	CATCH BASIN
SAN MH	SANITARY MAN HOLE
	BUILDING ENTRANCE
UP	EXISTING UTILITY POLE
FH	FIRE HYDRANT
	DENOTES NEW TREE, REFER TO LANDSCAPE.
EX.	DENOTES EXISTING TREE TO REMAIN, REFER TO LANDSCAPE.
	DENOTES NEW HARD SURFACE PATHWAY REFER TO LANDSCAPE.
	DENOTES INTERLOCK PATHWAY REFER TO LANDSCAPE.
	DENOTES NEW GRASS / SOD REFER TO LANDSCAPE.
	DENOTES NEW FLOWERS BED / PLANTERS REFER TO LANDSCAPE.
	DENOTES EXTENTS OF EXISTING BUILDING TO BE DEMOLISHED.
	DENOTES CONCRETE PAD, REFER TO LANDSCAPE.
	DENOTES ASPHALT PAVING, REFER TO LANDSCAPE.
	DENOTES BOUNDARY OF NEW BUILDING.

GENERAL NOTES:

UNLESS OTHERWISE NOTED:

DOCUMENT COORDINATION:
- THIS SITE PLAN AND ASSOCIATED SITE DEMOLITION PLAN ARE TO BE READ IN CONJUNCTION WITH ALL RELATED DRAWINGS, INCLUDING LANDSCAPE, CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PACKAGES, AS WELL AS SPECIFICATIONS.
- ANY DISCREPANCIES BETWEEN DRAWINGS MUST BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.

EXISTING ELEMENTS:
- ALL CONSTRUCTED ELEMENTS INDICATED TO REMAIN MUST BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS.
- PROTECTION MEASURES, INCLUDING FENCING, HOARDING, OR BARRIERS, SHALL BE IMPLEMENTED TO SAFEGUARD EXISTING STRUCTURES, UTILITIES, AND LANDSCAPED AREAS.

SIGNAGE AND MARKINGS:
- PARKING SIGNAGE, WAYFINDING ELEMENTS, AND ANY SURFACE MARKINGS DISPLACED DURING CONSTRUCTION MUST BE REINSTATED TO MATCH ORIGINAL LOCATIONS, UNLESS OTHERWISE DIRECTED.
- TEMPORARY SIGNAGE OR MARKINGS SHALL BE PROVIDED DURING CONSTRUCTION TO MAINTAIN PUBLIC SAFETY AND WAYFINDING CLARITY.

SIDEWALKS, CURBS, AND SURFACES:
- SIDEWALKS, CURBS, OR OTHER MUNICIPAL INFRASTRUCTURE AFFECTED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO MATCH EXISTING CONDITIONS OR AS SPECIFIED BY MUNICIPAL STANDARDS.
- ANY PRIVATE DRIVEWAYS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REINSTATED AS PER THE APPROVED SITE PLAN AND MUNICIPAL REQUIREMENTS.

SOIL EROSION AND SEDIMENT CONTROL:
- EROSION AND SEDIMENT CONTROL MEASURES, AS PER MUNICIPAL AND CONSERVATION AUTHORITY STANDARDS, MUST BE IN PLACE BEFORE COMMENCEMENT OF ANY SITE WORK AND MAINTAINED UNTIL PROJECT COMPLETION.

UTILITIES AND SERVICES:
- CONTRACTOR MUST CONFIRM THE LOCATION OF ALL EXISTING UTILITIES, INCLUDING UNDERGROUND AND OVERHEAD SERVICES, BEFORE COMMENCING WORK.
- ANY DAMAGE TO UTILITIES CAUSED BY CONSTRUCTION MUST BE REPORTED AND REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE RESPECTIVE AUTHORITY OR UTILITY PROVIDER.

ACCESSIBILITY (2024 OBC COMPLIANCE):
- ALL SIDEWALKS, PEDESTRIAN PATHWAYS, AND PARKING AREAS MUST CONFORM TO THE ACCESSIBILITY REQUIREMENTS OUTLINED IN THE 2024 ONTARIO BUILDING CODE.
- TEMPORARY PROVISIONS MUST ENSURE ACCESSIBLE ROUTES ARE MAINTAINED DURING CONSTRUCTION.

SAFETY AND SITE ACCESS:
- SITE ACCESS FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES.
- ADEQUATE SAFETY MEASURES, INCLUDING HOARDING, SIGNAGE, AND BARRIERS, MUST BE IMPLEMENTED TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL AS PER THE OBC AND OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA).

ENVIRONMENTAL AND ARCHAEOLOGICAL PROTECTIONS:
- ANY ENVIRONMENTALLY SENSITIVE AREAS IDENTIFIED ON-SITE MUST REMAIN UNDISTURBED UNLESS APPROVED BY THE GOVERNING AUTHORITY.
- SHOULD ANY ARTIFACTS OR MATERIALS OF POTENTIAL ARCHAEOLOGICAL SIGNIFICANCE BE ENCOUNTERED, ALL WORK IN THE VICINITY MUST CEASE, AND THE APPROPRIATE AUTHORITIES MUST BE NOTIFIED.

PERMITS AND INSPECTIONS:
- ALL WORK MUST COMPLY WITH APPLICABLE MUNICIPAL PERMITS AND APPROVALS.
- THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND COORDINATING ALL REQUIRED INSPECTION

VEHICLE PARKING PROVIDED	
TYPE	**COUNT**
STANDARD (2600x5200)	2
TOTAL	**2**

BICYCLE PARKING PROVIDED	
TYPE	**COUNT**
LONG TERM	20
SHORT TERM	2
TOTAL	**22**

RESIDENTIAL SUITE TYPES	
UNIT TYPE	**COUNT**
1 BEDROOM	7
1 BEDROOM (BF)	1
2 BEDROOM	8
2 BEDROOM (BF)	1
STUDIO	1
STUDIO (BF)	1
TOTAL	**19**

15% OF UNITS TO BE BARRIER FREE AS PER OBC 3.8.2.1 (5)

GROSS FLOOR AREA (CITY OF OTTAWA)	
LEVEL	**AREA (m²)**
BASEMENT (B1)	206.42 m²
LEVEL 01	206.30 m²
LEVEL 02	265.13 m²
LEVEL 03	265.13 m²
LEVEL 04	265.13 m²
TOTAL	**1,208.11 m²**

InHarmony DEVELOPMENTS
187 Chemin Old Chelsea, Suite 101, Chelsea Québec, J9B 1J3
owner / developer | propriétaire / promoteur immobilier

ENTUITIVE
structural engineers | ingénieur structure

QUASAR
MEP engineers | ingénieur MEP

exp.
civil engineers | ingénieur civil

JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942
landscape architect | architecte paysagiste

nord du projet / project north

nord actuel / true north

no	revisions	date
3	ISSUED FOR BUILDING PERMIT	2026-08-31
2	REVISED FOR SITE PLAN CONTROL	2026-07-23
1	ISSUED FOR SITE PLAN CONTROL	2026-04-24

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FOR PRELIMINARY REVIEW ONLY
PROGRESS
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architect | architecte
linebox STUDIO

general notes | note générale

1. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.
2. DO NOT SCALE THE DRAWINGS.
3. NOT FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

project title

522 CAMBRIDGE ST SOUTH

PROPOSED APARTMENT DWELLING, LOW RISE
522 CAMBRIDGE ST S | OTTAWA, ON | K1S 4J3

drawing title | titre du dessin

SITE PLAN - PROPOSED

project number | numero du projet	**2601**
drawn | dessiné	**JH / PC**
checked | verifié	**JAP / AR**
date | date	**JANUARY 13, 2026**
scale | échelle	**As indicated**

0 m 2 m 4 m

A0-801

D07-12-26-0047

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