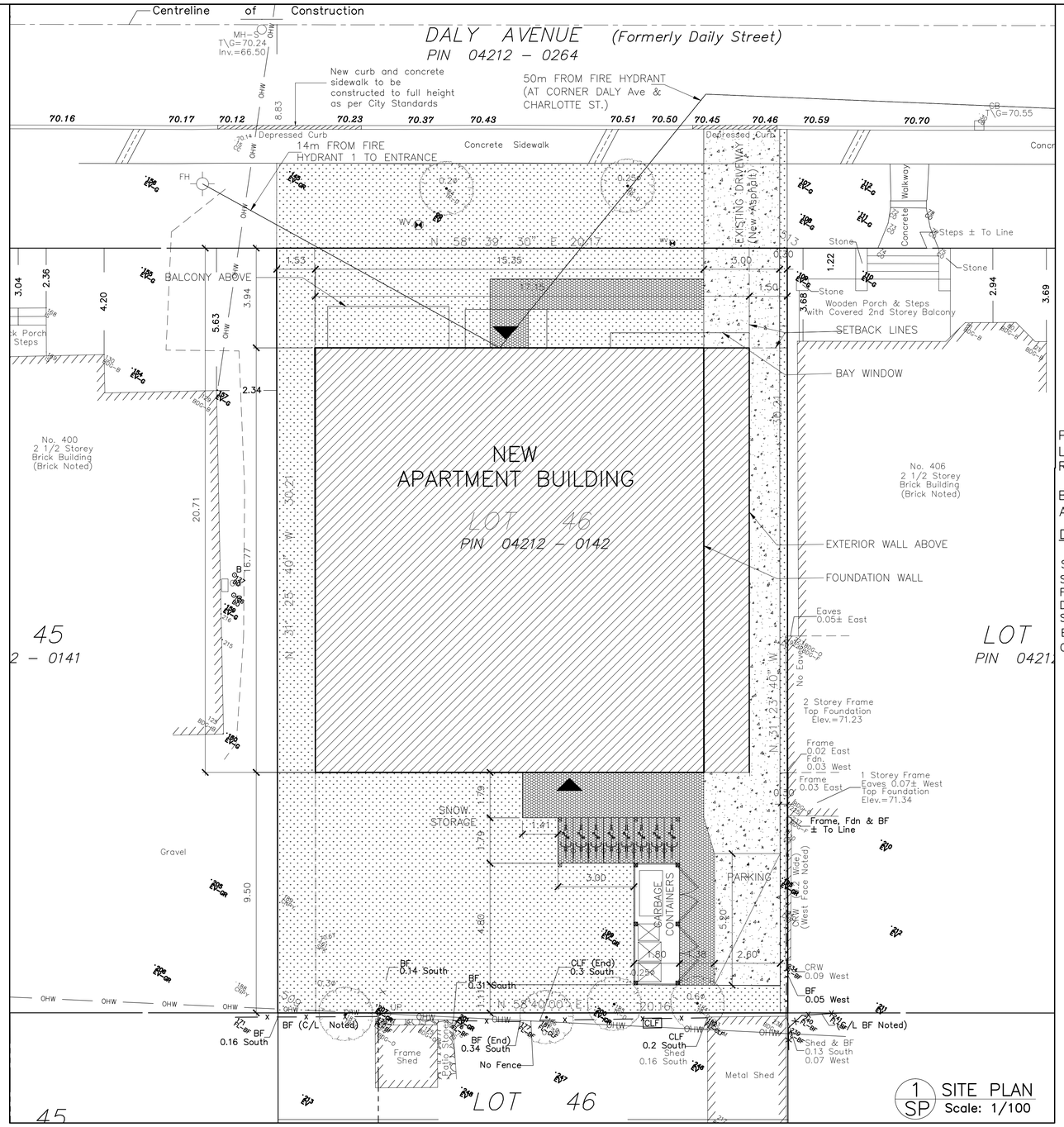
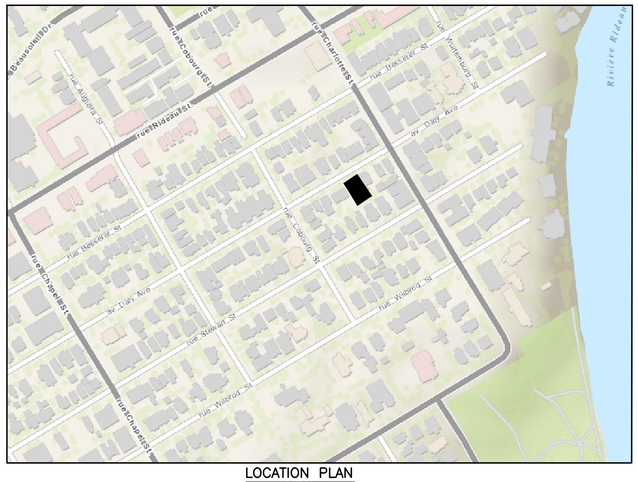


1 SP SITE PLAN
Scale: 1/100



LOCATION PLAN
NTS

PROPERTY DESCRIPTION:
Legal Description: lot 46 (South Daly Ave.)
Registered Plan 6, City of Ottawa

Base on survey prepared by Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

DEVELOPMENT DATA:

Site Zoning Designation: R4T(480)
Site area: 564.45 m²
Frontage as per survey: 20.17 m.
Depth as per survey: 30.20 m.
Site Plan Control Approval for: three storey apartment
Building Area (Footprint): 257.39 m² (42.3% lot coverage)
Gross Floor Area : 1089.92 m²

LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- NEW BUILDING
- LANDSCAPE ARE
- INTERLOCKING WALKWAY

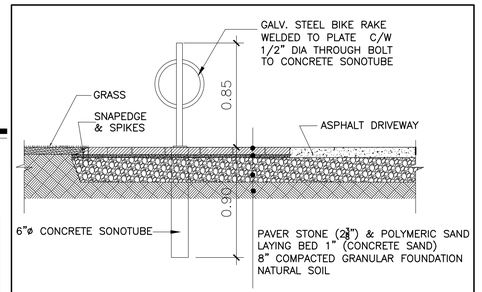
0 1 2 3 4 5 6 7 8 9 10 12
0.5

ZONING INFORMATION		
R4T(480)		
PRINCIPAL DWELLING TYPE	REQUIRED FOR LOW RISE APARTMENT	PROPOSED 3 STOREY, 14 UNIT
MINIMUM LOT WIDTH	15m	20.17m
MINIMUM LOT AREA	450m²	609.27m²
MAXIMUM BUILDING HEIGHT	14.5m	9.5m
MINIMUM FRONT YARD SETBACK	Average of neighboring buildings	3.94m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	as building height	9.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m (6m after 21m from front lot line)	1.5m
MINIMUM LANDSCAPE AREA	30%	42% (257.24 m²)
AMENITY SPACE	8 units @15m²=120m² 6 units @6m²=36m² Total=156m²	Total: 130m² (83% AT REAR YARD)
Parking Rate		
Motor Vehicle (0.5/unit)	1 space	1 space
Bicycle Parking (0.5/unit)	7 spaces	8 spaces

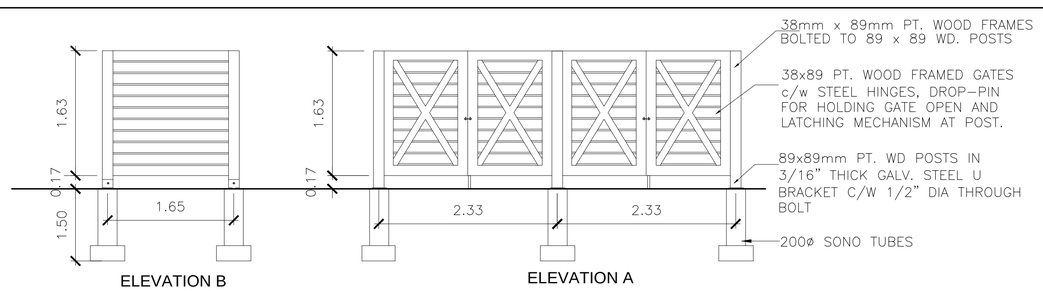
APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

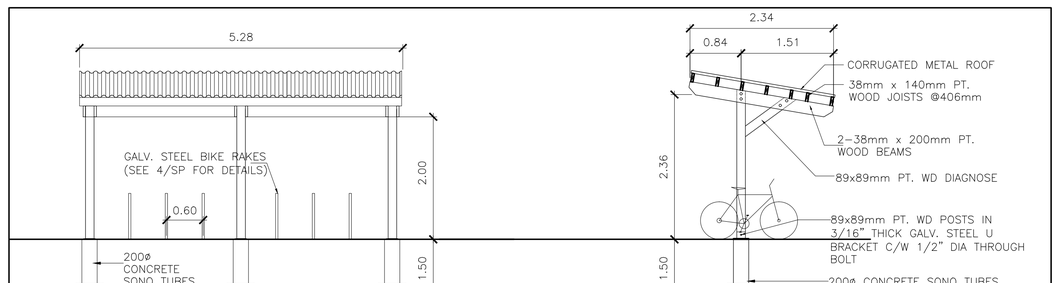
DON HERWEYER, MCIP, RPP, ACTING MANAGER
DEVELOPMENT REVIEW, URBAN SERVICES



2 SP BIKE RACK DETAIL
Scale: 1/25



2 SP GARBAGE ENCLOSURE
Scale: 1/40



4 SP BIKE SHED DETAIL
Scale: 1/50

NEW APARTMENT BUILDING
404 DALY AVE.
OTTAWA, ONTARIO
K1N 6S2

CLIENT:

TCUNITED GROUP

800 INDUSTRIAL AVE #9,
OTTAWA, ON K1G 4B8
(613) 680–5582

PROJECT NORTH

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
STANTEC
400 – 1331 Clyde Avenue
Ottawa ON K2C 3G4
Phone: (613) 724–4337
Cell: (613) 297–0571
Fax: (613) 722–2799

GEOTECHNICAL:
PATERSONGROUP.
154 COLONNADE ROAD SOUTH
OTTAWA, ONTARIO, K2E 7J5
TEL: (613) 226–7381
FAX: (613) 226–6344
www.patersongroup.ca

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK Ltd.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727–0850
Fax: (613) 727–1079

SUSAN D. SMITH ARCHITECT
1114 GLADSTONE AVE
OTTAWA, ONTARIO
K1Y 3H5
613–722–5327
sds@magma.ca

No.	REVISION	DATE
4		
3		
2		
1	ISSUED FOR SITE PLAN CONTROL	
0	ISSUED FOR REVIEW	MAY 26/2016

NOTES:
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
2. All work to be in accordance with the Ontario Building Code, latest edition.

SITE PLAN

Scale	1:100
Drawn	TD
Checked	SDS
Date	MAR/2016
Job #	1631

SP