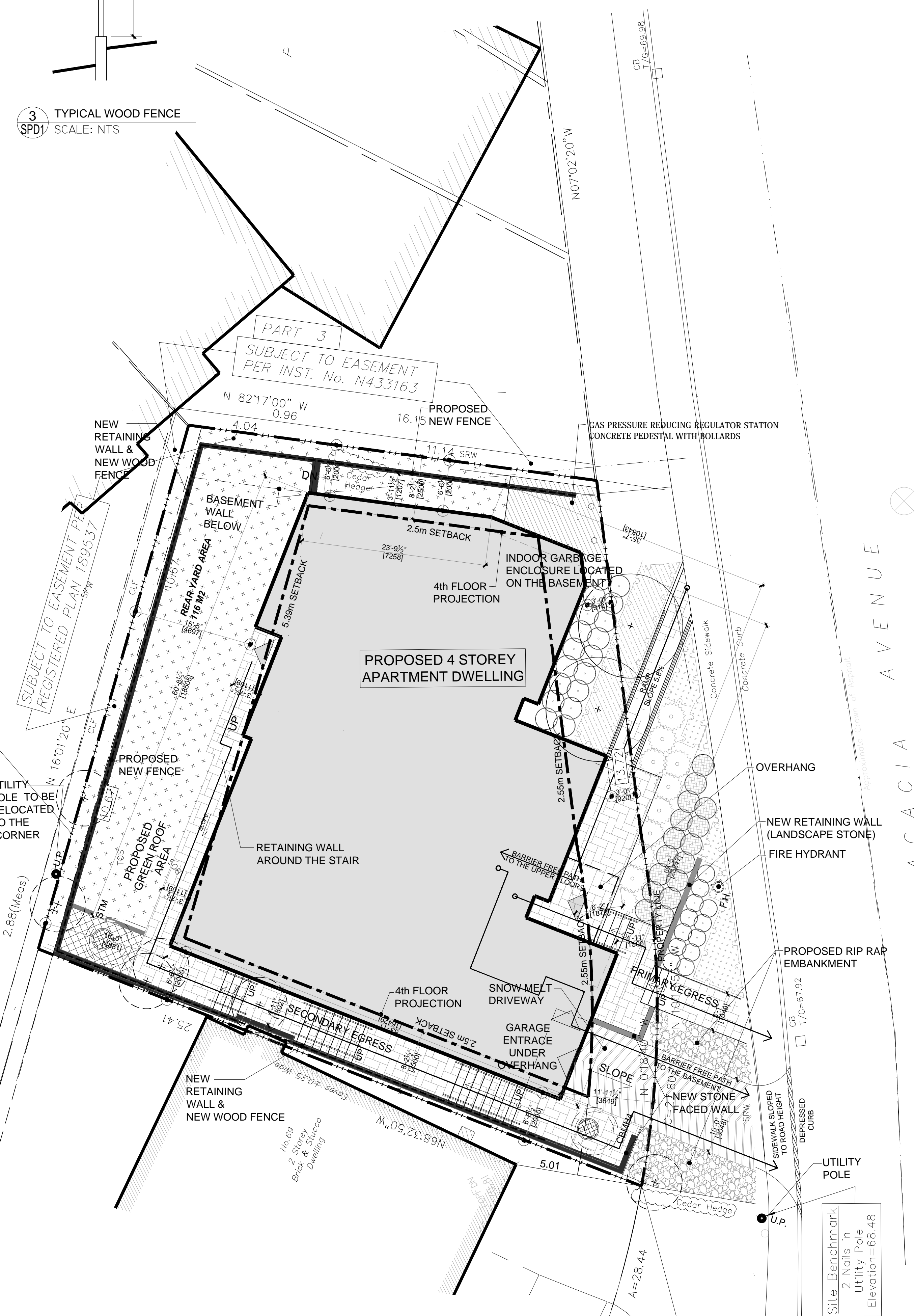


3 TYPICAL WOOD FENCE  
SPD1 SCALE: NTS



1 SITE DEVELOPMENT PLAN  
SPD1 SCALE: 1/100

SITE PLAN OF SURVEY LOTS 10 AND 11  
REGISTERED PLAN 189537, CITY OF OTTAWA  
P.I.N.: 04225 - 0274, 04225 - 0273

R4P - RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA;  
DWELLING TYPE: 4-STOREY LOW RISE APARTMENT BUILDING (RENTALS-NO ON SITE MANAGER)

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450.0 m <sup>2</sup>	506.4 m <sup>2</sup>	
B) MINIMUM LOT WIDTH	15.0 m	27.88 m	
MINIMUM LOT WIDTH @ 3m		N/A	
C) MINIMUM LOT DEPTH	N/A	21.57 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE 2.55 m	0.91 m	MINOR REZONING
E) MINIMUM INTERIOR SIDE YARD SETBACK	2.5 m	2 m	MINOR REZONING
F) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	126.6 m <sup>2</sup> 25% OF 506.4 m <sup>2</sup>	MINOR REZONING
G) * MINIMUM REAR YARD SET BACK (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	5.39 m 25% OF 21.57 m	MINOR REZONING
H) ** MAXIMUM BUILDING HEIGHT	14.5 m	13.584 m	
I) AMENITY AREA	8 UNITS @ 15 m <sup>2</sup> PER UNIT @ REAR	TOTAL GROSS AREAS	TOTAL USABLE AREA
		116 m <sup>2</sup> TOTAL RY AREA	93.2 m <sup>2</sup> USABLE RY AREA
		15 m <sup>2</sup> NORTH INTERIOR YARD	9 m <sup>2</sup> USABLE NORTH INT.
		100 m <sup>2</sup> (SOFT LANDSCAPING)	80 m <sup>2</sup> (SOFT LANDSCAPING)
		13 m <sup>2</sup> (HARD LANDSCAPING)	20.2 m <sup>2</sup> (HARD LANDSCAPING) (21.73%)
J) VEHICLE PARKING	0	7	
K) BICYCLE PARKING	0.5 PER UNITS	6	
L) LANDSCAPED AREA	151.92 m <sup>2</sup> 30% OF 506.4 m <sup>2</sup>	202 m <sup>2</sup>	

\* Alternative Setbacks for Urban Areas (OMB Order File No. PL150797, issued July 25, 2016 - By-law 2015-228)

\*\* (11) Despite the minimum rear yard setback provision in column IX of Table 162A, the minimum required rear yard setback on through lots or interior lots where the rear lot line abuts R1, R2, R3, and R4 zones, and where the minimum front yard setback is up to and including 4.5 metres in Area A on Schedule 342 are as follows:

- i) Detached dwelling.
- ii) Linked-detached dwelling.
- iii) Semi-detached dwelling.
- iv) Duplex dwelling, and
- v) Townhouse dwelling.

(i) up to and including 23.5 metres, except for a lot containing a Planned Unit Development: a distance equal to 25 per cent of the lot depth which must comprise at least 25 per cent of the area of the lot.

(ii) greater than 23.5 metres and up to and including 25 metres, except for a lot containing a Planned Unit Development: a distance equal to the lot depth minus 17.5 metres which must comprise at least 25 per cent of the area of the lot.

In Area A of Schedule 342 the following permitted uses have a maximum building height of 10.0 metres:

- i) Detached dwelling.
- ii) Linked-detached dwelling.
- iii) Semi-detached dwelling.
- iv) Duplex dwelling, and
- v) Townhouse dwelling.

Unless the building has a peaked roof having a slope of 1 in 3 (412 pitch) or steeper, in which case the maximum building height is as per Column VI above.

All other permitted uses in Area A of Schedule 342 have a maximum building height as per Column VI above. (OMB Order File No. 150797, issued July 25, 2016 - By-law 2015-228)

BUILDING AREAS AND G.F.A.

	UNIT 1	UNIT GFA
<b>BASEMENT</b>		
BUILDING AREA G.F.A.	350 m <sup>2</sup>	0 m <sup>2</sup>
<b>GROUND FLOOR</b>		
BUILDING AREA G.F.A.	268.3 m <sup>2</sup>	198.1 m <sup>2</sup>
<b>SECOND FLOOR</b>		
BUILDING AREA G.F.A.	277.0 m <sup>2</sup>	205 m <sup>2</sup>
<b>THIRD FLOOR</b>		
BUILDING AREA G.F.A.	277.0 m <sup>2</sup>	205 m <sup>2</sup>
<b>FOURTH FLOOR</b>		
BUILDING AREA G.F.A.	254.3 m <sup>2</sup>	191.9 m <sup>2</sup>
<b>TOTAL BUILDING AREA G.F.A.</b>	<b>1426.6 m<sup>2</sup></b>	<b>800 m<sup>2</sup></b>

SURVEY INFO

SURVEY INFO TAKEN FROM  
LOTS 10 & 11  
REGISTERED PLAN 189537  
CITY OF OTTAWA  
PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.  
FIELD WORK COMPLETED AUG. 23, 2017

PROPOSED SITE DEVELOPMENT INFO.

UNIT 1	UNIT 1
LOT AREA:	506.4 m <sup>2</sup>
NEW GROSS FLOOR AREA:	800 m <sup>2</sup>
PARKING SPACES:	7
MAXIMUM BUILDING HEIGHT:	13.584 m
PROPOSED STOREYS:	4
LOT COVERAGE:	52.9%

AVERAGE GRADE: 70.7475 m

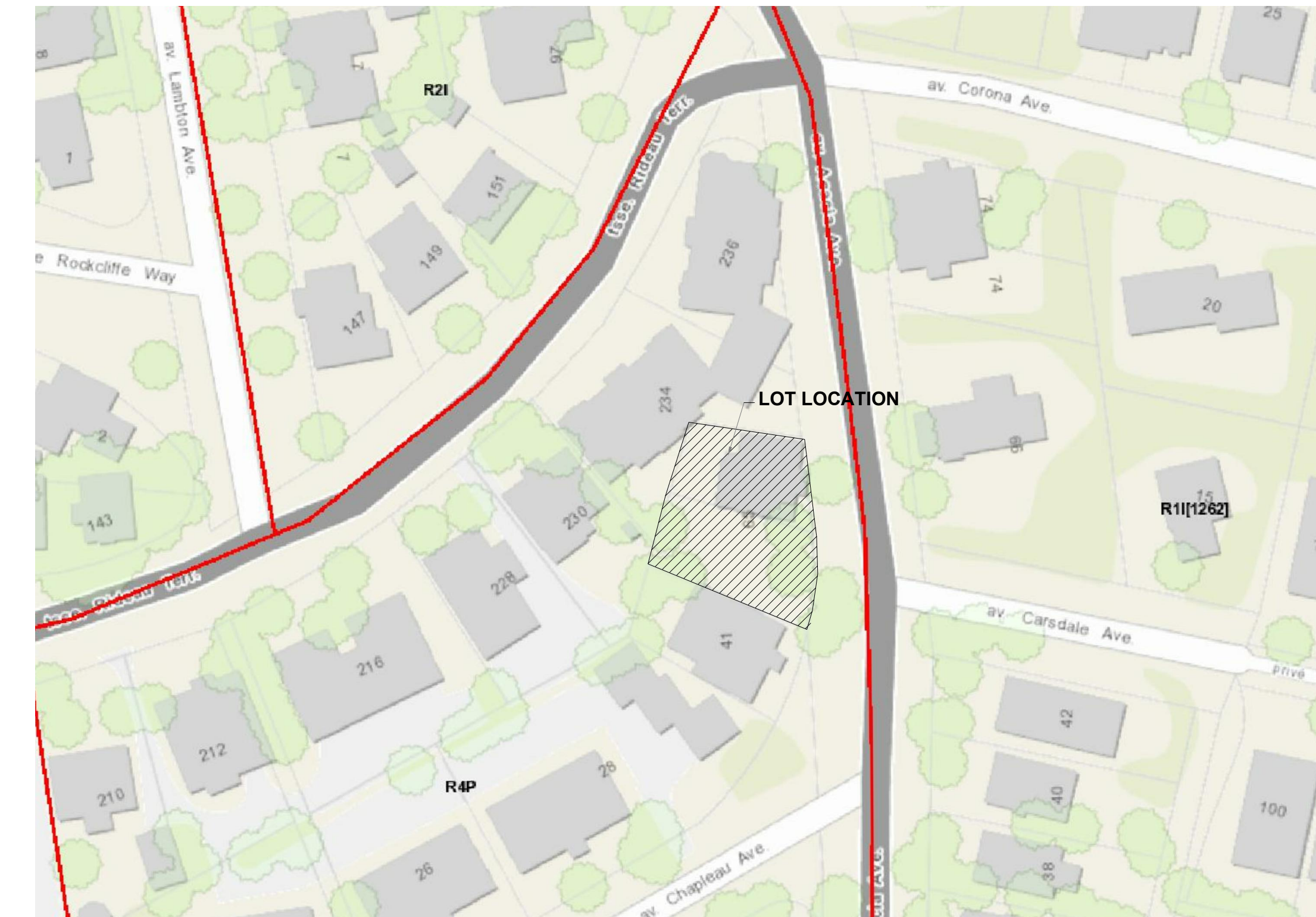
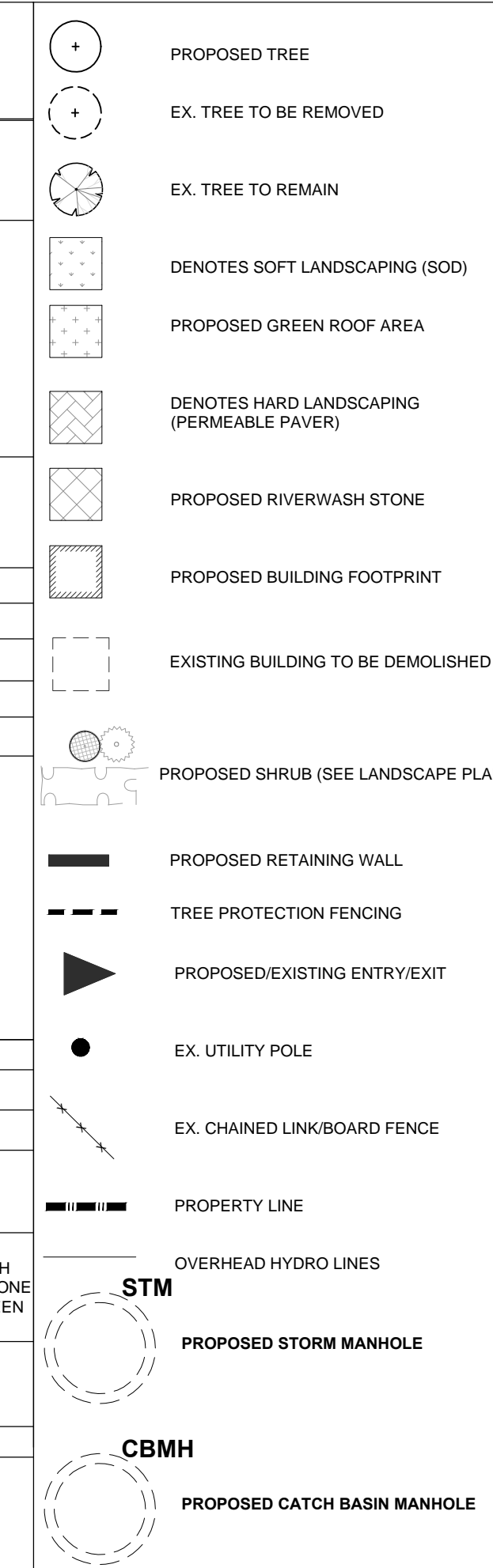
CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS AT THE INTERIOR SIDE PROPERTY LINES  
(71.47m + 70.54m + 69.67m + 71.31m) / 4 = 70.7475m

GARBAGE REQUIREMENT

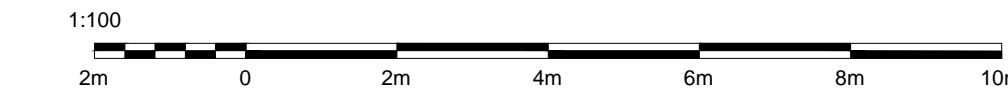
REQUIREMENT	PROVIDED
GARBAGE	0.231 CUBIC YARDS PER UNIT: 12x0.231=2.7 3 YARD
RECYCLING	FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART
ORGANICS	*"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS CONTAINER
GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN A PUBLIC ROOM (AS PER THE BASEMENT PLAN) AND REMOVED PRIVATELY DURING COLLECTION	*"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS CONTAINER

SNOW REMOVAL REQUIREMENT

PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER



2 SITE KEY PLAN  
SPD1 SCALE: NTS



ALL THE NOTES ARE AS PER CURRENT CITY/PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.



RETAINING WALL SAMPLE (CERUS GREY BY PERMACON)

NEW LOW RISE APARTMENT BUILDING  
AT  
65 ACACIA AVENUE  
OTTAWA, ONTARIO

CLIENT: **SIMON SAAB**  
**1296 KILBORN AVE**  
**OTTAWA, ONTARIO**  
**K1H 6L3**  
**TEL: 613-240-7320**

CONSULTANTS:  
CIVIL ENGINEER:  
KOLLAARD ASSOCIATES ENGINEERS  
210 Prescott, Unit 1 P.O. Box 189  
Kemptville, Ontario K0G 1J0

SURVEYOR:  
FARLEY SMITH & DENIS SURVEYING LTD  
10-190 Colonnade Rd, Nepean, ON K2E 7J5

LANDSCAPE ARCHITECT:  
CSW LANDSCAPE ARCHITECTS  
319 McRae Avenue Suite 502  
Ottawa, Ontario Canada K1Z 0B9

SUSAN D. SMITH ARCHITECT  
941 MERIVALE ROAD  
OTTAWA, ONTARIO  
K1Z 6A1  
613-722-5327  
S.SMITH@SDSARCH.CA

NO.	REVISION	DATE
08		
07	REVISION FOR SPA	JANUARY 2020
06	REVISION FOR SPA	25/07/19
05	REVISION FOR SPA	16/01/19
04	REVISION FOR SPA	16/02/18
03	REVISION MV SUB	19/01/17
02	REVISION 1	19/02/16
01	PRELIMINARES	04/01/16
NO.	REVISION	DATE

NOTE:  
1. ALL DIMENSIONS ARE TO BE CHECKED ON SITE. DISCREPANCIES OR AMBIGUITIES SHOULD BE REPORTED PRIOR TO WORK ON SITE OR ORDERING MATERIALS.  
2. ALL WORK TO COMPLY WITH ONTARIO BUILDING CODE.  
3. ALL DIMENSIONS INCLUDE THICKNESS OF GYPSUM BOARD ON STUD WALLS.

SITE PLAN & NOTES

JOB# 1755	DRAWN BY L.T
DATE MAR/2018	SCALE AS NOTED

SPD-1

D07-12-18-0023

# 17911