

### SITE PLAN OF SURVEY LOTS 10 AND 11 REGISTERED PLAN 189537, CITY OF OTTAWA

P.L.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			
C) MINIMUM LOT DEPTH	N/A	21.57 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE	0.91 m	M.V.
E) MINIMUM INTERIOR SIDE YARD SETBACK	2.5 m	2 m	M.V.
F) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	AREA 126.6 m <sup>2</sup> 25% OF 506.4 m <sup>2</sup>	116 m <sup>2</sup>
G) * MINIMUM REAR YARD SET BACK (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	DEPTH 5.39 m 25% OF 21.57 m	4.697 m
H) ** MAXIMUM BUILDING HEIGHT	14.5 m	12.975 m	
TOTAL GROSS AREAS TOTAL USABLE AREA			
113 m <sup>2</sup> TOTAL RY AREA 93.2 m <sup>2</sup> USABLE RY AREA			
91.8 m <sup>2</sup> (SOFT LANDSCAPING) 72 m <sup>2</sup> (SOFT LANDSCAPING)			
21.2 m <sup>2</sup> (HARD LANDSCAPING) 21.2 m <sup>2</sup> (HARD LANDSCAPING)			
I) AMENITY AREA	8 UNITS @ 15m <sup>2</sup> PER UNIT @ REAR	120 m <sup>2</sup>	
ADDITIONAL 4 UNITS @ 6m <sup>2</sup> PER UNIT			
J) VEHICLE PARKING	0	6	
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>	199 m <sup>2</sup>	

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

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

†(1) 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) 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.

†(2) Unless the building has a peaked roof having a slope of 1 in 3 (4/12 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)

†(3) Unless the building has a peaked roof having a slope of 1 in 3 (4/12 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>	UNIT 1: 47.6 m <sup>2</sup>	UNIT 2: 66.5 m <sup>2</sup>
	198.1 m <sup>2</sup>	UNIT 3: 82 m <sup>2</sup>	
<b>SECOND FLOOR</b>			
BUILDING AREA G.F.A.	277.0 m <sup>2</sup>	UNIT 4: 54.5 m <sup>2</sup>	UNIT 5: 66.5 m <sup>2</sup>
	205 m <sup>2</sup>	UNIT 6: 82 m <sup>2</sup>	
<b>THIRD FLOOR</b>			
BUILDING AREA G.F.A.	277.0 m <sup>2</sup>	UNIT 7: 54.5 m <sup>2</sup>	UNIT 8: 66.5 m <sup>2</sup>
	205 m <sup>2</sup>	UNIT 9: 82 m <sup>2</sup>	
<b>FOURTH FLOOR</b>			
BUILDING AREA G.F.A.	254.3 m <sup>2</sup>	UNIT 10: 50.7 m <sup>2</sup>	UNIT 11: 64.5 m <sup>2</sup>
	191.9 m <sup>2</sup>	UNIT 12: 76.7 m <sup>2</sup>	
<b>TOTAL BUILDING AREA G.F.A.</b>	<b>1426.6 m<sup>2</sup></b>		<b>600 m<sup>2</sup></b>

**GARBAGE REQUIREMENT**

REQUIREMENT	PROVIDED
0.231 CUBIC YARDS PER UNIT: 126.0 231-2.7	3 YARD
FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	2-360L BLUE CARTS 2-360L BLACK CART
"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER

GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN A PUBLIC ROOM (AS PER THE BASEMENT PLAN) AND REMOVED PRIVATELY DURING COLLECTION

**SNOW REMOVAL REQUIREMENT**

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

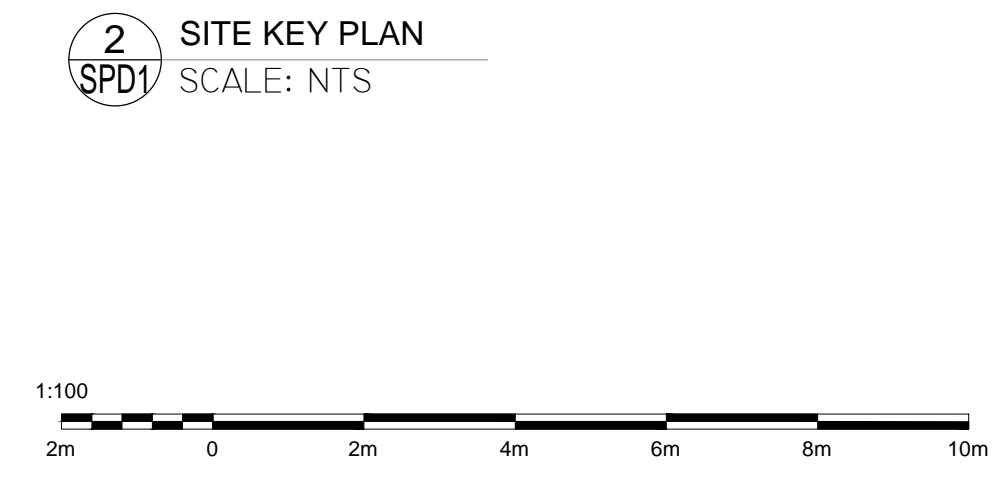
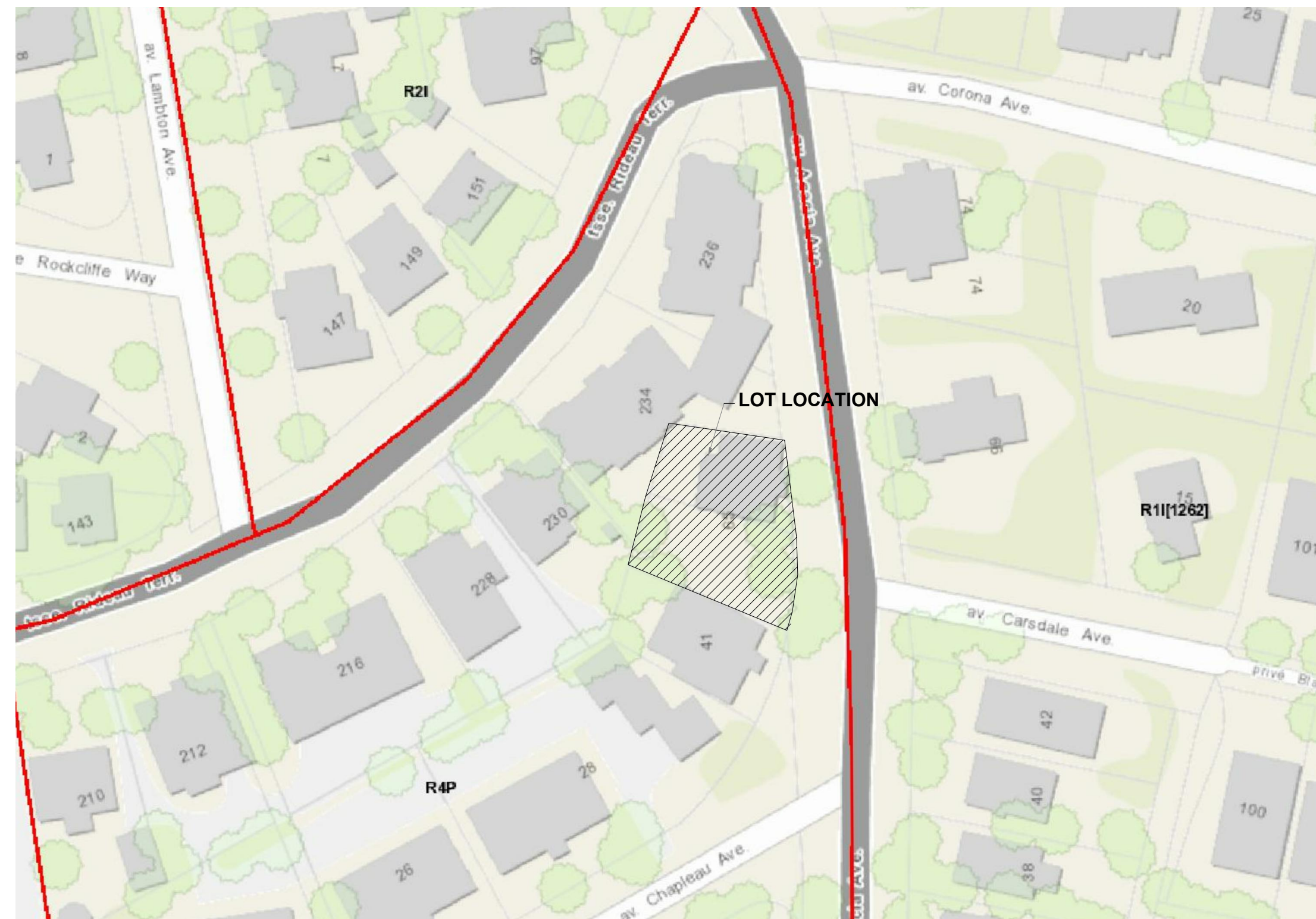
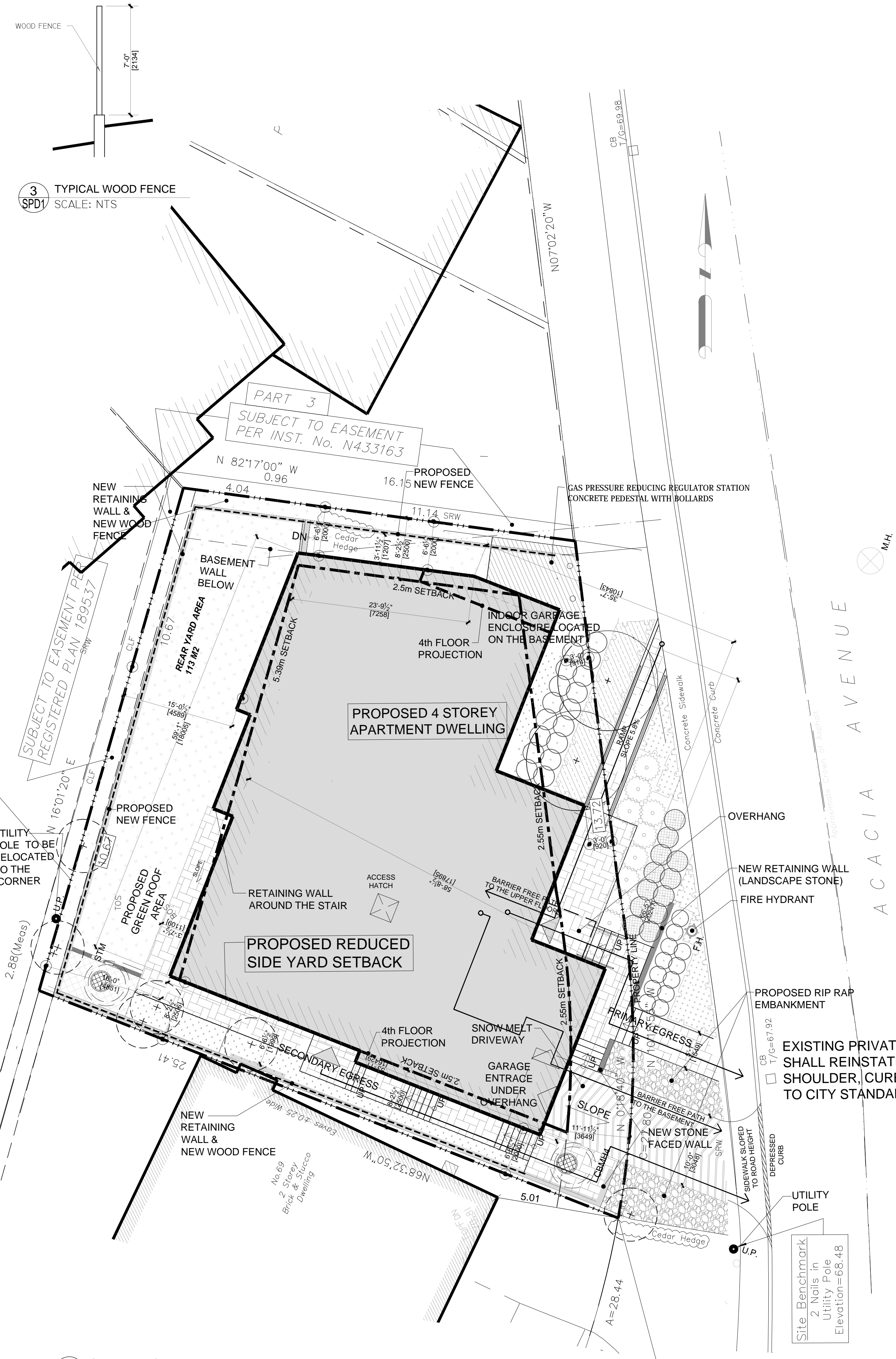
DRIVEWAY WILL BE PROVIDED WITH AN AUTOMATIC SNOWMELT SYSTEM

**PROPOSED SITE DEVELOPMENT INFO.**

UNIT 1	EMPTY
LOT AREA: 506.4 m <sup>2</sup>	
NEW GROSS FLOOR AREA: 800 m <sup>2</sup>	
PARKING SPACES: 6	
MAXIMUM BUILDING HEIGHT: 12.975 m	
PROPOSED STOREYS: 4	
LOT COVERAGE: 52%	
SOFT LANDSCAPING COVERAGE: 116 m <sup>2</sup>	
HARD LANDSCAPING: 83 m <sup>2</sup>	

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



# 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		
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

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