



**PLAN OF SURVEY**  
 INFORMATION SHOWN HAS BEEN TAKEN FROM  
**SURVEYOR'S REAL PROPERTY REPORT - PART 1**  
 TOPOGRAPHIC PLAN OF SURVEY OF  
 LOTS 91 & 92 AND  
 PART OF LOTS 147 & 148  
 REGISTERED PLAN 314  
 CITY OF OTTAWA  
**FAIRHALL, MOFFATT & WOODLAND LIMITED**  
 CHIEF LAND SURVEYORS

**ELEVATION NOTE**  
 1. ELEVATIONS ARE GEODETIC.  
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

CLIENT:

1700 BUCKWOOD AVE., UNIT 201  
 OTTAWA, ONTARIO, K1V 6A8

**LEGEND:**

- PROPOSED NEW BUILDING
- NEW UNIT PAVERS
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB
- LIGHT STANDARD
- WALL MOUNTED LIGHTING FIXTURE
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

11		
10		
09		
08		
07		
06		
05		
04		
03	FOR REVIEW	PE MAR. 15 2022
02	FOR REVIEW	PE JAN. 18 2022
01	FOR REVIEW	PE NOV 25 2021
No.	REVISIONS	BY DATE

**1 SITE PLAN**  
 SP-01 SCALE = 1:150

UNIT COUNT		TOTAL 1 BED	
<b>MAIN LEVEL</b>			
1 BED	5	19	
1 BED + DEN	4	TOTAL 1 BED + DEN	18
2 BED	2		
<b>TOTAL</b>	<b>11</b>	<b>TOTAL 2 BED</b>	<b>14</b>
<b>SECOND LEVEL</b>			
1 BED	5		
1 BED + DEN	5	<b>TOTAL</b>	<b>51</b>
2 BED	4		
<b>TOTAL</b>	<b>14</b>	<b>TOTAL VEHICULAR PARKING</b>	<b>BELOW GRADE (INCLUDING ONE B.F.) 45</b>
<b>THIRD LEVEL</b>			
1 BED	5	ABOVE GRADE	0
1 BED + DEN	5		
2 BED	4	<b>TOTAL BICYCLE PARKING</b>	<b>INSIDE 33</b>
<b>TOTAL</b>	<b>14</b>		<b>OUTSIDE 12</b>
<b>FOURTH LEVEL</b>			
1 BED	4	<b>TOTAL</b>	<b>45</b>
1 BED + DEN	4		
2 BED	4		
<b>TOTAL</b>	<b>12</b>		
<b>TOTAL UNIT COUNT</b>	<b>51</b>		

SITE STATISTICS 970 Silver St., 974 Silver St., 1271 Shillington Ave., 1275 Shillington Ave.		
ITEM	REQUIRED	PROVIDED
Zone	R3A Current	R4Y
Minimum Lot Area	1,400 sqm	1,858 sqm
Minimum Lot Width	n/a	30.48m
Maximum Building Height	16.0m	13.1m - 4 STOREYS
Front Yard	3.0m Min.	5.0m
Side Yard - Corner	3.0m Min.	3.3m
Side Yard - Interior	3.0m Min.	3.3m
Rear Yard	3.0m Min.	7.5m
Building Footprint	Max. 1,800 sqm	1,102 sqm
Lot Coverage		59%
Number of Dwelling units		51 Units
Required Parking Spaces		45 Underground
Required Bike Racks	22.5 Required (0.5 Spaces/Dwelling)	33 Interior and 12 Exterior
Landscaping - Hard		165.7 sqm
Landscaping - Soft		370.8 sqm



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DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT  
**1275 SHILLINGTON AVENUE**  
 OTTAWA

DRAWING TITLE  
**SITE PLAN**

PROJECT NO.  
 0453

DATE  
 NOV. 24, 2021

**SP-01**