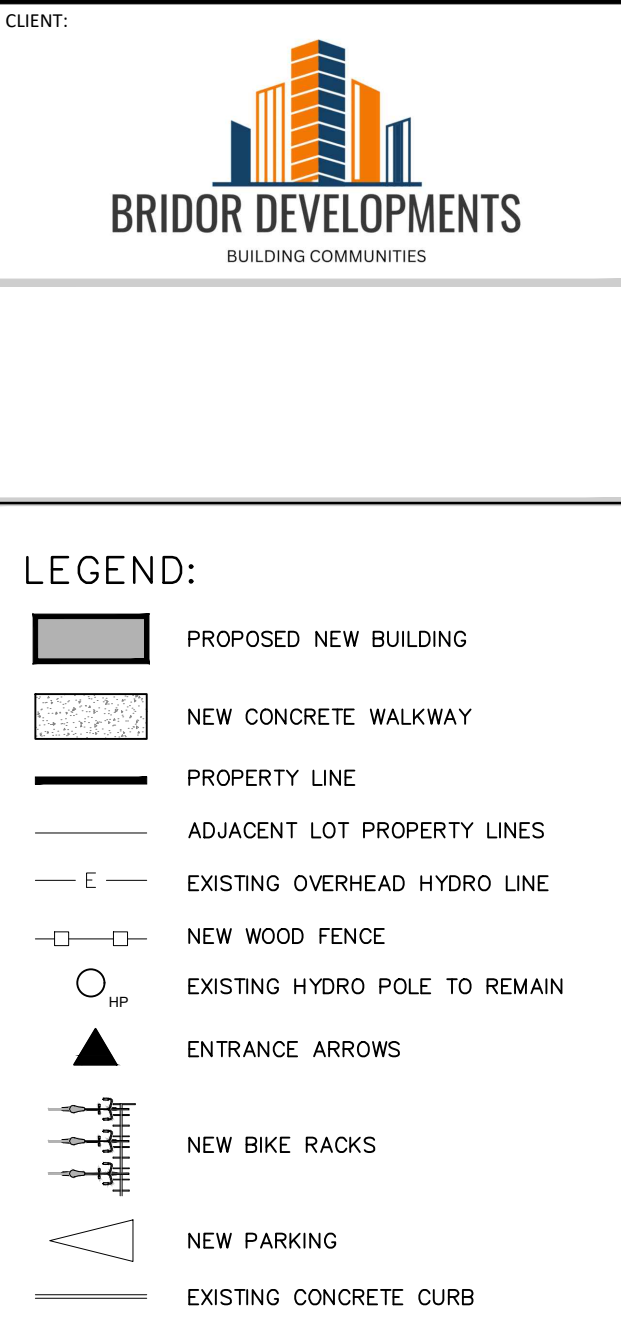
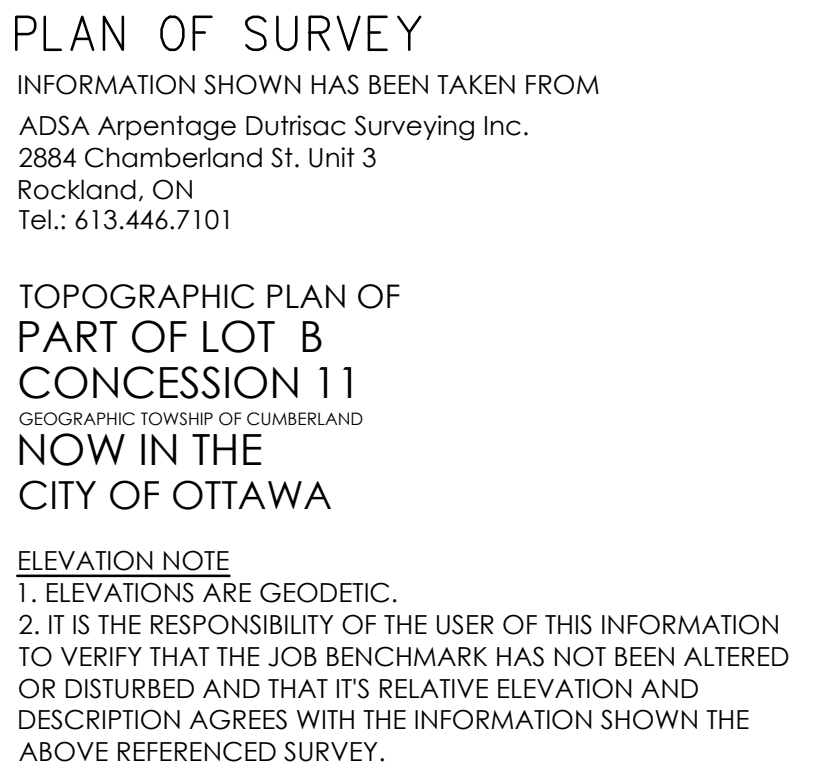
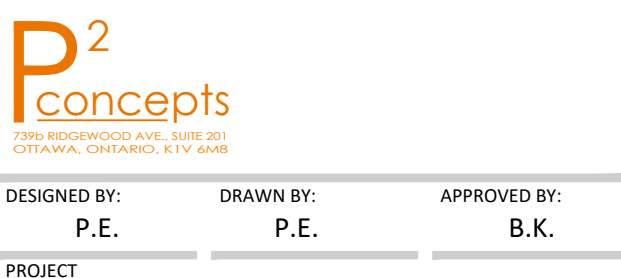




14	SPC RESUBMISSION	JP	JULY 17 2023
13	SPC RESUBMISSION	JC	JUN 28 2023
12	FOR REVIEW (U/G RAMP)	JP	JUNE 08 2023
11	FOR REVIEW	JP	FEB. 13 2023
10	FOR REVIEW	JP	DEC. 01 2022
09	FOR COORDINATION	JP	OCT. 28 2022
08	FOR REVIEW	JP	OCT. 19 2022
07	FOR COORDINATION	PE	APR. 20 2022
06	FOR COORDINATION	PE	APR. 14 2022
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020
NO.	REVISIONS	BY	DATE



1592 TENTH LINE ROAD
OTTAWA

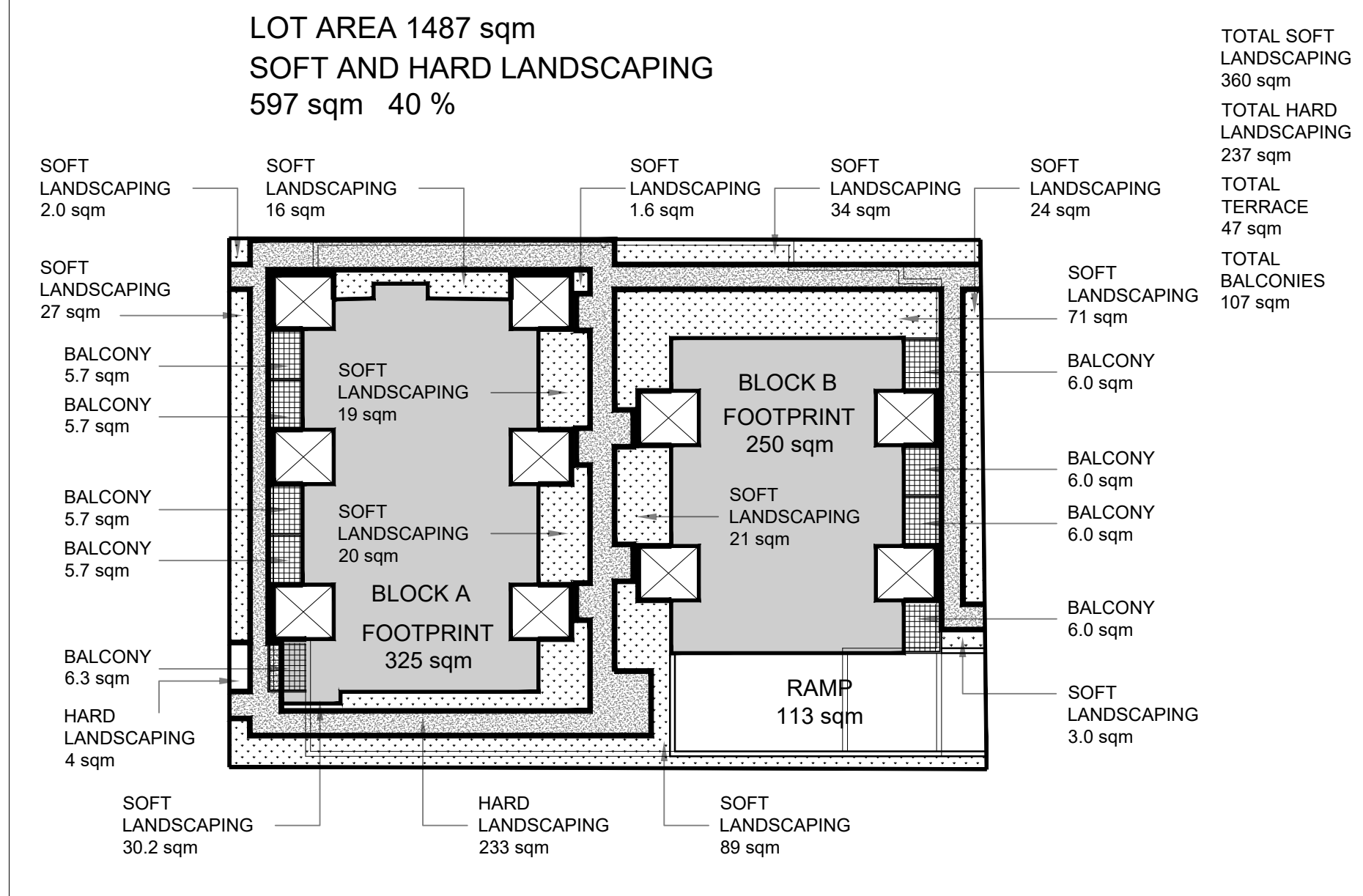
DRAWING TITLE

SITE PLAN

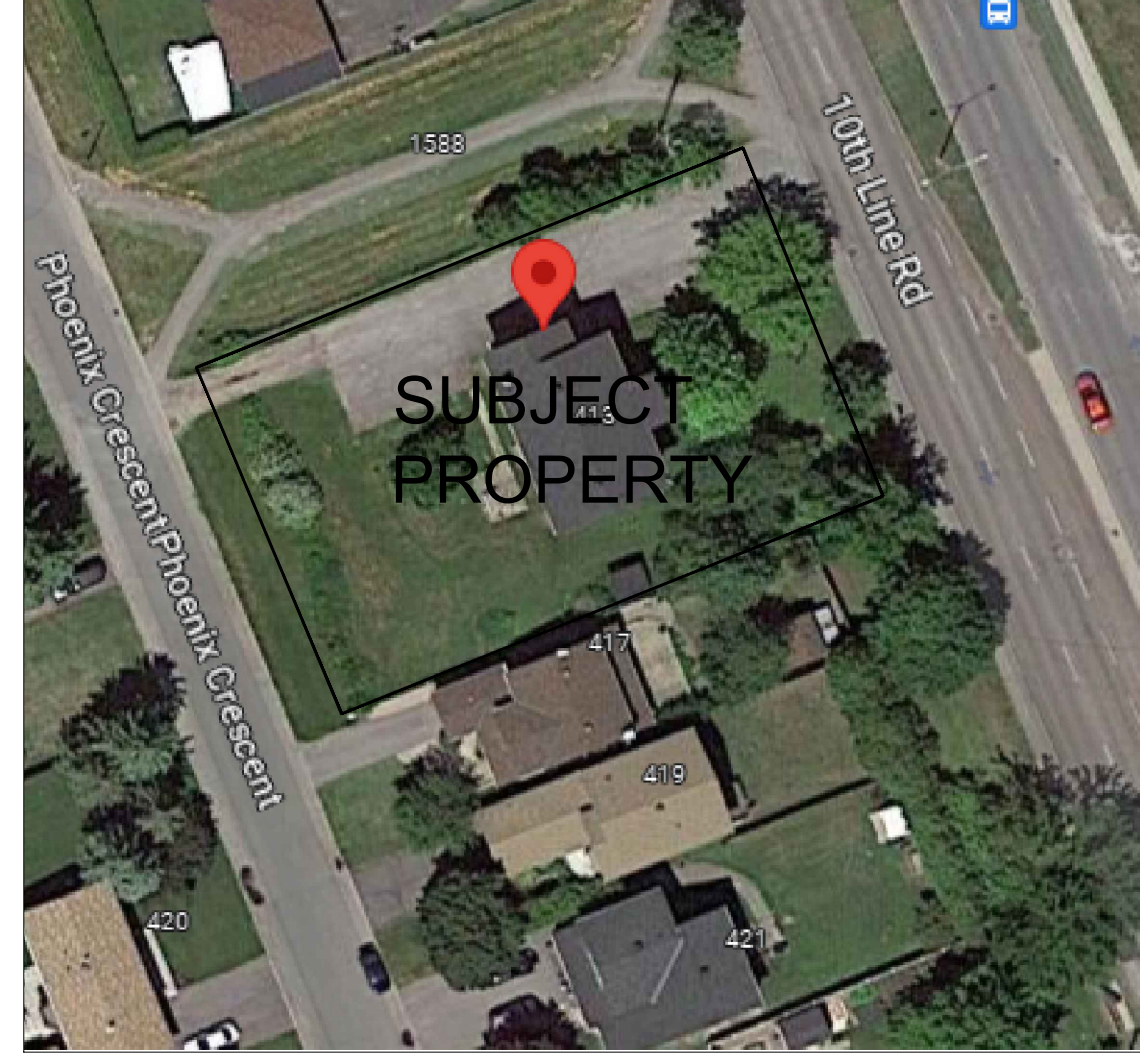
PROJECT NO.
0359

DATE
APRIL 20, 2022

SP-01



SITE ZONE STATISTICS		1592 TENTH LINE ROAD	
ITEM	REQUIRED	PROVIDED	
Zone	Item		
Lot Area	Proposed S. 161, (V)	R4Z(XXXX) Zoning By-Law 2008-205, as amended	450 sqm
Lot Width	S. 161, (IV)	18.0m	1487 sqm
Maximum Building Height	S. 161, (VI)	15.0m	32.3m
Front Yard (through lot - no rear yard) Section 135 (1)	S. 161, (VII)	3.0m min.	10.5m 4.8m (Tenth Line) 3.0m (Phoenix Crescent)
Side Yard	S. 161, (X)	1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m	2.7m for the first 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Parking Spaces (Resident)	S. 101, (IV)	1.2 Per Unit 1.1 Per Unit "Exception (XXXX) applies Total required: 27 spaces	(27 x 1.2 = 32.4 - 10% = 29.16) (27 x 1.1 = 29.7 - 10% = 26.73) 27 Spaces
Parking Spaces (Visitor)	S. 102, (III)	0.2 Per Unit Total required: 5 spaces	(27 x 0.2 = 5.4) 5 Spaces
Bicycle Parking Spaces	S. 111A, (b)(i)	0.5 Per Unit Total required: 14 spaces	(27 x 0.5 = 13.5) 18 Spaces below 6 Spaces at grade/podium 24 Spaces Total
Amenity Area	Total Communal S. 137, (12)	6.0 sqm Per Unit 50% of Total Amenity area	(6.0 sqm x 27 units = 162 sqm) (162 sqm x 50% = 81 sqm)
Building Footprint	Block A Block B	n/a n/a	325 sqm 250 sqm
Number of Dwelling units	Block A Block B	n/a n/a	15 units 12 units
Lot Coverage	n/a	n/a	575 sqm (38.7%)
Min. Distance between Buildings	Table. 131, (4)(a)	1.2 m when the building is less than or equal to 14.5 m in height	7.8m (3.5 m between stairs)
Permitted Uses	S. 161, (1)	apartment dwelling, low-rise bed and breakfast, detached dwelling diplomatic mission, duplex dwelling, group home, home-based business, home-based daycare, intra-detached dwelling, planned unit development, retirement home, converted retirement home, converted rooming house	semi-detached unit semi-detached dwelling stacked dwelling, three-unit dwelling, townhouse dwelling, urban agriculture
		Attached triplexes (For Building Code Services review)	



LOCATION PLAN

SCALE = 1:800