

**SITE PLAN GENERAL NOTES:**

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

**SITE PLAN KEYNOTES:**

- HYDRO-TRANSFORMER
- 6m WIDE FIRE TRUCK ACCESS
- UNDERGROUND PARKING ACCESS RAMP
- DEPRESSED CURB
- PRIVATE PATIO
- PRIVACY FENCE
- 8 X VISITOR BIKE RACKS 1800x600 TYP
- VISITOR PARKING SPACE
- EXISTING RETAINING WALL
- INTERLOCK AREA/ GARBAGE PICKUP
- NEW ASPHALT LANEWAY
- RETAINING WALL
- GATE
- BALCONIES ABOVE
- ACCESS TO SITE DESIGNED AS PER CITY OF OTTAWA "CURB RETURN ENTRANCE" DWG. NO. SC7.1 "CURB RETURN AT A PRIVATE OR COMMERCIAL ENTRANCE WITH BOULEVARD - UNSIGNALIZED INTERSECTION"

STAMP

REV	DATE	ISSUE
7	2024.01.05	ISSUED FOR SITE PLAN CONTROL 3
6	2023.10.10	ISSUED FOR SITE PLAN CONTROL 2
5	2023.05.26	ISSUED FOR SITE PLAN CONTROL 1
4	2023.05.25	ISSUED FOR COORDINATION
3	2023.05.04	ISSUED FOR COORDINATION
2	2023.04.18	ISSUED FOR COORDINATION
1	2023.04.03	ISSUED FOR REVIEW

REV DATE ISSUE

NOTES

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CLIENT

OTTAWA  
ONTARIO, CANADA

PROJECT

**1815 MONTREAL ROAD**

1815 MONTREAL ROAD

TITLE

**SITE PLAN**

PROJECT NO: 222450

DRAWN: R.R.

APPROVED: D.H.

SCALE: As Indicated

DATE PRINTED: 1/30/2024 10:58:21 AM

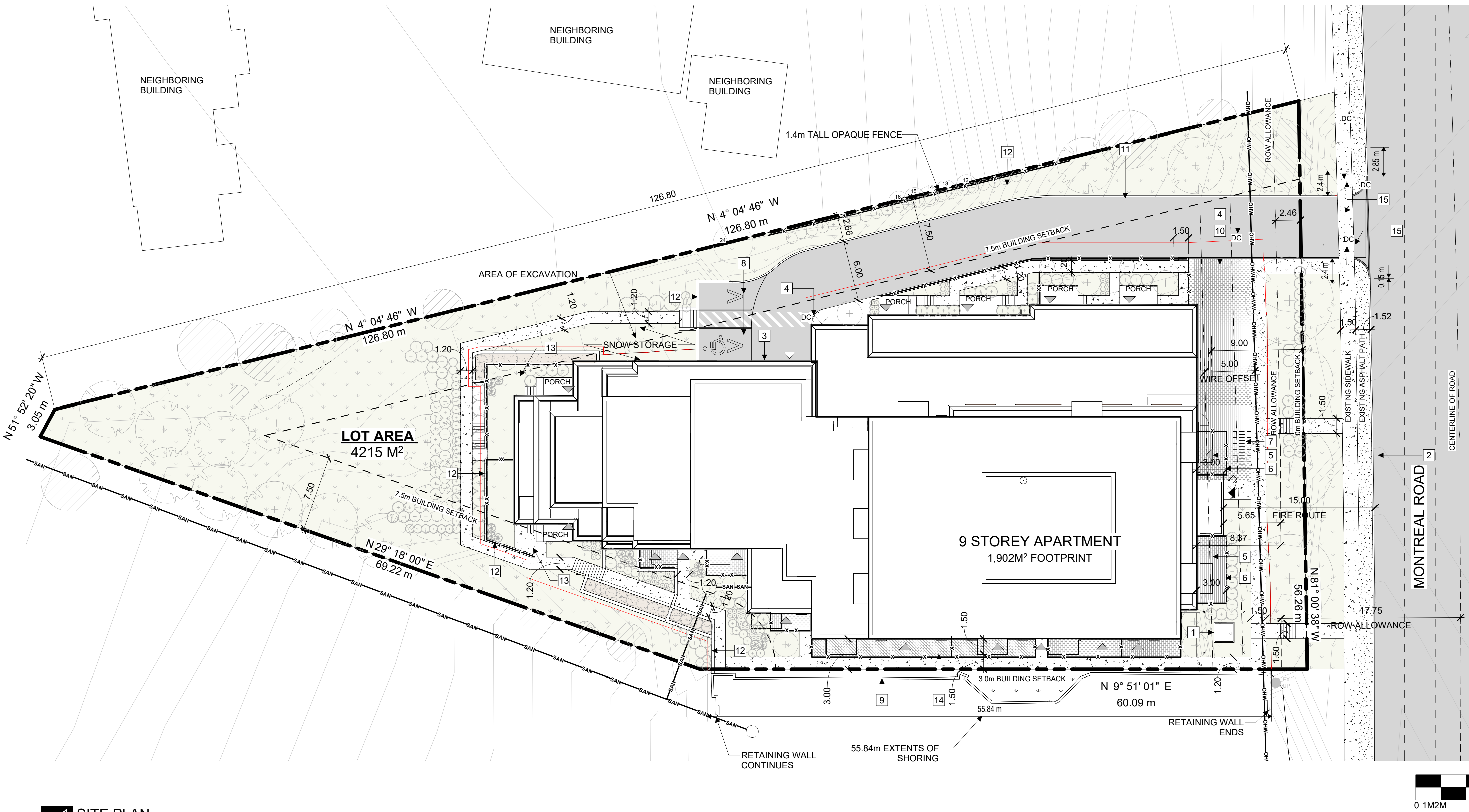
REV DRAWING NO.

7

A100

**SITE PLAN LEGEND:**

- EXISTING BUILDING
- ASPHALT PAVING
- PARKLAND AREA
- NEW GRASS
- CONCRETE SIDEWALK
- PATIO PAVER TYPE
- OTHER ENTRANCES / EXIT
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- PROPERTY LINE
- FENCE
- EXISTING OVERHEAD WIRE
- PERIMETER OF EXCAVATION
- FIRE HYDRANT
- FIRE HYDRANT EXISTING
- UTILITY POLE EXISTING
- SIAMESE CONNECTION
- DROPPED CURB
- SIGN
- NEW TREE



**1 SITE PLAN**  
A100 1:250

**LEGAL DESCRIPTION:**

LOT 141 REGISTERED PLAN 652  
CITY OF OTTAWA

**REFERENCE SURVEY:**

BASED ON INFORMATION FROM A SURVEY  
PREPARED BY R.P., J.D. BARNES LIMITED, DATED:  
3RD DAY OF OCTOBER, 2022.

**MUNICIPAL ADDRESS:**

1815 MONTREAL ROAD, CITY OF OTTAWA, ON

**DEVELOPMENT INFORMATION:**

SITE AREA	4,215 m <sup>2</sup>
BUILDING FOOTPRINT	1,902 m <sup>2</sup>
LOT COVERAGE	= 45%
GROSS FLOOR AREA (1st FLOOR - 9th FLOOR)	10,918 m <sup>2</sup>
BUILDING HEIGHT	+/-31m

ZONE Proposed - AM10  
Current - R1AA

SCHEDULE 1: AREA C "URBAN AND GREEN BELT AREA"

SCHEDULE 1A: AREA C "SUBURBAN"

SCHEDULE 2: DISTANCE EXCEEDS 600 m

**UNIT MIX**

1 BED APT	54
2 BED APT	55
3 BED APT	2
GFU*	6
BACH	13
<b>TOTAL</b>	<b>130</b>

**DENSITY**

SITE AREA (m <sup>2</sup> )	4352
SITE AREA (Ha)	0.4352
DENSITY du/Ha	299

\*GROUND FACING UNIT

**ZONING PROVISION**

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT WIDTH	NO MINIMUM	54.9m AFTER ROW
MIN. LOT AREA	NO MINIMUM	4215m <sup>2</sup> AFTER ROW
MIN. FRONT YARD SETBACK	3m	5.6m
ROW DEDICATION REQUIREMENT	17.75m FROM CENTERLINE (2.39m)	2.4m
HYDRO SETBACK	5m	5m
MIN. REAR YARD SETBACK	7.5m	45.5m
MIN. INTERIOR SIDE YARD ABUTTING A RESIDENTIAL ZONE	7.5m	7.5m
MIN. INTERIOR SIDE YARD ABUTTING AN AM. ZONE	0M	3.0M

Maximum Building Height (m) (height is from average grade)	Up to 20 meters from a R1, R2, R3 Zone	11m	East:24.8m West: 31.28m
20m to 30m from R1-R3 Zone	20m		31.28m
30m from property line abutting R1-R4 Zone	30m, max. 9 storeys.		
In all other cases	30m, max. 9 storeys.		

Landscaped Area	Abutting a residential zone	Min 3 m; reduced to 1 m where 1.4 m high opaque fence is provided	East: 1.0m, 1.4m opaque fence is provided.
In all other cases	No minimum		
<b>TOTAL LANDSCAPED AREA</b>			<b>1,916M<sup>2</sup></b>

**ZONING PROVISION**

ZONING PROVISION	REQUIRED	PROVIDED
Amenity Space Requirements	6m <sup>2</sup> per dwelling unit.	Balconies= 805.7 m <sup>2</sup>
(Can count towards landscape requirements)	Min 50% communal, aggregated into areas of 54m <sup>2</sup> and where more than one aggregated area is provided, at least one must be minimum 54m <sup>2</sup> = 780 m <sup>2</sup>	Communal Rooftop Terrace (2 <sup>nd</sup> and 7 <sup>th</sup> floor): 135 m <sup>2</sup>
		Outdoor Private Patio (ground floor): 127 m <sup>2</sup>
		Interior amenity space = 205.7 m <sup>2</sup>
		Rear Yard Area: 770.2 m <sup>2</sup>
		Total amenity area= 2043.6 m <sup>2</sup>

**PARKING QUEING + LOADING**

RESIDENTIAL SPACES	REQUIRED	PROVIDED
	156	89 TOTAL (18) 4.6m x 2.4m (71) 6m x 2.6m

**VISITOR SPACES**

RESIDENTIAL SPACES	REQUIRED	PROVIDED
	26	18 TOTAL (16) 5.2m x 2.6m (2) BF 6m x 3.40m C/W 1.5m Transfer space

**BICYCLE PARKING**

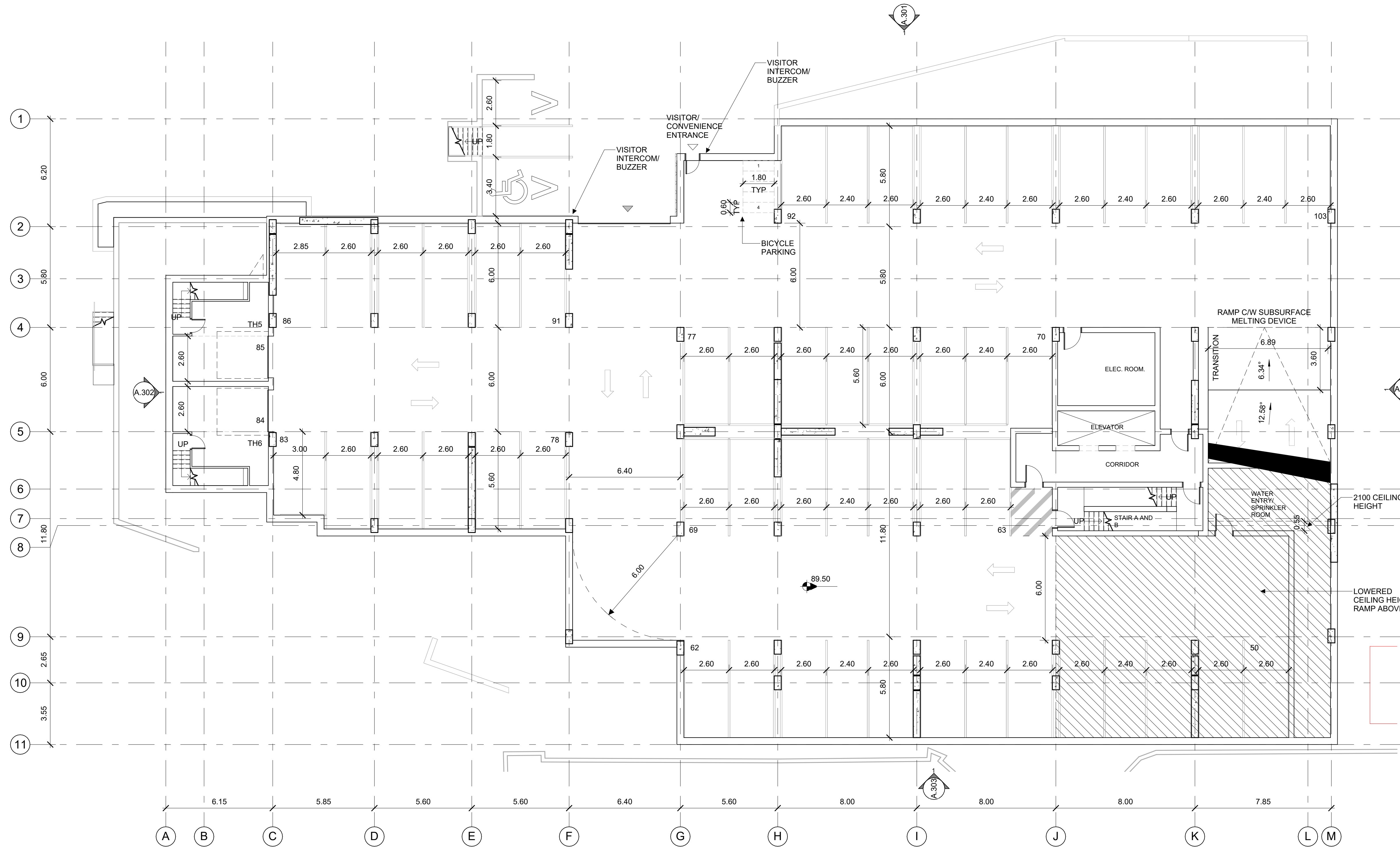
RESIDENTIAL SPACES	REQUIRED	PROVIDED
	65	Total: 66 Residential: 12 @P2 Residential: 19 @P1 Residential: 27 @P1 Visitors: 8 Outside All spaces are 1.8m x 0.6m

**Waste / Garbage Collection Location**

Waste / Garbage Collection Location	If outdoor: Located within 9m from lot line abutting a public street, 3m from any other lot line, and screened from view with an opaque screen of minimum height of 2m.	Pickup staging at interlock paver area greater than 9m away from lot line abutting a public street.
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Resident	
17	COMPACT
72	NORMAL
Visitor	
2	BF PARKING
16	NORMAL
107	

Bike Parking	66
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REV DATE ISSUE

NOTES

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CLIENT

OTTAWA  
ONTARIO, CANADA

PROJECT

**1815 MONTREAL ROAD**

1815 MONTREAL ROAD

TITLE

**PARKING LEVEL 2  
PLAN**

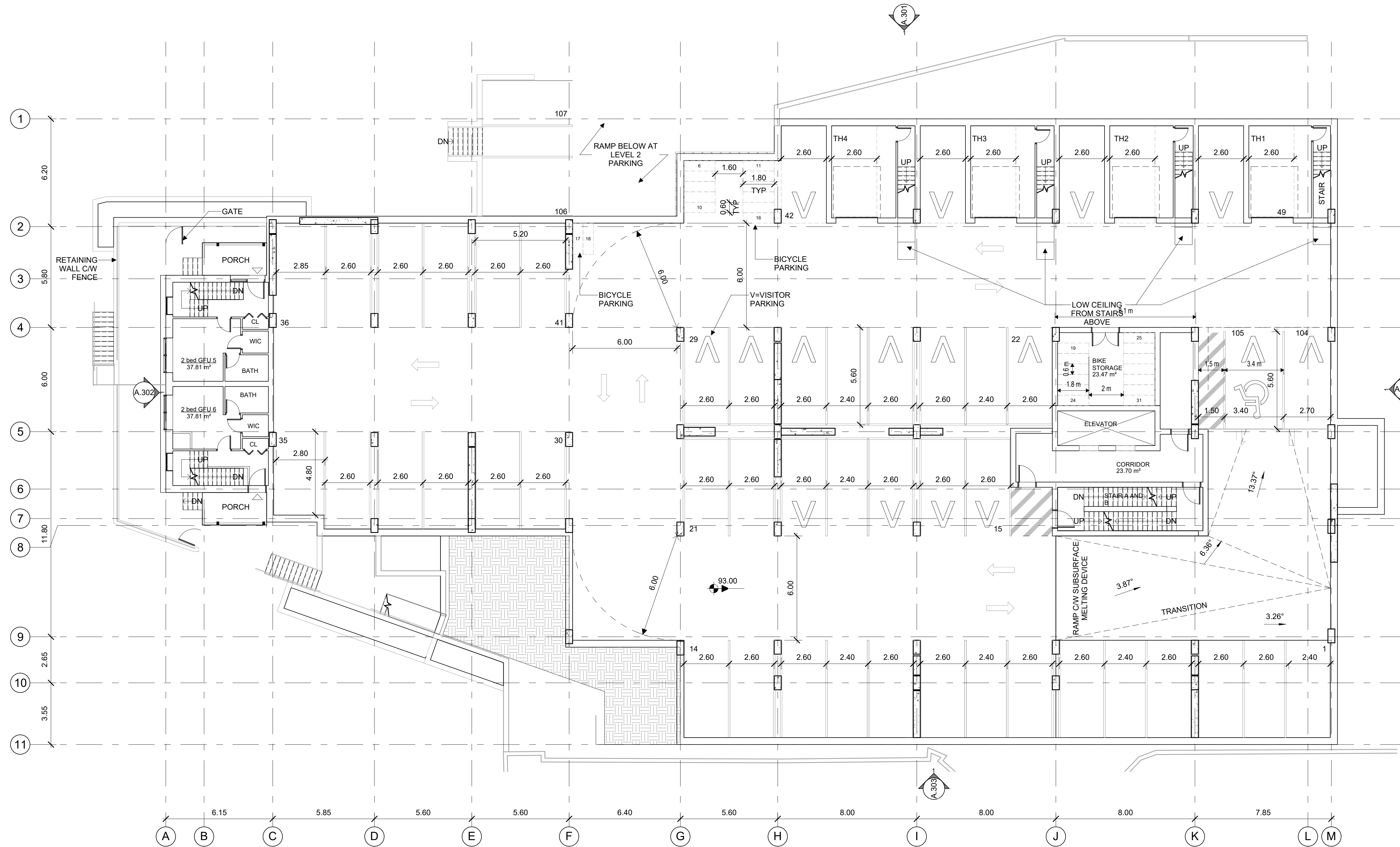
PROJECT NO: 222450  
DRAWN: R.R.  
APPROVED: D.H.  
SCALE: 1 : 125  
DATE PRINTED: 1/30/2024 10:58:28 AM

REV DRAWING NO.

**7 A.201**

Resident	
17	COMPACT
72	NORMAL
Visitor	
2	BF PARKING
16	NORMAL
107	

Bike Parking	66
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OTTAWA  
ONTARIO, CANADA

PROJECT

**1815 MONTREAL ROAD**

1815 MONTREAL ROAD

TITLE

**PARKING LEVEL 1  
PLAN**

PROJECT NO: 222450  
DRAWN: R.R.  
APPROVED: D.H.  
SCALE: 1 : 125  
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**1** PARKING LEVEL 1  
A.202 1:125



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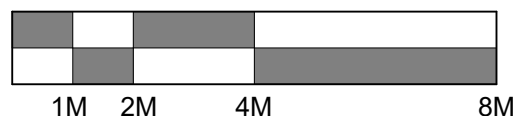
**1815 MONTREAL ROAD**

1815 MONTREAL ROAD

TITLE

**1st FLOOR PLAN**

PROJECT NO: 222450  
DRAWN: R.R.  
APPROVED: D.H.  
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REV DRAWING NO.

**7 A.211**