



1 SITE / GROUND FLOOR PLAN  
1 : 200

**1104 HALTON  
103 UNIT APARTMENT BUILDING**

**DEVELOPMENT INFORMATION**

ZONING : R5A (MID-RISE)  
 MIN LOT AREA : REQUIRED 1,000 Sq.M; PROVIDED : 7,292 Sq.M.  
 MIN L.O.S. REQUIRED: 2188 Sq.M (30% of the lot area)  
 PROVIDED: 3,296 Sq.M (45% of the lot area)  
 MIN LOT WIDTH : REQUIRED: 25M; PROVIDED: 57M  
 MIN FRONT YARD SETBACK: REQUIRED: 6M; PROVIDED: 6M  
 MIN REAR YARD SETBACK: REQUIRED: 7.5M; PROVIDED : 15.5M  
 MIN CORNER SIDE YARD SETBACK : REQUIRED: 4.5M; PROVIDED 4.85M  
 BUILDING HEIGHT : VARIES

BUILDING AREA : 2,490 Sq.M  
 GROSS AREA (AS PER BY-LAW) : 10,661 Sq.M.  
 LOT COVERAGE : 34%  
 AVERAGE GRADE : TBD  
 AMENITY AREA: REQUIRED: 618 Sq.M. ; PROVIDED :1,091 Sq.M.  
 - COMMUNAL : REQUIRED: 309 Sq.M ; PROVIDED : 606 Sq.M  
 - (67 Sq.M INDOOR, 539 Sq.M OUTDOOR/COURTYARD)  
 - PATIOS(AT GROUND): 8 X 11.1 Sq.M = 89 Sq.M  
 - BALCONIES: 70 X 5.6 Sq.M = 392 Sq.M

**PARKING**

PARKING REQUIRED: 145 SPACES (1.2/UNIT + 0.2/UNIT VISITOR)  
 PARKING PROVIDED: 124 SPACES (1.0/UNIT + 0.2/UNIT VISITOR)  
 INDOOR PARKING: 68 SPACES  
 OUTDOOR PARKING: 56 SPACES  
 VISITOR PARKING: 21 SPACES  
 BARRIER-FREE PARKING: 5 SPACES  
 BICYCLE PARKING REQUIRED: .5/UNIT = 52 SPACES  
 BICYCLE PARKING PROVIDED: 72 SPACES (10 OUTDOOR, 62 INDOOR)

**UNIT BREAKDOWN**

7	THREE BEDROOM UNITS	
61	TWO BEDROOM UNITS	
35	ONE BEDROOM + DEN UNITS	
<b>TOTAL UNITS: 103</b>		

**ABBREVIATIONS:**

U-1	UNIT TYPE 1	DEVELOPER/OWNER:	MAPLE LEAF CUSTOM HOMES
U-1a	UNIT TYPE 1a		144 CONSTANCE CREEK DR
U-2	UNIT TYPE 2		DUNROBIN, ON
U-3	UNIT TYPE 3		K0A 1T0
U-4	UNIT TYPE 4	ARCHITECT:	COLIZZA BRUNI ARCHITECTURE INC.
U-4a	UNIT TYPE 4a		76 CHAMBERLAIN AVE.
U-5	UNIT TYPE 5		OTTAWA, ON.
U-5a	UNIT TYPE 5a		K1S 1V9
U-6	UNIT TYPE 6	SURVEYOR:	H.A. KEN SHIPMAN SURVEYING LTD.
A1	AMENITY		6563 FOURTH LINE RD
B	BIKE STORAGE		NORTH GOWER, ON
E	ELEVATOR CHASE		K0A 2T0
GR	GARBAGE ROOM	CIVIL ENGINEER:	NOVATECH ENGINEERING CONSULTANTS
J	JANITOR CLOSET		240 MICHAEL COWPLAND DR.
L	LOCKER ROOM		KANATA, ON.
MR	MECHANICAL ROOM		K2M 1P6
S	SERVICE ROOM	LANDSCAPE ARCHITECT:	NOVATECH ENGINEERING CONSULTANTS
SR	SPRINKLER ROOM		240 MICHAEL COWPLAND DR.
V	VESTIBULE		KANATA, ON.
WS	WATER SERVICES		K2M 1P6

**PLANNER:**  
 Q9 PLANNING + DESIGN  
 C-43 ECCLES STREET,  
 OTTAWA, ON.  
 K1R 6S3

**PROPERTY LOT REFERENCE:**  
 H.A. KEN SHIPMAN SURVEYING LTD.  
 FILE NO.: 19-11905 REF NO.: MCH.-34  
 DATE: OCT 11TH, 2019



LOCATION PLAN  
NTS

**GENERAL NOTES**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION	6	AUG 01, 2024	FOR OPA SUBMISSION
1	OCT 20, 2021	ISSUED FOR SITE PLAN CONTROL	7	AUG 12, 2024	RESUBMISSION TO OPA
2	OCT 26, 2021	ADJUSTED FOR SITE PLAN CONTROL	8	SEP 18, 2024	RESUBMISSION TO OPA
3	SEP 12, 2023	ISSUED FOR REVIEW			
4	OCT 6, 2023	ISSUED FOR SPC COORDINATION			
5	NOV 7, 2023	ISSUED FOR SPC RESUBMISSION			

PROJECT NAME  
**1104 HALTON  
 103 UNIT APARTMENT  
 BUILDING**  
 OTTAWA, ON

DRAWING TITLE  
**SITE PLAN**

SCALE  
 AS NOTED  
 DRAWN BY  
 DM  
 DATE  
 9/18/24  
 PROJECT NO.  
 #030-20

DRAWING NO.  
**SP1**



**COLIZZA BRUNI**  
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