



73, 79, 83 ST-CECILE STREET
Proposed Low-Rise Apartment Building

BASEMENT FFE	52.40m
AVG PROPOSED GRADE	55.45m
ENTRANCE FFE	55.60m
BUILDING HEIGHT	13.07m



3 LOCATION PLAN
SP-01 SCALE: N.T.S.

SITE STATISTICS

Current Zoning Designation:	R4UA
Lot Width:	36.7m
Total Lot Area:	1117.6m ²
Average Existing Grade:	55.45m
Gross Floor Area:	2769.6m ²
Building Area:	552.1m ²
Floor Space Index:	2.5

Proposed Development - 4 Storey Low-Rise Apartment Building

No. of units	41 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width	12m	36.7m
Maximum Lot Width	38m	36.7m
Minimum Lot Area	360m ²	1117.6m ²
Maximum Lot Area	1070m ²	1117.6m ²
Min. Front Yard Setback	4.5m	4.5m
Min. Interior Side Yard Setback	1.5m	1.5m
Min. Rear Yard Setback	9.15m (30% of Lot Depth)	9.15m
Maximum Building Height	11m	13.07m
Maximum Number of Units	8	41
Landscaped Area	335.3m ² (30% of Lot Area (1117.6m ²))	370.3m ² (33%)
Rear Yard Soft Landscaping	167.9m ² (50% of Rear Yard (335.8m ²))	261.9m ² (72%)
Front Yard Soft Landscaping	69m ² (40% of Front Yard (165.2m ²))	88.2m ² (53%)
Minimum 2-Bedroom Unit Rates	10 Units (Min. 25% of Total Units (41))	10 Units (25%)
Front Façade Minimum Glazing	112.2m ² (25% of Front Façade (448.7m ²))	209.83m ² (47%)
Façade Articulation / Balconies	83.7m ² (At least 20% of the area of the front façade must be recessed an additional 0.6m from the front setback line)	216.88m ² (49%)
Parking Space Rates	14.5 Spaces (0 spaces for first 12 units - Section 101(3)) 0.5 spaces /unit for 29 units - Table 101	0 Spaces
Minimum Visitor Parking Rates	3 Spaces (0 spaces for first 12 units - Section 102(2)) 0.1 spaces /unit for 29 units - Table 102	0 Spaces
Bicycle Parking Rates	21 Spaces (0.5 spaces /unit for 41 units(11A)(b))	42 Spaces

RENTABLE AREA			GROSS FLOOR AREA		
LEVEL	AREA	AREA (SF)	LEVEL	AREA	AREA (SF)
LEVEL 00	421.56 m ²	4538 SF	LEVEL 00	564.42 m ²	6075 SF
LEVEL 01	410.04 m ²	4414 SF	LEVEL 01	552.95 m ²	5952 SF
LEVEL 02	492.99 m ²	5297 SF	LEVEL 02	552.13 m ²	5943 SF
LEVEL 03	492.99 m ²	5297 SF	LEVEL 03	552.13 m ²	5943 SF
LEVEL 04	470.70 m ²	5068 SF	LEVEL 04	530.70 m ²	5712 SF
TOTAL	2286.57 m ²	24612 SF	TOTAL	2762.32 m ²	29626 SF

UNIT COUNT

BEDS	LVL.0	LVL.1	LVL.2	LVL.3	LVL.4	TOTAL	%
1-BED	2	3	4	4	4	17	41%
1-BED + DEN	2	1	2	2	2	9	22%
2-BED	1	1	2	2	2	8	20%
3-BED	1	1	0	0	0	2	5%
STUDIO	1	1	1	1	1	5	12%
TOTAL	7	7	9	9	9	41	100%

SITE PLAN NOTES

- S1 SOFT LANDSCAPING
- S2 EXISTING STRUCTURE TO BE DEMOLISHED
- S3 INTERLOCKING PAVERS
- S4 PEA GRAVEL
- S5 WOOD LOUVRE PRIVACY PANEL
- S6 LINE DENOTES EXTENT OF COVERED BIKE STORAGE
- S7 WOOD PRIVACY FENCE

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 85, 86 AND 87 REGISTERED PLAN M-27 CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2022

SURVEY INFO
SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

3 ISSUED FOR SITE PLAN CONTROL 2024-12-19
2 ISSUED FOR COORDINATION 2024-12-11
1 ISSUED FOR COORDINATION 2024-11-14

ISSUE RECORD



73 ST-CECILE ST
73-83 St-Cecile Street
Ottawa, ON
K1L 5L4

PROJ	SCALE	DRAWN	REVIEWED
2415	NOTED	BH	RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1:75