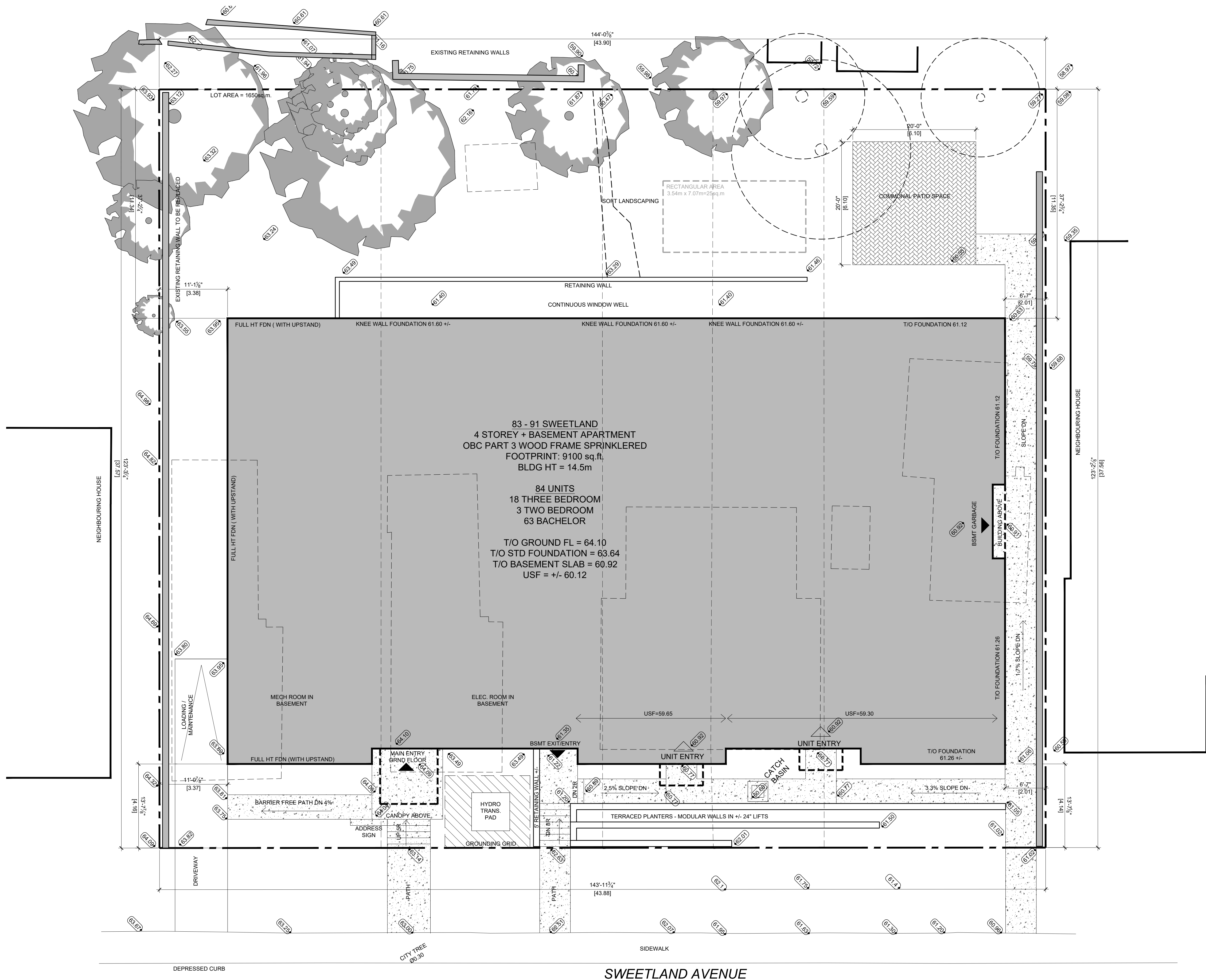


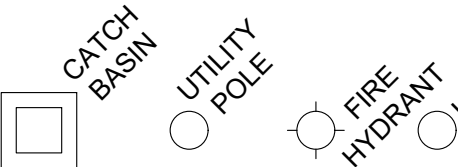
Plotting path: C:\Users\jrh\Documents\Projects\83-91 Sweetland\83-91 Sweetland.dwg (1/24/2025 10:00 AM) Plotting path: C:\Users\jrh\Documents\Projects\83-91 Sweetland\83-91 Sweetland.dwg (1/24/2025 10:00 AM)



CURRENT ZONING: R4UD(480)
PROPOSED ZONING: R4UD(XXXX) WITH EXCEPTIONS:
• MIN. 1 PARKING SPACE REQUIRED
• MIN. 0 VISITOR PARKING SPACES REQUIRED
• MAX. PROJECTION OF STEPS INTO THE FRONT YARD TO BE 0m FROM LOT LINE

AREA X AS PER SCHEDULE 1A
WITHIN MATURE NEIGHBOURHOODS OVERLAY
WITHIN 600m OF THE UTTAWA RAPID TRANSIT STATION AS PER SCHEDULE 2A

81-UNIT APARTMENT		
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	43.8m
MIN. LOT AREA	450m ²	1650m ²
MAX. HEIGHT	14.5m	14.5m
MIN. SIDE YARD SETBACK	1.5m	1.5m, 3.3m
MIN. FRONT YARD SETBACK	4.09m (AVG. OF NEIGHBOURS)	4.14m
MIN. REAR YARD SETBACK (T. 144A)	30% OF LOT DEPTH (11.3m)	11.35m
MIN. GLAZING ON FRONT FACADE (S.161(15g))	25%	PROVIDED
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S.161(15h.ii))	20%	PROVIDED
MIN. 2 ND BDRM UNITS (S.161(15d))	25% (20)	26% (21)
MIN. PARKING SPACES [EXC.]	0	1
MIN. VISITOR PARKING SPACES [EXC.]	0	0
MIN. BICYCLE PARKING SPACES (T.111A)	0.5 PER DWELLING UNIT (40)	82 (1:1) IN BASEMENT
AMOUNT OF BIKE PKG WHICH MAY BE IN A LANDSCAPED AREA	GREATER OF 50% OF REQD OR 15 SPACES (20)	0
MIN. SOFT LANDSCAPING IN THE FRONT YARD (T.139(1)) INCLUDING WALKWAYS (S.139(4d))	40%	63%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(15b.iii))	50%	91%
MIN. AGGREGATED RECTANGULAR AREA (S.161(15b.iv))	25m ²	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S.161(15e))	--	PROVIDED
MAX. PROJECTION OF STEPS INTO A REQUIRED FRONT YARD [EXC.]	0m FROM THE LOT LINE	0m



SITE NOTES

READ DOCUMENTS IN CONJUNCTION WITH:

-SITE SERVICING & GRADING PLANS BY:
TBD

-TREE INFORMATION REPORT BY:
TBD

-LEGAL SURVEY BY:
TBD

LEGEND

- AC - AIR CONDITIONING UNIT
- BW - BAY WINDOW
- CB - CATCH BASIN
- CC - CONCRETE CURB
- CP - CONCRETE PAD
- DP - DEPRESSED CURB
- FH - FIRE HYDRANT
- K - KIOSK (BELL, ROGERS, TRAFFIC)
- LS - LIGHT STANDARD
- MB - MAILBOX (CANADA POST)
- MH - MAINTENANCE HOLE
- OHW - OVERHEAD WIRE
- RW - RETAINING WALL
- SBFY - SETBACK FRONT YARD
- SBRY - SETBACK REAR YARD
- SBSY - SETBACK SIDE YARD
- SE - SUNKEN ENTRY
- T - TRANSFORMER
- UP - UTILITY POLE
- WS - WATER ENTRY & SERVICING
- WW - WINDOW WELL



ARCHITECTURE + PLANNING

414 Churchill Avenue North
Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhllca rjhllca

2. 2025-02-04 ISSUED FOR SPC + RE-ZONING

1. 2024-11-25 SITE PLAN COORDINATION

No. Y / M / D REVISION

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

SWEETLAND APARTMENTS

83-91 SWEETLAND OTTAWA, ONTARIO, K1N 7T9

SITE PLAN

Drawn By: AW

Date: NOV 2024

Project No: 2407

Scale: 1:100

A1.0

PLOTTED Wed, 05 Feb 2025