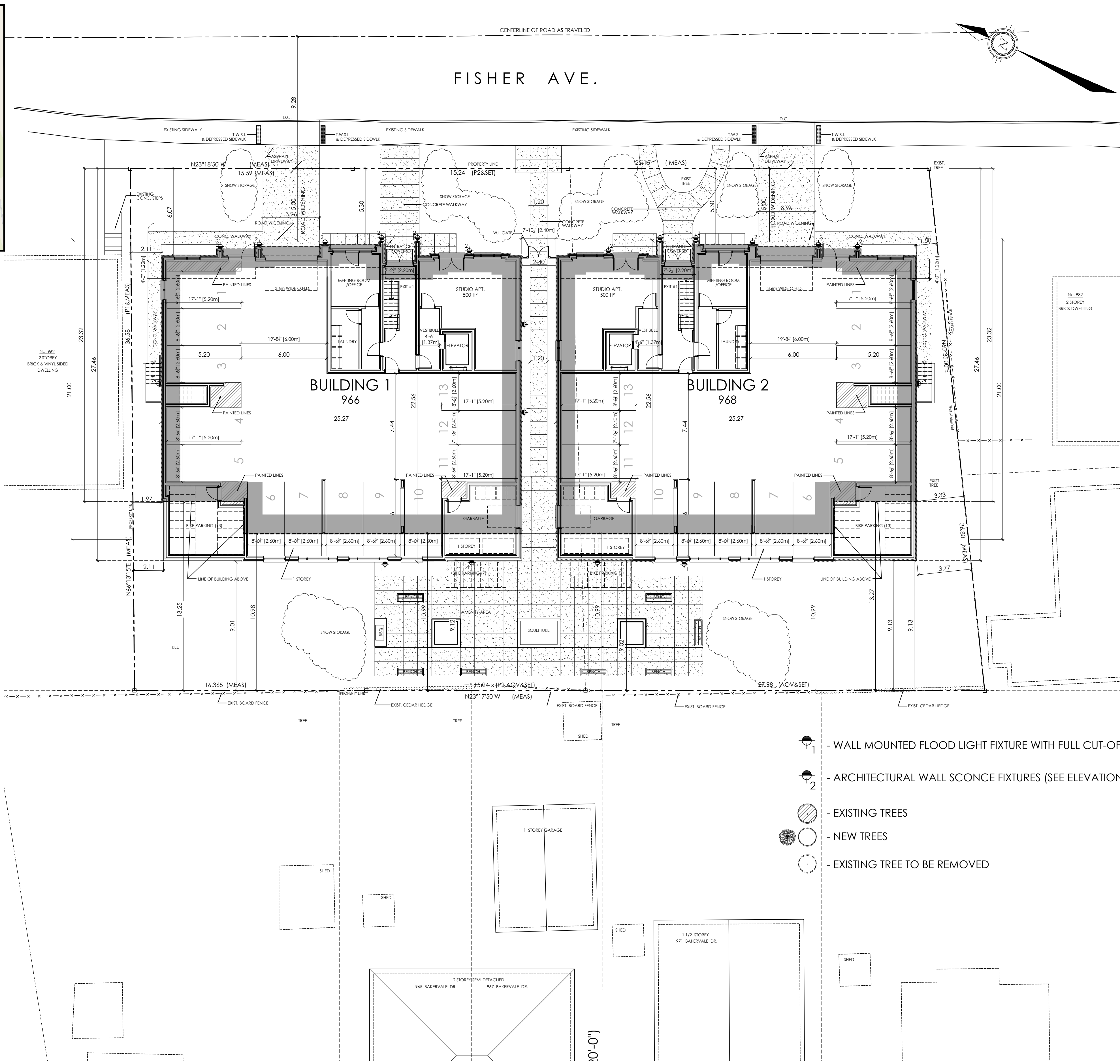


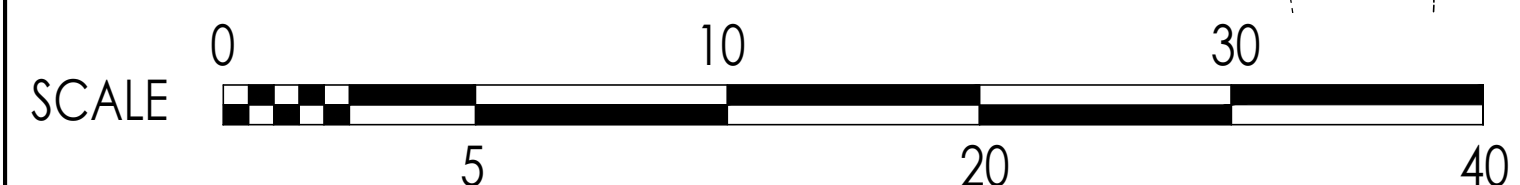
KEY PLAN

N.T.S.



SITE PLAN

SCALE: 1:150



ZONING INFORMATION			
PROPOSED ZONING - R4P	REQUIRED PLANNED UNIT DEVELOPMENT	REQUIRED APARTMENT DWELLING	PROVIDED
MIN. LOT WIDTH	N/A	15.0 m	55.96 m
MIN. LOT AREA	1,400 m ²	450.0 m ²	2,113.3 m ²
MAX. BUILDING HEIGHT	14.5 m (NOTE 1)	14.5 m (NOTE 1)	9.37 m
MIN. FRONT YARD DEPTH	3.0 m	3.0 m	5.3 m
CORNER SIDE YARD WIDTH	3.0 m	3.0 m	N/A
MIN. REAR YARD DEPTH	(NOTE 2)	(NOTE 3)	9.01 m (BLDG 1-GROUND FLOOR) 10.98 m (BLDG 1-2nd & 3rd FLOORS)
MIN. INTERIOR SIDE YARD	(NOTE 2)	(NOTE 3)	1.50 m

NOTES:

1) DESPITE THE DEFINITION OF GRADE IN SECTION 54, THE EXISTING AVERAGE GRADE WILL BE USED FOR DEVELOPMENT IN AREA A ON SCHEDULE 342 AND WILL BE AS FOLLOWS: EXISTING AVERAGE GRADE MUST BE CALCULATED PRIOR TO ANY SITE ALTERATION AND BASED ON THE AVERAGE OF GRADE ELEVATIONS TAKEN ALONG BOTH SIDE LOT LINES AT THE MINIMUM REQUIRED FRONT YARD SETBACK AND AT THE MINIMUM REQUIRED REAR YARD SETBACK OF THE ZONE IN WHICH THE LOT IS LOCATED. (OMB ORDER FILE NO 150797, ISSUED JULY 25, 2016 -BY-LAW 2015-228)

2) DESPITE THE DEFINITIONS OF REAR YARD AND INTERIOR SIDE YARD, BUILDINGS IN A PUD MUST BE LOCATED SO THAT THEY ARE SET BACK.

(a) - AN AMOUNT EQUAL TO THE MINIMUM REQUIRED REAR YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A REAR YARD ON AN ABUTTING LOT BUT NEED NOT EXCEED 7.5 METRES.

(b) - AN AMOUNT EQUAL TO THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK FOR THE DWELLING TYPE PROPOSED, FROM A LOT LINE WHERE IT ABUTS A SIDE YARD ON AN ABUTTING LOT FOR THE FIRST 18 METRES BACK FROM THE STREET AND 25 PERCENT OF THE LOT DEPTH FOR THE REMAINDER, TO A MAXIMUM 7.5 METRES, AND

(c) - IN THE CASE OF AN ABUTTING VACANT LOT, A MINIMUM REQUIRED INTERIOR SIDE YARD OF 1.8 METRES, AND A MINIMUM REQUIRED REAR YARD SETBACK BASED ON THE MINIMUM REAR YARD SETBACK APPLICABLE TO THE DWELLING TYPE PROPOSED TO BE LOCATED WITHIN THE PUD ADJACENT TO THE REAR LOT LINE.

3) INTERIOR SIDE YARD SETBACK:

FOR ANY PART OF A BUILDING LOCATED WITHIN 21 METRES OF A FRONT LOT LINE THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK IS AS FOLLOWS:

WHERE THE BUILDING WALL IS EQUAL TO OR LESS THAN 11 M IN HEIGHT: 1.5 M

WHERE THE BUILDING WALL IS GREATER THAN 11 M IN HEIGHT: 2.5 M

WHERE THE BUILDING CONTAINS AN APARTMENT DWELLING, LOW RISE OR STACKED DWELLING AND THE SIDE LOT LINE ABUTS A RESIDENTIAL SUBZONE THAT DOES NOT PERMIT THAT DWELLING TYPE: 3 M AND THAT YARD MUST BE LANDSCAPED.

IN ALL OTHER CIRCUMSTANCES THE MINIMUM REQUIRED INTERIOR SIDE YARD SETBACK IS 6M.

SITE AREA
2113.28m² (0.52 acres)

BUILDING AREA:
BUILDING 1 = 545.36m² (5870.25 ft²)
BUILDING 2 = 546.10m² (5878.17 ft²)
TOTAL = 1091.46m²
LOT COVERAGE = 51.6%

BUILDING HEIGHT = 11.00m
FRONT YARD SETBACK = 5.30m
REAR YARD SETBACK = GROUND FLOOR @ 9.02m
2nd & 3rd FLOORS @ 10.98m

INTERIOR SIDE YARD SETBACK = 1.50m

3 STOREY APARTMENT BUILDINGS
NO. UNITS
NORTH BUILDING = 19
SOUTH BUILDING = 19
TOTAL = 38

PARKING SPACES PROVIDED
GROUND FLOOR GARAGE = 26 SPACES

BICYCLE PARKING PROVIDED

GRND. FLR. GARAGE = 26 SPACES
EXTERIOR = 14 SPACES
TOTAL = 40 SPACES

LANDSCAPED AREA = 1021.82m² (48.35%)
AMENITY AREA REQUIRED @ 6m²/d.u. = 38x6 = 228m²
AMENITY AREA PROVIDED (COMMUNAL) = 425.6m²

REFER TO LANDSCAPE PLAN PREPARED BY THAKAR ASSOCIATES DESIGN CONSULTANTS

SITE BOUNDRIES DERIVED FROM TOPOGRAPHIC PLAN OF SURVEY LOTS 47, 48 AND 49 AND PART OF LOT 50 REGISTERED PLAN 314 CITY OF OTTAWA PREPARED BY STANTEC GEOMATICS LTD. DATED: _____

M. David Blakely Architect Inc.
2200 Prince of Wales Dr., Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:

- 1 - THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
- 2 - ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS
- 3 - ADDITIONAL DRAWINGS MAY BE ISSUED FOR
- 4 - CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS
- 5 - DO NOT SCALE DRAWINGS.
- 6 - THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT
- 7 - THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE
- 8 - THIS REPRODUCTION SHALL NOT BE ALTERED.

CONSTRUCTION NORTH

No.	DATE	DESCRIPTION	INIT.
11.			
10.			
9.			
8.	22/10/19	REVISED PER CITY COMMENTS	JB
7.	03/10/19	REVISED PER CITY COMMENTS	JB
6.	04/09/19	REVISED PER CITY COMMENTS	JB
5.	12/06/19	REVISED PER CITY COMMENTS	JB
4.	13/08/18	REVISED PER CITY COMMENTS	JB
3.	24/01/18	REVISED FOR 3 STOREYS	JB
2.	27/12/16	FOR CONSULTANTS	JB
1.	22/12/16	FOR REVIEW	JB

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT:
3 STOREY APARTMENT BUILDING 966-968 FISHER AVE. OTTAWA, ONTARIO

CLIENT:
TOSCANO LAND CORPORATION

DRAWING TITLE:
SITE PLAN

DATE: DEC., 2016. SCALE: 1:150 SHEET No.: **SP-1**

DRAWN BY: JB CHECKED: MDB

FILE No. - D02-02-18-0024