

CLIENT: BRIDOR DEVELOPMENTS BUILDING COMMUNITIES

16 FOR SPC SUBMISSION JP DEC. 14 2023
 15 FOR CLIENT REVIEW JP DEC. 06 2023
 14 SPC RESUBMISSION JP JULY 17 2023
 13 SPC RESUBMISSION JC JUN 28 2023
 12 FOR REVIEW (LJ/RAMP) JP JUNE 08 2023
 11 FOR REVIEW JP FEB. 13 2023
 10 FOR REVIEW JP DEC. 01 2022
 09 FOR COORDINATION JP OCT. 28 2022
 08 FOR REVIEW JP OCT. 19 2022
 07 FOR COORDINATION PE APR. 20 2022
 06 FOR COORDINATION PE APR. 14 2022
 05 FOR REVIEW PE APR. 19 2021
 04 FOR REVIEW PE APR. 13 2021
 03 FOR REVIEW PE JAN. 13 2021
 02 FOR REVIEW PE NOV. 26 2020
 01 FOR REVIEW PE NOV. 20 2020

No. REVISIONS BY DATE

STAMP NORTH ARROW

TATHAM ENGINEERING
 5335 Conestock Road, Unit 103,
 Ottawa, Ontario K1J 9L4
 613-747-3636
 info@tathameng.com

D2 concepts
 1000 SHEPPARD AVE. EAST #210
 OTTAWA, ONTARIO, K1V 6A8

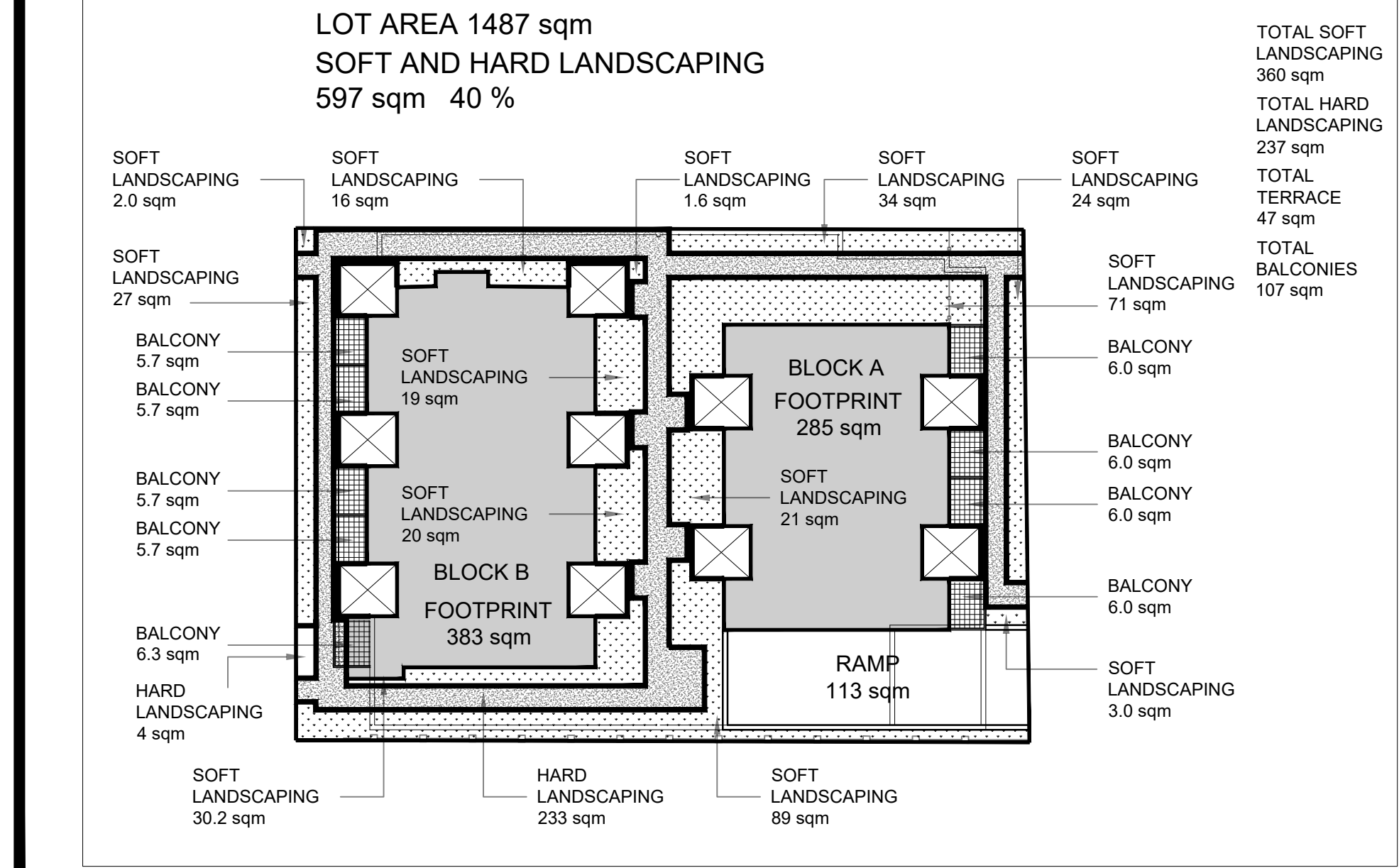
DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT 1592 TENTH LINE ROAD OTTAWA

DRAWING TITLE SITE PLAN

PROJECT NO. 0359 DATE APRIL 20, 2022

SP-01



SITE ZONE STATISTICS 1592 TENTH LINE ROAD

| ITEM | REQUIRED | PROVIDED |
|---|---|--|
| Zone | Proposed R42(XXX) Zoning By-Law 2008-205, as amended | |
| Permitted Uses | S. 161, (1) Apartment dwelling, low rise Planned unit development | Apartment dwelling, low rise Planned unit development (Attached triplexes for BCS review) |
| Lot Area | Table 162 450 sqm | 1487 sqm |
| Lot Width | Table 162 18.0m | 32.3m |
| Maximum Building Height | Table 162 15.0m | 10.5m |
| Front Yard (through lot - no rear yard) | Exception (XXXX) 2.35m min. | 2.49m (Tenth Line) 2.37m (Phoenix Crescent) |
| Side Yard | Table 162 1.5 for the first 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m | 2.74m for the first 21 m back from the front lot line No Building proposed beyond 21 m from the lot line |
| Parking Spaces (Resident) | Table 101, R11 1.1 Per Unit Exception (XXXX) (27 x 1.1 = 29.7 - 10% = 26.73) Total required: 27 spaces | 27 Spaces No Building proposed beyond 21 m from the lot line |
| Parking Spaces (Visitor) | S. 102, (III) 0.2 Per Unit (27 x 0.2 = 5.4) 5 Spaces | 0.2 Per Unit (27 x 0.2 = 5.4) 5 Spaces |
| Bicycle Parking Spaces | S. 111A, (b)(i) Total required: 14 spaces 6.0 sqm Per Unit (6.0 sqm x 27 units = 162 sqm) 50% of Total Amenity area (162 sqm x 50% = 81 sqm) | 18 Spaces below 6 Spaces at grade/podium 24 Spaces Total 154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm 199.6 sqm (communal) |
| Amenity Area | S. 137, (12) n/a | 267.67 sqm |
| Building Footprint | Block A Block B n/a | 383.32 sqm 1463.27 sqm |
| Total Floor Area | Block A Block B n/a | 1729.37 sqm |
| Number of Dwelling units | Block A Block B n/a | 15 units 12 units |
| Lot Coverage | n/a | 667.99 sqm (44.9%) |
| Min. Distance Between Buildings | Table. 131, (4)(a) 1.2 m when the building is less than or equal to 14.5 m in height | 7.8m (3.48 m between stairs) |

