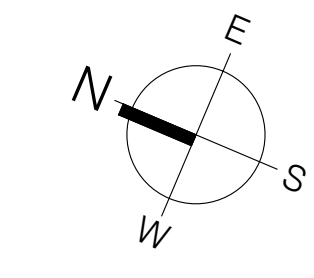




ARCHITECTURE + PLANNING

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



CURRENT ZONING: R4U(480)
PROPOSED ZONING: R4U(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

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 (1.144)	30% OF LOT DEPTH (11.3m)	11.35m
MIN. GLAZING ON FRONT FACADE [S.16(15g)]	25%	PROVIDED
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE [S.16(15h)]	20%	PROVIDED
MIN. 2+ BDRM UNITS [S.16(16b)]	25% (21)	25% (21)
MIN. PARKING SPACES [EXC.]	0	1
MIN. VISITOR PARKING SPACES [EXC.]	0	0
MIN. BICYCLE PARKING SPACES [T.114]	0.5 PER DWELLING UNIT (42)	84 (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(4)]	40%	63%
MIN. SOFT LANDSCAPING IN THE REAR YARD [S.16(15b.iii)]	50%	91%
MIN. AGGREGATED RECTANGULAR AREA [S.16(15b.iv)]	25m ²	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS [S.16(15g)]	-	PROVIDED
MAX. PROJECTION OF STEPS INTO A REQUIRED FRONT YARD [EXC.]	0m FROM THE LOT LINE	0m

READ DOCUMENTS IN CONJUNCTION WITH:

LEGAL SURVEY BY:

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 CONOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6
613-727-0850

SURVEYOR'S REAL PROPERTY REPORT
PART 1 PLAN OF
LOTS 18 AND 19
(EAST SWEETLAND AVENUE)
REGISTERED PLAN 42717
CITY OF OTTAWA

SITE SERVICING & GRADING PLANS BY:

DB GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
OTTAWA, ONTARIO K1T 4E9
613-425-8044

GEOTECHNICAL REPORTS BY:

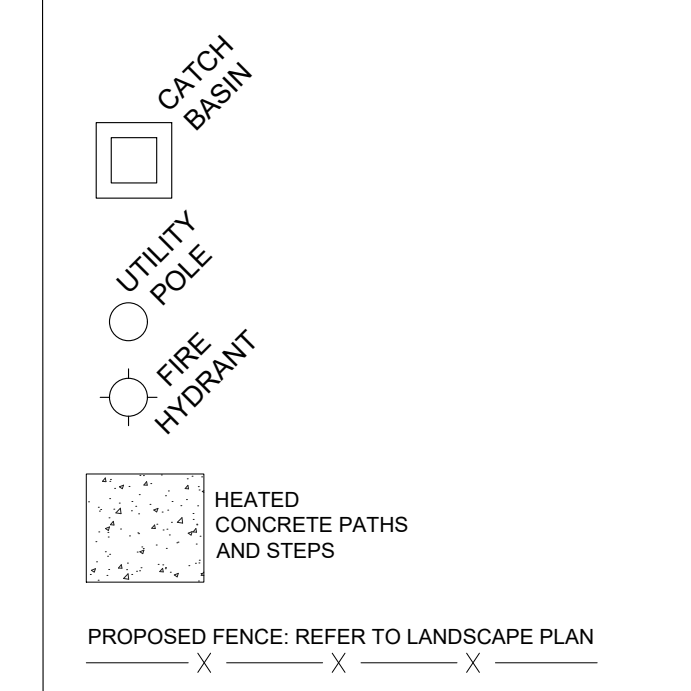
PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ONTARIO K2E 7T9

TREE INFORMATION REPORT BY:

INTEGRATED FORESTRY SERVICES
PO BOX 13593
OTTAWA, ONTARIO K2K 1X6
(613) 850-2475

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



3.	2025-04-08	REVISED SPC APPLICATION
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.

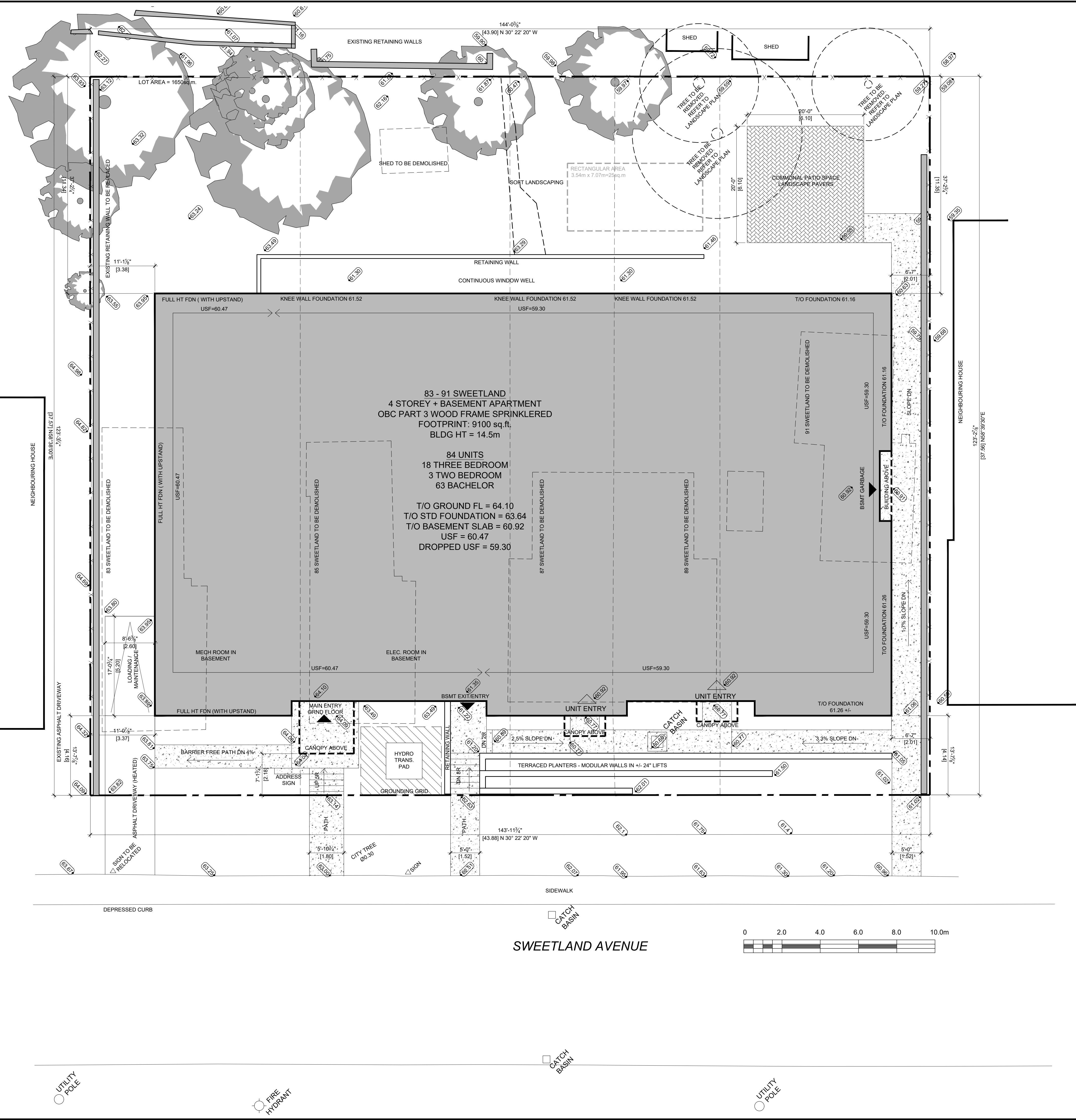


SWEETLAND APARTMENTS

83-91 SWEETLAND OTTAWA, ONTARIO, K1N 7T9

SITE PLAN

Drawn By:	Date:	A1.0
AW	NOV 2024	
Project No:	Scale:	
2407	1:100	



Drawing Name: C:\Users\jhill\Documents\Projects\83-91 Sweetland\83-91 Sweetland.dwg Date: 2024-11-25 10:58:00 AM