

2 LOCATION PLAN
A100 NOT TO SCALE

GROSS FLOOR AREA (O.B.C.):

BASEMENT:	249.76m ²
GROUND:	230.14m ²
SECOND:	278.79m ²
THIRD:	278.79m ²
FOURTH:	258.48m ²
FIFTH:	258.48m ²
SIXTH:	258.48m ²
ROOF:	61.91m ²
TOTAL:	1,874.83m²

SITE PLAN LEGEND:

INTERLOCK WALKWAY:	
LANDSCAPED AREA:	
PROPOSED BUILDING:	
BUILDING ENTRANCE:	
FENCE:	
PROPERTY LINE:	
SETBACK:	

ZONING INFORMATION - R5G

PERFORMANCE STANDARDS	REQUIRED	PROVIDED
MIN. LOT WIDTH	18m	12.84m
MIN. LOT AREA	540m ²	390.37m ²
MAX. BUILDING HEIGHT	VARIES	20m
MIN. FRONT YARD SETBACK (Lewis Street)	3.0m	0.1m
MIN. INTERIOR SIDE YARD SETBACK	Within 21m of the front lot line: 2.5m Beyond 21m of the front lot line: 6.0m	1.2m 1.2m
MIN. REAR YARD SETBACK (Section 135)	3.0m	1.6m
MIN. VEHICLE PARKING (Area X; excess of 12 units)	Residential: 0.5/d.u. (x10) = 5 Visitor: 0.1/d.u. (x10) = 1	0 0
MIN. BICYCLE PARKING	0.5/d.u. (x22) = 11	18 spaces
MIN. BICYCLE PARKING WIDTH	0.6m (horizontal)	0.4m
MIN. AISLE WIDTH LEADING TO A BICYCLE SPACE	1.5m	1.2m
MIN. AMENITY AREA	Total: 6m ² /d.u. (x22) = 132m ² Communal: 50% of total = 66m ²	Total: 114m ² Communal: 100% (114m ²)
MIN. LANDSCAPED AREA	30% of lot area (118m ²)	20% of lot area (72m ²)
HERITAGE OVERLAY	Section 60(1): Where a building in an area to which an heritage overlay applies is removed or destroyed it must be rebuilt with the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to its removal or destruction.	The proposed building does not conform with the provision of Section 60(1).



CLIENT:
EPCON Enterprises Limited
1566 Lapierre Avenue, Ottawa, ON - K1Z 7T2

AGENT:
Novatech Engineering Consultants Limited
240 Michael Cowpland Drive, Suite 200, Ottawa, ON - K2M 1P6

CIVIL ENGINEER:
Novatech Engineering Consultants Limited
240 Michael Cowpland Drive, Suite 200, Ottawa, ON - K2M 1P6

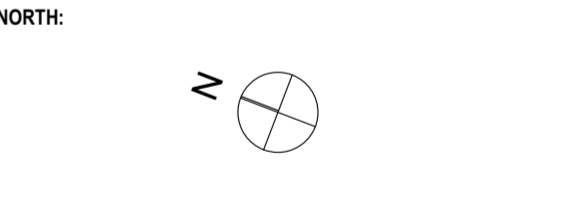
PLANNER & LANDSCAPE:
Novatech Engineering Consultants Limited
240 Michael Cowpland Drive, Suite 200, Ottawa, ON - K2M 1P6

SURVEYOR:
Fairhall Moffatt & Woodland Limited
600 Terry Fox Drive, Suite 100, Kanata, ON - K2L 4B6

REVISIONS:

No.	DESCRIPTION	DATE
05	ISSUED FOR SITE PLAN CONTROL RESPONSE	2020-04-16
05	ISSUED FOR COORDINATION	2020-04-08
04	ISSUED FOR COORDINATION	2020-03-30
03	ISSUED FOR SITE PLAN CONTROL	2019-11-19
02	ISSUED FOR COORDINATION	2019-11-13
01	ISSUED FOR COORDINATION	2019-11-05

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.



PROJECT:
22 UNIT MID-RISE APARTMENT DWELLING

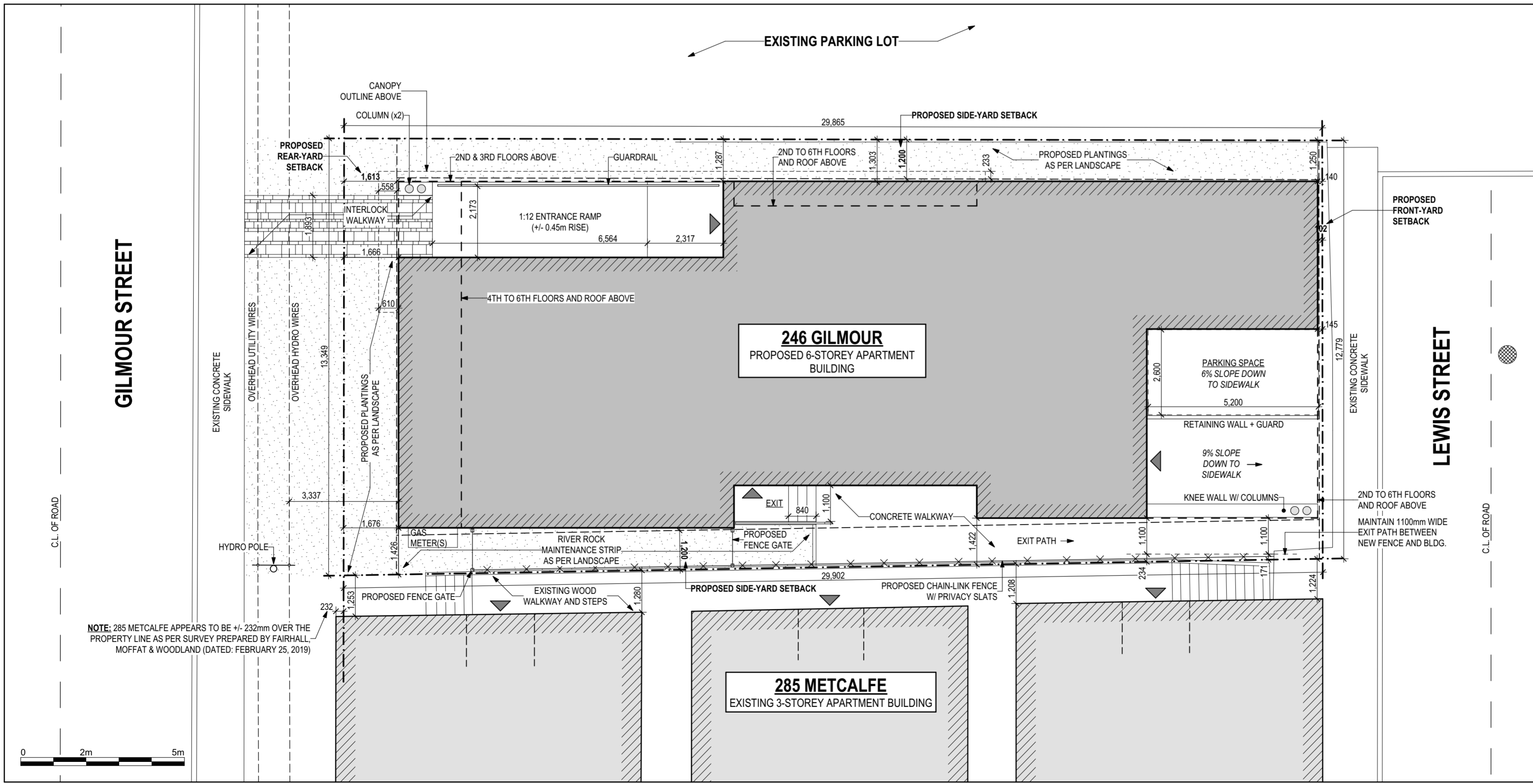
246 Gilmour Street
SITE PLAN

DESIGNED BY: SD + NSB
APPROVED BY: RM

DRAWN BY: NSB

DATE: 2020-04-16
SCALE: AS SHOWN

RMA PROJECT NUMBER: 19046
SHEET NUMBER: A100



1 SITE PLAN
A100 SCALE: 1:100

A2 19046_246Gilmour_DesignDevelopment_2020_04_09_pln

D07-12-19-0196

STAMP:



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240 Michael Cowpland Drive, Suite 200, Ottawa, ON - K2M 1P6

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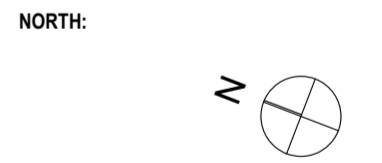
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SURVEYOR:
Fairhall Moffatt & Woodland Limited
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REVISIONS:

No.	DESCRIPTION	DATE
03	ISSUED FOR SITE PLAN CONTROL RESPONSE	2020-04-16
02	ISSUED FOR COORDINATION	2020-03-30
01	ISSUED FOR COORDINATION	2019-11-05

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PROJECT:

22 UNIT MID-RISE APARTMENT DWELLING

246 Gilmour Street

DRAWING:

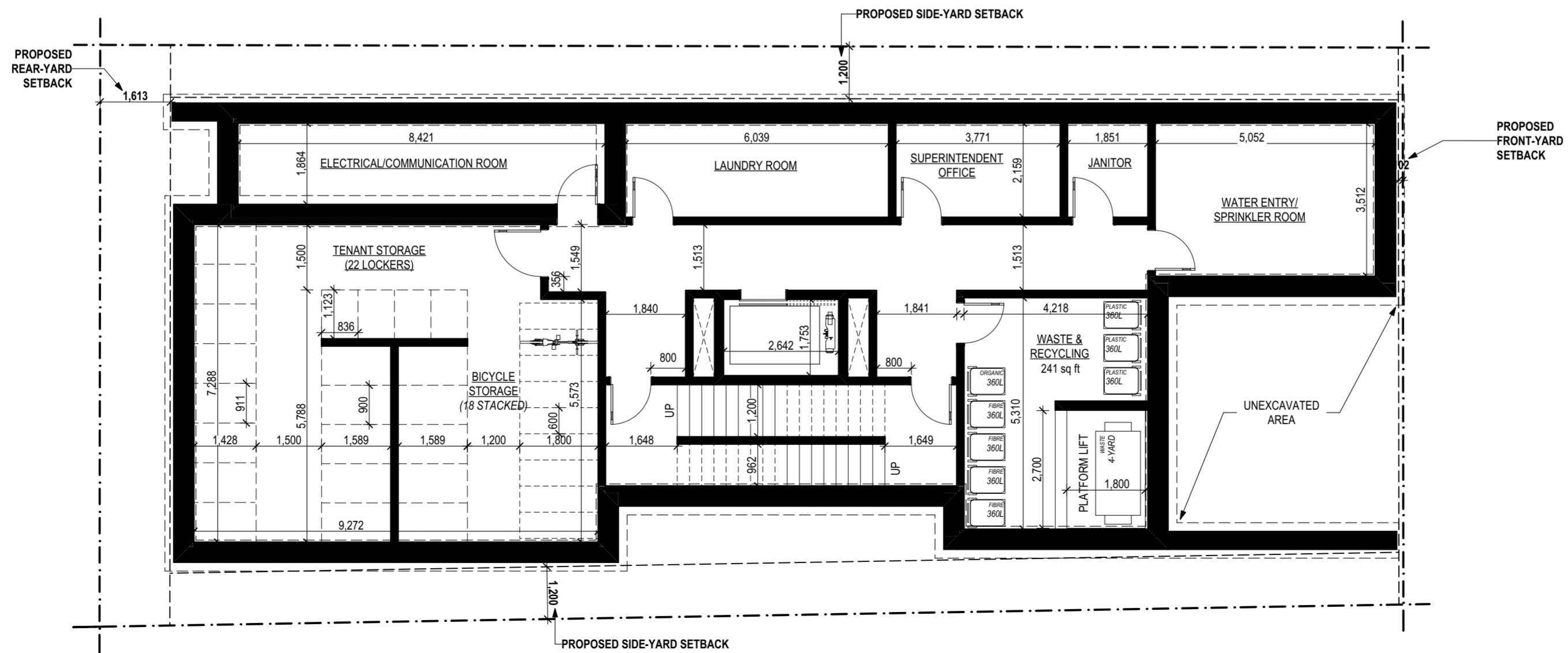
BASEMENT PLAN

DESIGNED BY: SD + NSB **APPROVED BY:** RM

DRAWN BY: NSB

DATE: 2020-04-16 **SCALE:** AS SHOWN

RMA PROJECT NUMBER: 19046 **SHEET NUMBER:**



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1
A200 **BASEMENT FLOOR - PROPOSED**
SCALE: 1:100

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STAMP:



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1566 Lapierre Avenue, Ottawa, ON - K1Z 7T2

AGENT:
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240 Michael Cowpland Drive, Suite 200, Ottawa, ON - K2M 1P6

CIVIL ENGINEER:
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PLANNER & LANDSCAPE:
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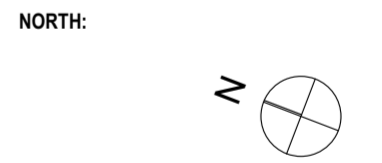
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PROJECT:

22 UNIT MID-RISE APARTMENT DWELLING

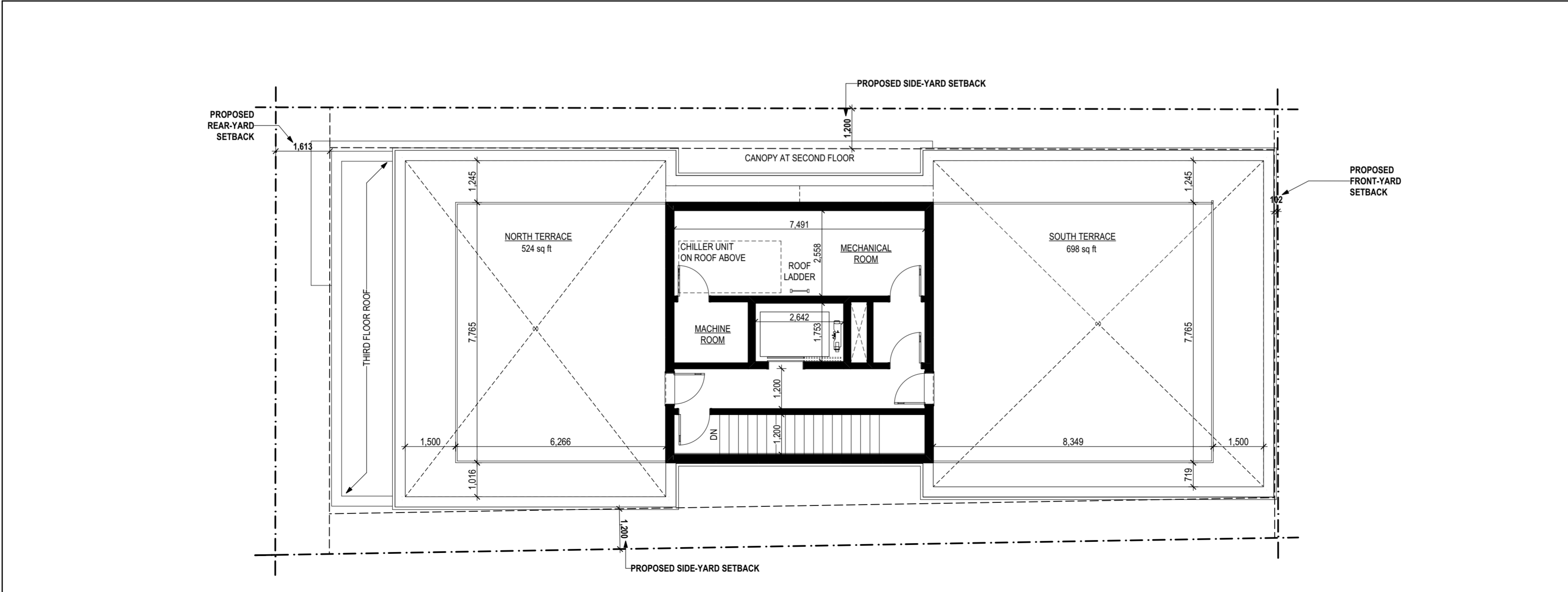
246 Gilmour Street

DRAWING:

ROOF PLAN

DESIGNED BY: SD + NSB	APPROVED BY: RM
DRAWN BY: NSB	SCALE: AS SHOWN
DATE: 2020-04-16	SHEET NUMBER: 19046
RMA PROJECT NUMBER: 19046	A203

D07-12-19-0196



A2 19046_246Gilmour_DesignDevelopment_2020_04_09.pln

1
A203
ROOF PLAN - PROPOSED
SCALE: 1:100