

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:	
RECESSED LIGHTING FIXTURE:	
MOTION SENSOR 2-LIGHT WALL LANTERN:	

ZONING INFORMATION - R5G [URBAN EXCEPTION 2638] - ZONING SCHEDULE 412

PERFORMANCE STANDARDS	REQUIRED	PROVIDED
MIN. LOT WIDTH	12.5m	12.84m
MIN. LOT AREA	385m ²	390.37m ²
MAX. BUILDING HEIGHT	As per Schedule 412	20m
MIN. FRONT YARD SETBACK (Lewis Street)	As per Schedule 412	0.1m
MIN. INTERIOR SIDE YARD SETBACKS	As per Schedule 412	1.2m
MIN. REAR YARD SETBACK (Section 135)	As per Schedule 412	1.6m
MIN. VEHICLE PARKING (Area X; excess of 12 units)	Despite Section 101 and 102, residential and visitor parking is not required.	0 Residential 1 Visitor or car-share
MIN. BICYCLE PARKING	0.5/d.u. (x22) = 11	18 spaces
MIN. AISLE WIDTH LEADING TO A BICYCLE SPACE	Stacked bicycle parking systems are permitted, and such systems are exempt from the minimum bicycle parking space dimensions and may have a minimum aisle width of 1.2m.	1.2m
MIN. AMENITY AREA	The minimum required amount of amenity area is 5m ² per dwelling unit.	Total: 114m ² Communal: 100% (114m ²)
MIN. LANDSCAPED AREA	Despite Section 163(9), a minimum of 18% of the lot area must be provided as landscaped area.	20% of lot area (72m ²)
HERITAGE OVERLAY	Heritage Overlay provisions do not apply.	N/A



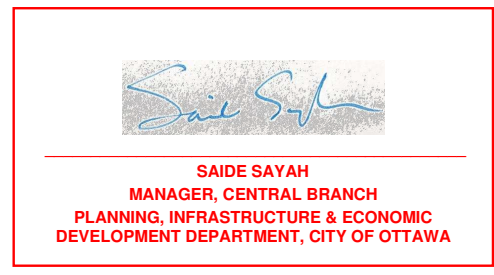
CLIENT: EPCON Enterprises Limited
1566 Lapierre Avenue, Ottawa, ON - K1Z 7T2

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

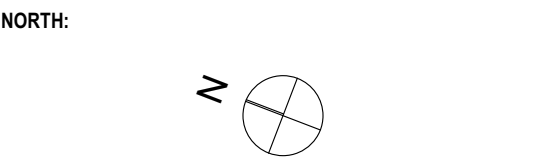


APPROVED
By Saide Sayah at 4:49 pm, Oct 01, 2020

REVISIONS:

No.	DESCRIPTION	DATE
08	ISSUED FOR SITE PLAN CONTROL APPROVAL	2020-09-28
07	ISSUED FOR SITE PLAN CONTROL RESPONSE	2020-05-27
06	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

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ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.



PROJECT:
22 UNIT MID-RISE APARTMENT DWELLING

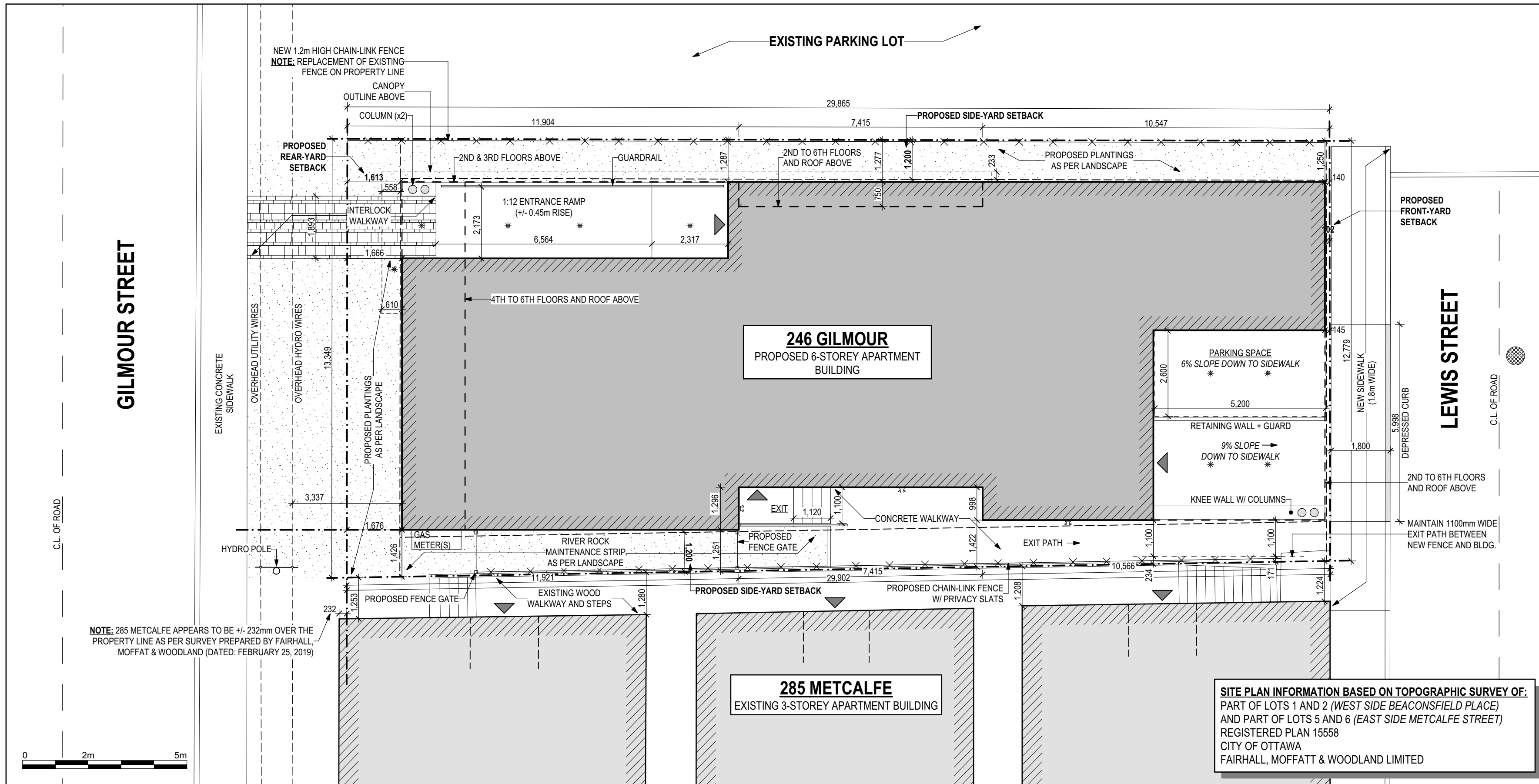
246 Gilmour Street
SITE PLAN

DESIGNED BY: SD + NSB
APPROVED BY: RM

DRAWN BY: NSB

DATE: 2020-09-28
SCALE: AS SHOWN

RMA PROJECT NUMBER: 19046
SHEET NUMBER: A100



SITE PLAN INFORMATION BASED ON TOPOGRAPHIC SURVEY OF:
PART OF LOTS 1 AND 2 (WEST SIDE BEACONSFIELD PLACE)
AND PART OF LOTS 5 AND 6 (EAST SIDE METCALFE STREET)
REGISTERED PLAN 15558
CITY OF OTTAWA
FAIRHALL, MOFFATT & WOODLAND LIMITED

1 SITE PLAN
A100 SCALE: 1:100

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