

no.	date	revision
1	2020-10-21	ISSUED FOR REZONING + SPC

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PROPERTY OWNER
 NEPEAN HOUSING CORPORATION
 16 KILBARRON ROAD
 NEPEAN ON K2J 5B2

CIVIL ENGINEER
 D.B. GRAY ENGINEERING INC
 700 LONG POINT CIRCLE
 OTTAWA ON K1T 4E9

LANDSCAPE ARCHITECT
 RUHLAND & ASSOCIATES LTD
 200-1750 COURTWOOD CRESCENT
 OTTAWA ON K2C 2B5

MECH. / ELECTRICAL ENGINEER
 LRL ASSOCIATES LTD
 5430 CANOTEK ROAD
 GLOUCESTER ON K1J 9G2

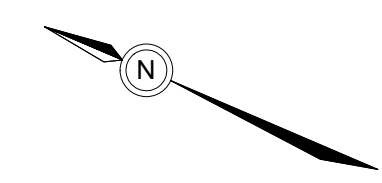
STRUCTURAL ENGINEER
 CLELAND JARDINE ENGINEERING LTD
 580 TERRY FOX DRIVE
 KANATA ON K2L 4B9

SURVEYOR
 FARLEY, SMITH & DENIS SURVEYING LTD
 190 COLONNADE ROAD
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scale	1:600
job no.	1922
project	DUNBAR COURT APARTMENTS NEPEAN HOUSING Ottawa, Ontario
date	October 22, 2020
drawing	CONTEXT PLAN
designed	JT
drawn	AH
checked	JT
dwg no.	C-1



EXISTING ZONING - R3Z[708]
 Minimum Lot Width: 18.0m
 Minimum Lot Area: 1,400.0m²
 Minimum Front Yard Setback: 3.0m
 Minimum Corner Yard Setback: 3.0m
 Minimum Rear Yard Setback: varies
 Minimum Interior Yard Setback: varies
 Maximum Building Height: 11.0m

REQUIRED (PUD)
 18.0m
 12,769.00m²
 3.0m
 3.0m
 varies
 varies
 11.0m

EXISTING (TOWNS)
 36.86m
 ± 20.50m
 N/A
 6.0m
 6.0m
 8.0m

PROPOSED - R4
 same
 N/A
 6.0m
 6.0m
 9.2m

PLANNED UNIT DEVELOPMENT (Sec. 131)
 The following ancillary uses are permitted on the same lot as a PUD, but only to serve the residents of the development: bank machine, community centre, community health and resource centre, convenience store, medical facility, office, personal service business limited to a laundromat, post office. The above permitted uses must: all be in one building, not exceed a cumulative total floor area of 150m², be located on a lot containing the PUD, and be located in the interior of the lot in such a way that there is no indication, visible from a public street, that there is an ancillary use on the lot. Where a communal accessory building is for garbage or bicycles the maximum permitted height is 4.5m and the maximum size is 200m².

PROVISIONS FOR PLANNED UNIT DEVELOPMENT (Table 131)
 Minimum width of private way: 6.0m
 Minimum setback for any wall of a residential use building to a private way: 1.8m
 Minimum setback for any garage or carport entrance from a private way: 5.2m
 Minimum separation area between buildings within PUD: where the height of abutting buildings is less than or equal to 14.5m: 1.2m, all other cases: 3.0m
 Parking within a PUD may be located anywhere within the development. Visitor parking may be provided as parallel parking on a private way, provided the private way has a minimum width of 8.5m
 All lands between townhouse dwellings, the extension of the main wall, and the private way are to be landscaped with soft landscaping, other than the area used for a driveway leading to the dwelling unit's parking space, garage, or carport, with the exception of a walkway no more than 1.25m in width. The driveway must not be wider than the associated parking space.

URBAN EXCEPTION [708]
 Minimum lot width for a townhouse is 5.0m

ADDITIONAL ZONING PROVISIONS (Table 160B)
 Despite the definitions of rear yard and interior side yard, buildings in a planned unit development (PUD) must be located so that they are set back:
 - 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 7.5m
 - an amount equal to the minimum interior yard setback for the dwelling type proposed, from a lot line where it abuts a side yard on an abutting lot

PERMITTED USES (Sec. 159)
 bed and breakfast, detached dwelling, diplomatic mission, duplex dwelling, group home, home-based business, home-based daycare, linked-detached dwelling, park, planned unit development, retirement home (converted), secondary dwelling unit, semi-detached dwelling, three-unit dwelling, townhouse dwelling, urban agriculture

AMENITY AREA (Sec. 137)
 Amenity area requirements for low-rise apartment building of more than 4 units in any zone other than a residential zone located within Area A on Schedule 321:
 Total Amenity Area: 6m² per dwelling unit, and 10% of the GFA of each rooming unit
 Communal Amenity Area: minimum of 50% of the required total amenity area
 Communal Amenity Layout: aggregated into areas up to 54m², and where more than one aggregated area is provided, at least one must be a minimum of 54m²
 Where a PUD contains a low-rise apartment dwelling, the required amenity area may be located outside the rear yard and is not required to abut the rear lot line.
 The total amenity area required at grade for low-rise apartment dwellings in a PUD does not need to exceed 120m².

PROPOSED APARTMENT UNIT COUNTS
 6 Accessible Bachelor Units @ 425ft²
 14 One Bedroom Units @ 500-550ft²
 3 Accessible One Bedroom Units @ 600ft²
 6 Two Bedroom Units @ 675ft²
 2 Accessible Two Bedroom Units @ 780ft²
 Amenity Space @ 550ft²
 Total New Units: 31
MAJOR REZONING REQUIRED

AMENITY AREA CALCULATION
 Required Amenity Area: 31 x 6m² = 186m²
 Proposed Amenity Area: 293m²

LANDSCAPED AREA CALCULATION
 Required Landscaped Area: 12,769m² x 30% = 3,831m²
 Existing Landscaped Area: 5,907m² (46%)
 Proposed Landscaped Area: 5,280m² (41%)

PARKING RATE REQUIREMENTS (Sec. 101-102)
 31 new apt. dwelling units x 1.2 = 37 resident spaces
 31 new apt. dwelling units x 0.2 = 6 visitor spaces
 Existing Townhouse Parking: Carport and driveway per unit, no visitor parking required.

TOTAL PARKING PROVIDED FOR NEW APT BUILDING: 41 SPACES
 RESIDENT PARKING: 31 SPACES (1 per dwelling unit)
 VISITOR PARKING: 10 SPACES

BICYCLE PARKING REQUIREMENTS (Sec. 111)
 LOW RISE APARTMENT BUILDING
 31 dwelling units x 0.5 = 16 bicycle spaces
 - bicycle parking must be located on the same lot as the building for which it is provided.
 - bicycle parking spaces must be located in order to provide convenient access to main entrances or well-used areas.
 - bicycle parking may be located in any yard.
 - a maximum of 50% of the required spaces or 15 spaces, whichever is greater, may be located in a landscaped area.

DRAWING LEGEND

- ZONING BOUNDARY
- LOT LINE
- PUD SETBACK
- PROPOSED SETBACK
- TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW CONSTRUCTION
- EXISTING FENCE TO REMAIN
- LANDSCAPED AREA
- AMENITY AREA

DRAWING LIST

- A-1 SITE PLAN
- A-1a SITE PLAN DETAIL
- A-2 FOUNDATION PLAN
- A-3 GROUND FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 THIRD FLOOR PLAN
- A-6 ROOF PLAN
- A-7 UNIT PLANS
- A-8 UNIT PLANS
- A-9 WEST and NORTH ELEVATIONS
- A-10 EAST and SOUTH ELEVATIONS

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LANDSCAPE ARCHITECT
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1 SITE PLAN
 A-1



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scale: 1:300
 job no.: 1922
 project: DUNBAR COURT APARTMENTS
 NEPEAN HOUSING
 Ottawa, Ontario
 date: October 22, 2020
 drawing: SITE PLAN
 designed: JT
 drawn: AH
 checked: JT
 dwg no.: A-1



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drawing	SITE PLAN DETAIL
designed	JT
drawn	AH
checked	JT
dwg no.	A1-1

1 SITE PLAN DETAIL
 A1-1



1 WEST ELEVATION
A-9



2 NORTH ELEVATION
A-9

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scale 3/16" = 1'-0"

job no. 1922

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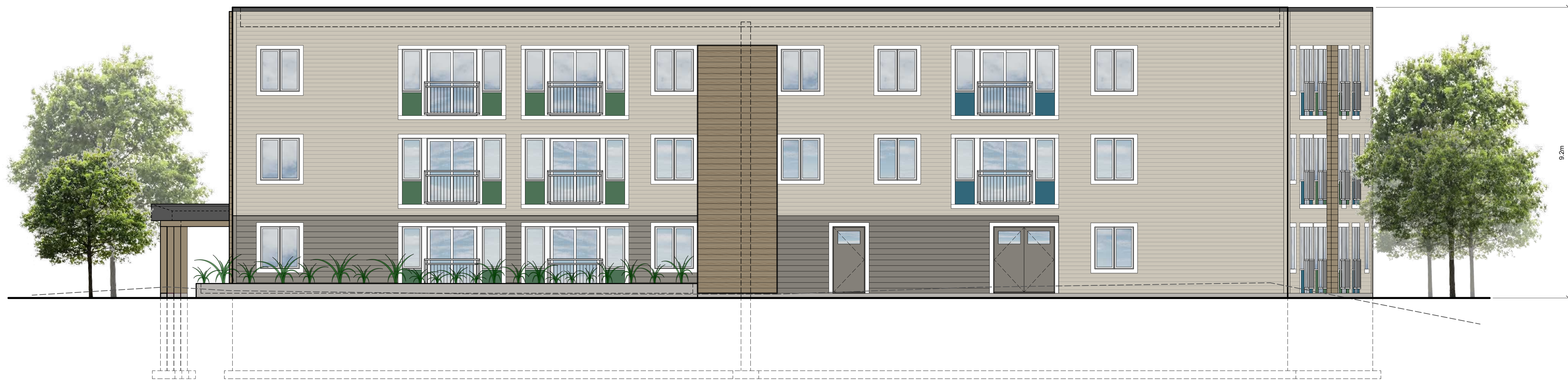
drawn AH

checked JT

dwg no. A-9



1 EAST ELEVATION
A-10



2 SOUTH ELEVATION
A-10

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