

3 SITE PLAN
SP-01 SCALE: 1:75

Douglas James
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Douglas James at 4:25 pm, Sep 13, 2021

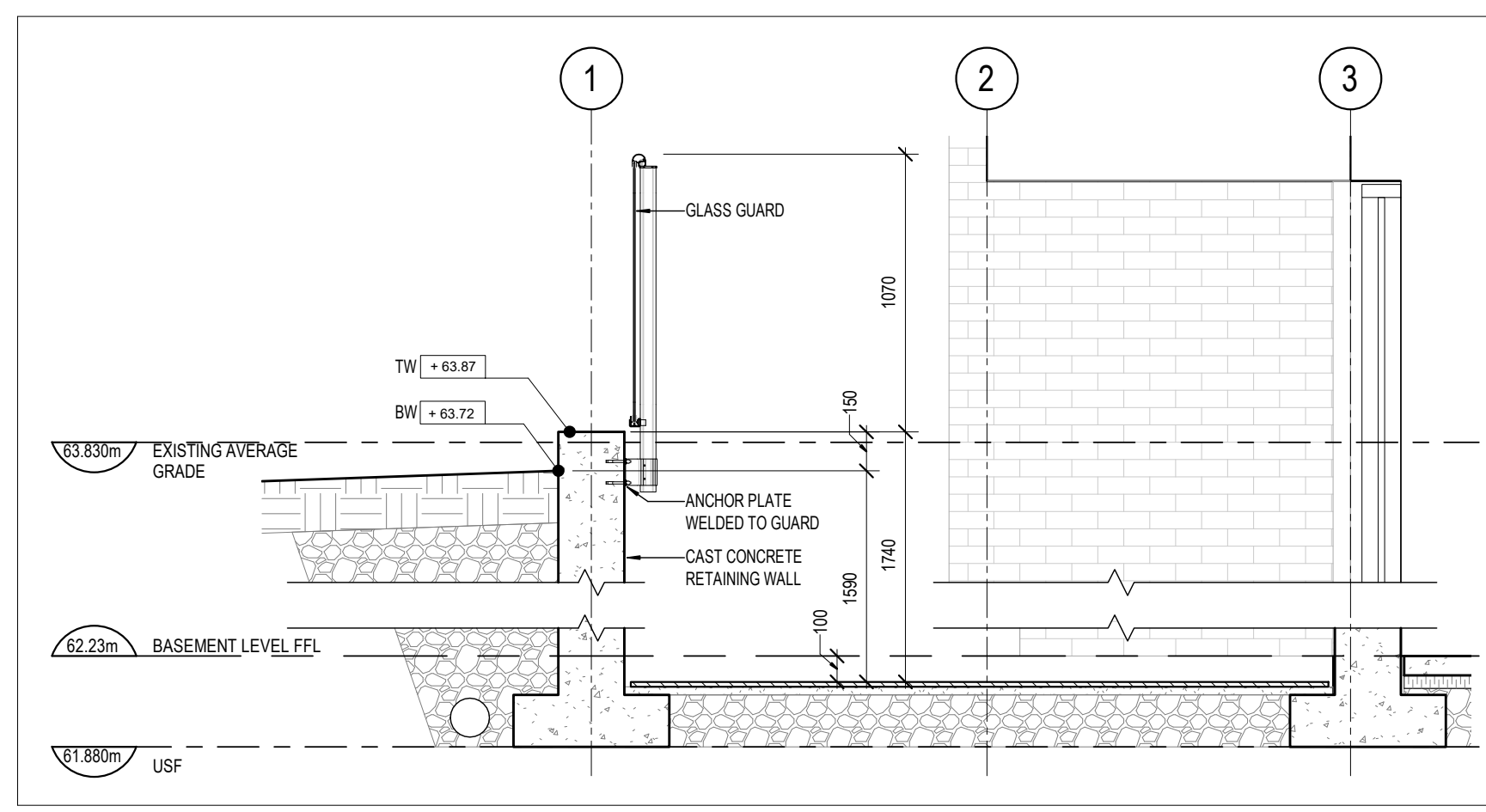


2 LOCATION PLAN
SP-01 SCALE: NTS

Site Statistics		
Zoning Designation:	R4-UD	
Lot Width:	15.31m	
Lot Depth:	29.93m	
Total Lot Area:	458.2m ²	
Proposed Development - 15 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width 162(a)	15m	15.31m
Minimum Lot Area 162(a)	450m ²	458.2m ²
Min. Front Yard Setback 139(3)(b)	2.25m (Average of the setbacks of the existing buildings on the abutting lots)	2.25m
Min. Interior Side Yard Setback 162(a)	1.5m	1.5m
Min Rear Yard Setback 161(a)(iii)	8.979m (30% of Lot Depth)	8.979m
Maximum Building height 162(a)	14.5m	13.4m
Parking Space Rates 101(2)	0 Spaces (Area Z)	0 Spaces
Minimum Visitor Parking Rates 102(2)(i)	0 Spaces (0.1 spaces/unit beyond 12 units)	0 Spaces
Bicycle Parking Rates Table 111A(b)(ii)	8 Spaces (12 units x 0.5)	8 Spaces
Soft Landscaping 161(13)(b)(iii)	68.7m ² (Lots 450m ² or greater, at least 50% of the rear yard)	74.2 m ² (59.8%)
Front Yard Soft Landscaping Table 161	6.9m ² (20% of Front Yard)	13.4 m ² (38.9%)
Minimum 2-Bedroom Unit Rates 161(14)(i)	4 Units (At least 25% of units)	6 Units (50% of Units)

1 ZONING INFORMATION
SP-01 SCALE: N.T.S.

<ul style="list-style-type: none"> 1 OVERHEAD WIRE 2 EXISTING BUILDING TO BE DEMOLISHED 3 EXISTING RETAINING WALL TO BE REMOVED 4 EXISTING FENCE TO BE REMOVED 5 EXISTING CONCRETE PAD TO BE REMOVED 6 EXISTING SHED 7 SUNKEN TERRACE 8 LANDSCAPED WINDOW WELL 9 CLEAR GLASS GUARD 11 SOFT LANDSCAPING 12 INTERLOCKING CONCRETE PAVERS 	<p>TOPOGRAPHIC PLAN OF SURVEY OF LOT 9 REGISTERED PLAN 35 (EAST HINCHEY AVENUE LOTS) CITY OF OTTAWA ANNIS, O'SULLIVAN, VOLLEBEK LTD. 2020</p> <p>SURVEY INFO SCALE: NTS</p>
<p>KEYNOTE LEGEND SCALE: N.T.S.</p>	<p>SITE PLAN SYMBOLS LEGEND</p> <ul style="list-style-type: none"> ▲ BUILDING ENTRANCE ▼ BUILDING EXIT ⊞ BICYCLE PARKING ○ UP UTILITY POLE ⊕ EXISTING ELEVATION — BOARD FENCE — CHAIN LINK FENCE <p>SYMBOLS LEGEND SCALE: NTS</p>



4 SECTION AT TERRACE
SP-01 SCALE: 1:25

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5	RE-ISSUED FOR SITE PLAN CONTROL	21-04-20
4	RE-ISSUED FOR SITE PLAN CONTROL	21-03-23
3	ISSUED FOR SITE PLAN CONTROL	20-11-26
2	ISSUED FOR COORDINATION	20-09-16
1	ISSUED FOR COORDINATION	20-05-26

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PROJ	SCALE	DRAWN	REVIEWED
1931	NOTED	AP	RMK

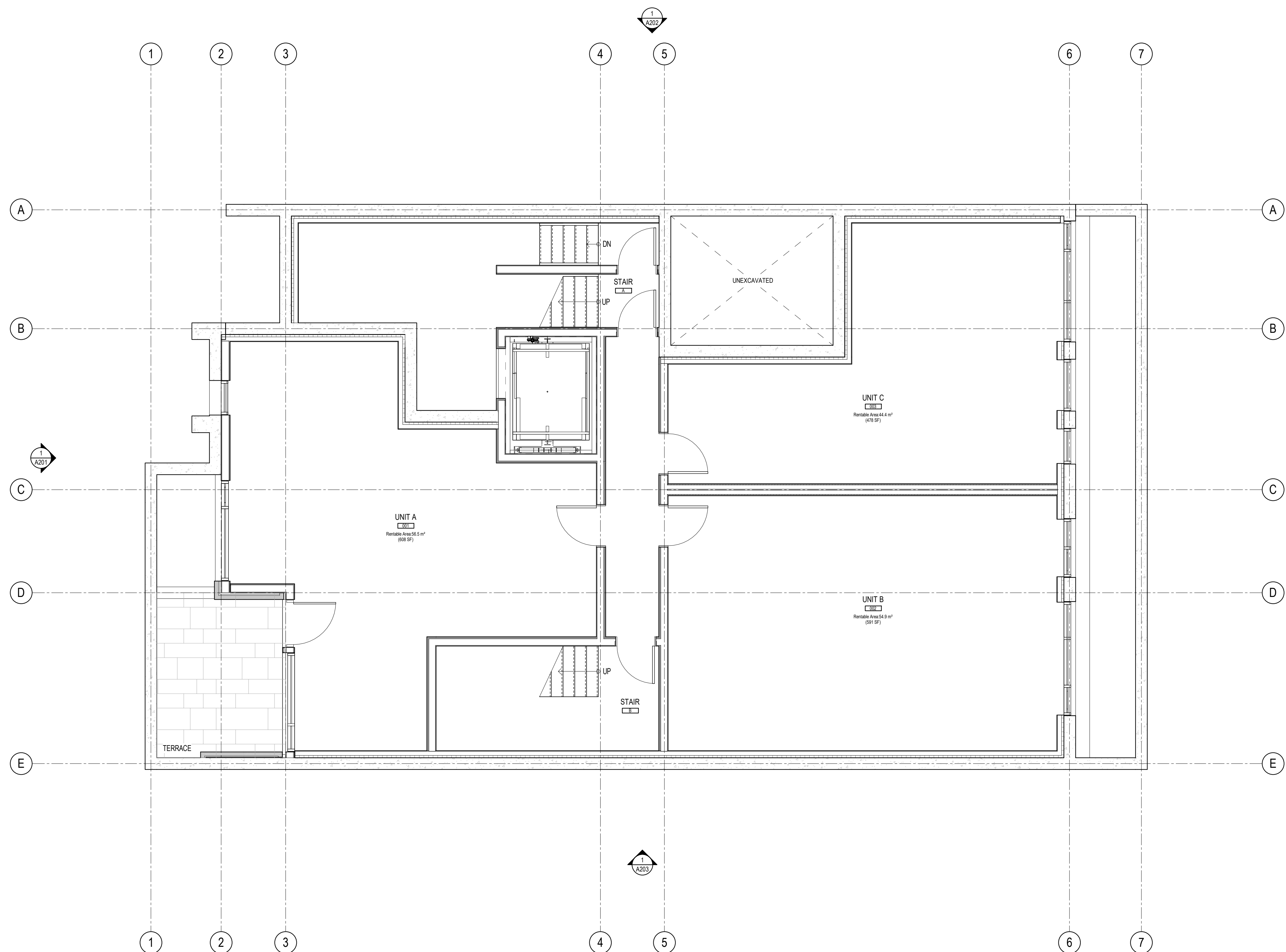
SITE PLAN

SP-01

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BASEMENT - FLOOR PLAN

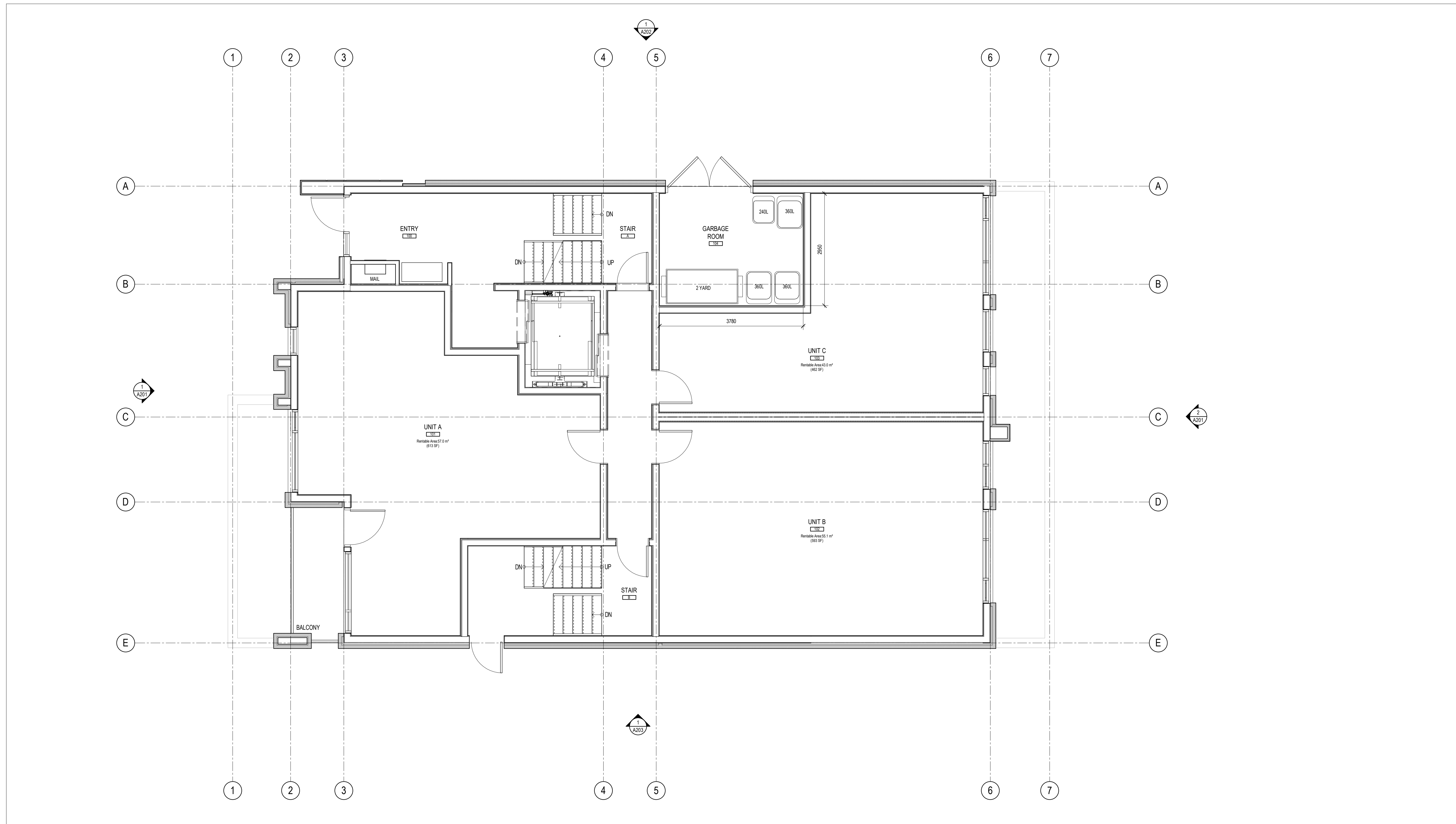
A100

1
A100
BASEMENT LEVEL
SCALE: 1 : 50

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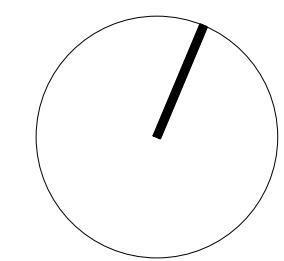
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LEVEL 01 - FLOOR PLAN

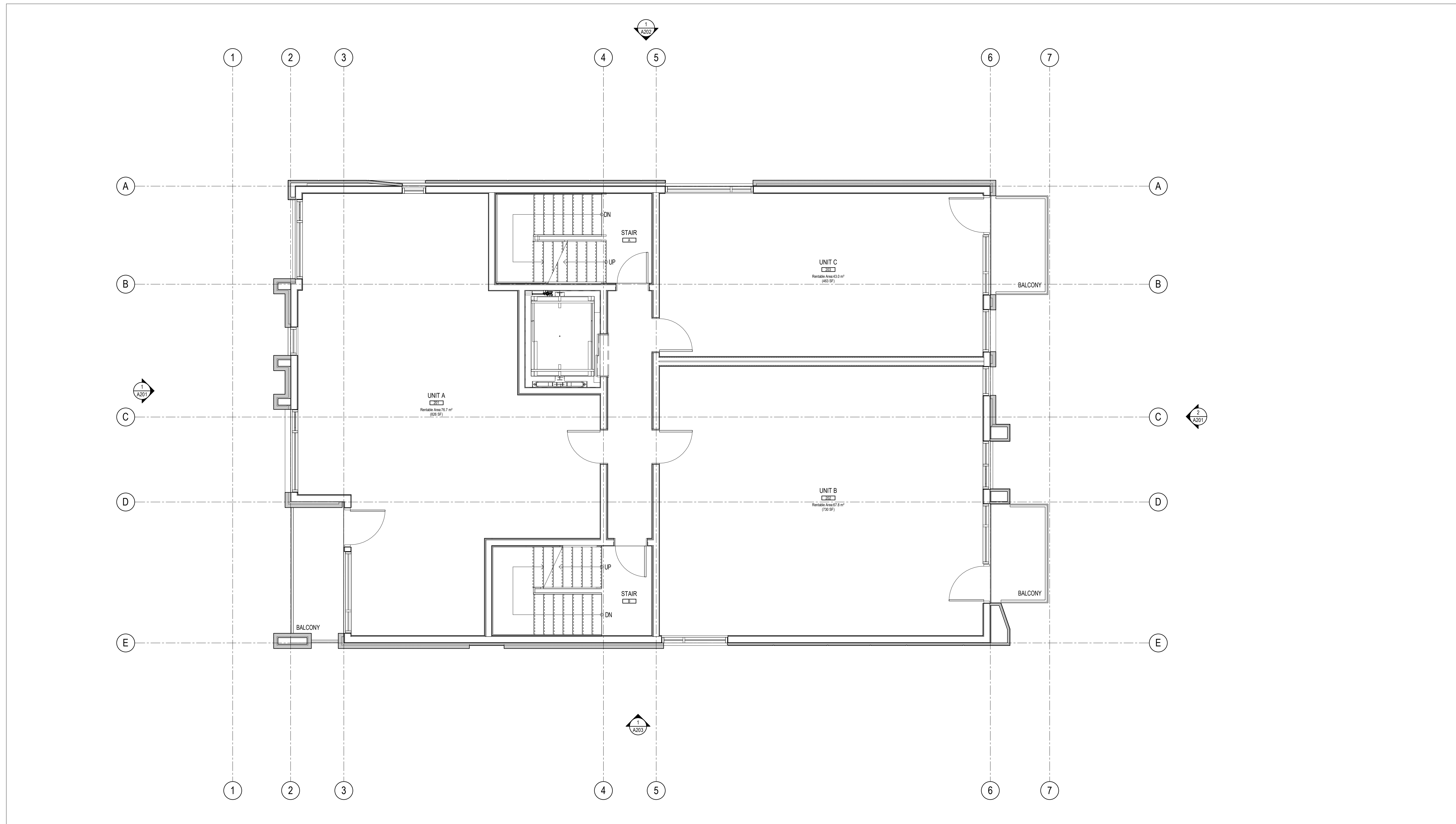
A101

1 LEVEL 01
A101 SCALE: 1 : 50

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LEVEL 02 - FLOOR PLAN

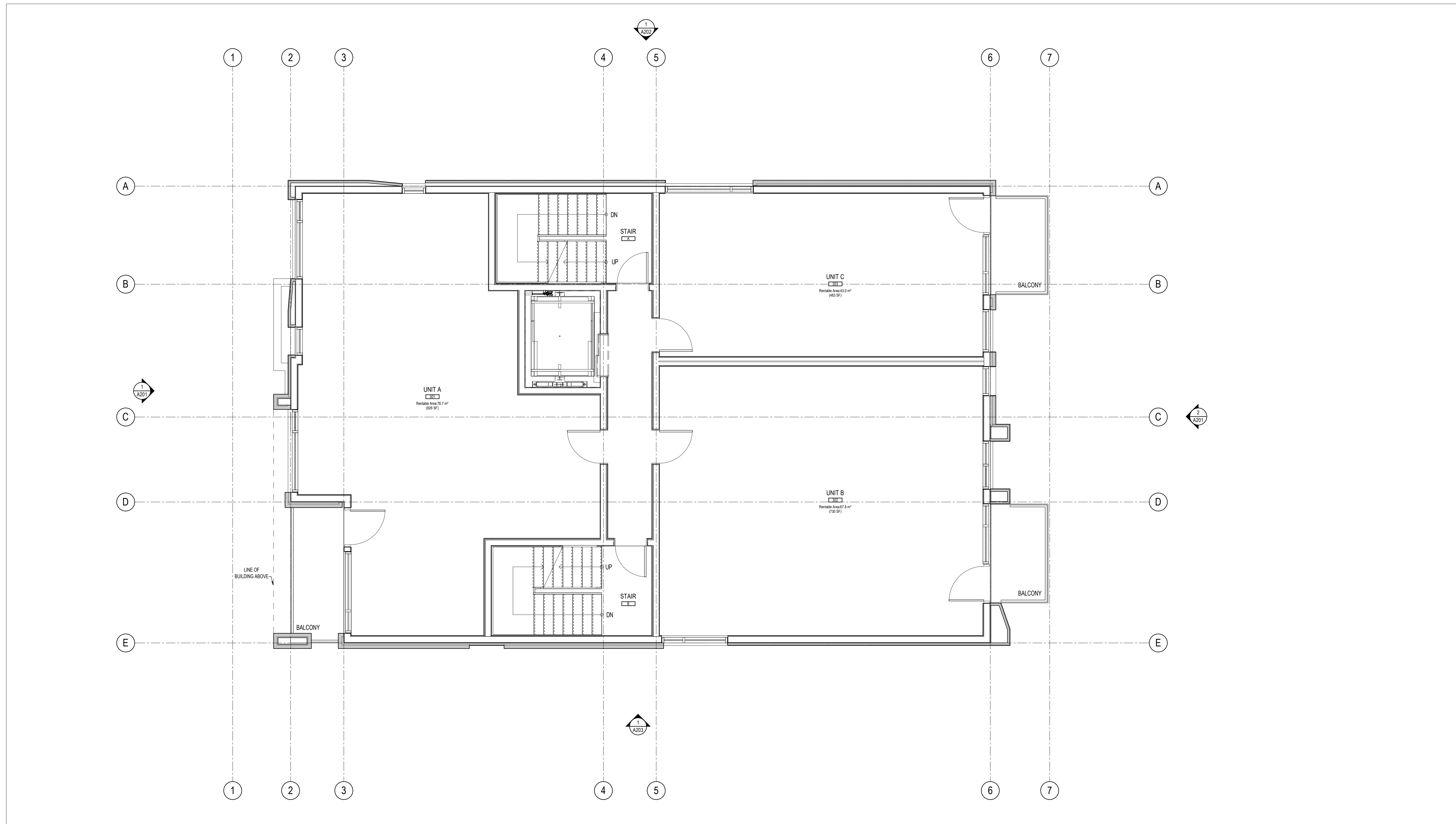
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1 LEVEL 02
A102 SCALE: 1 : 50

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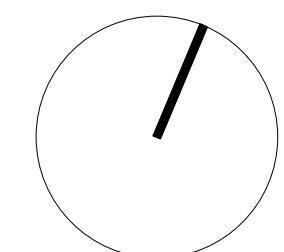
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LEVEL 03 - FLOOR PLAN

A103

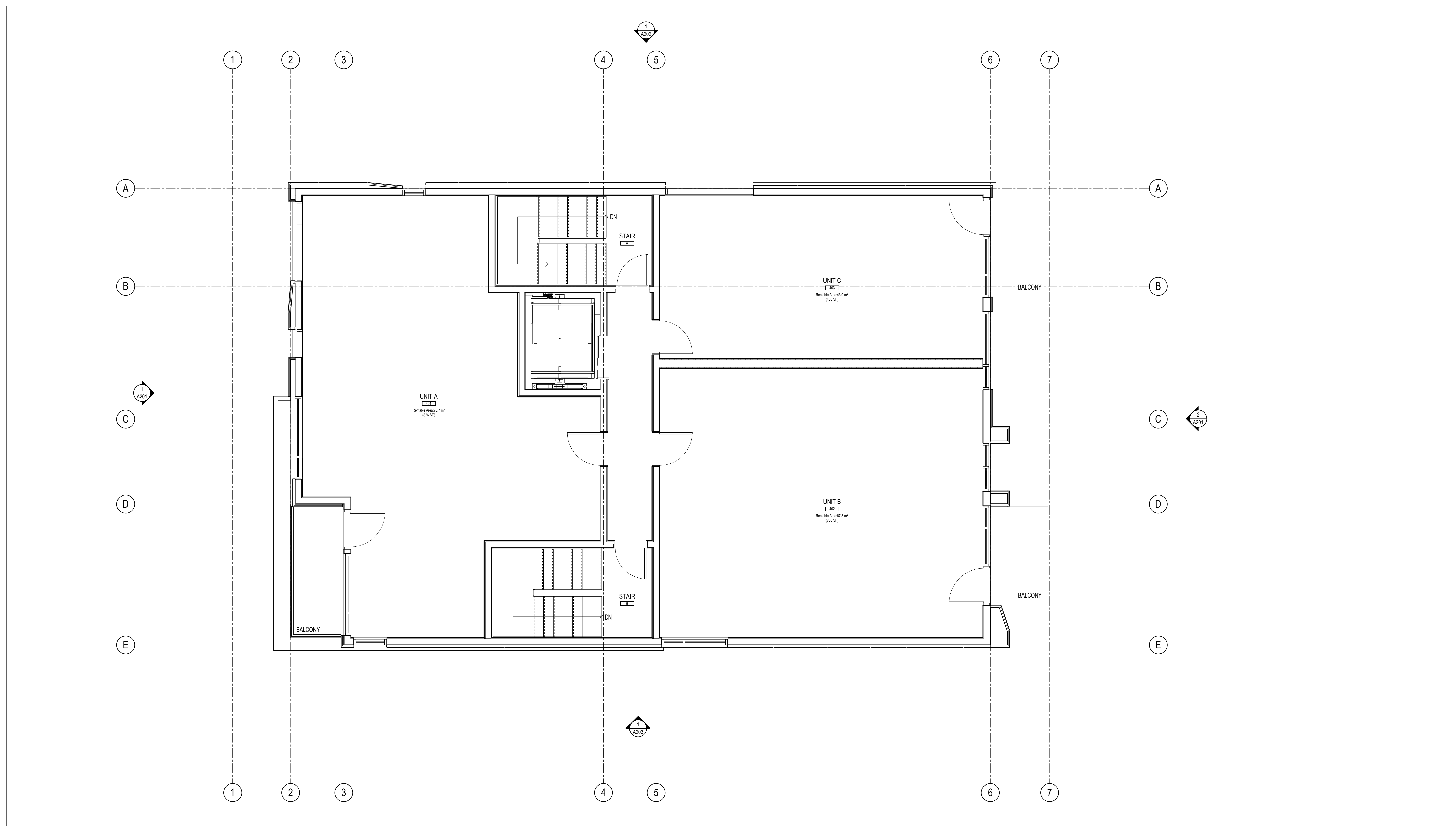
1 LEVEL 03
A103 SCALE: 1 : 50

#18320

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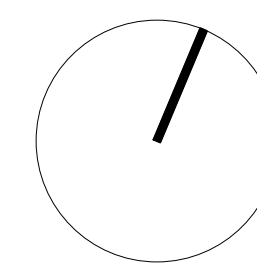
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LEVEL 04 - FLOOR PLAN

A104

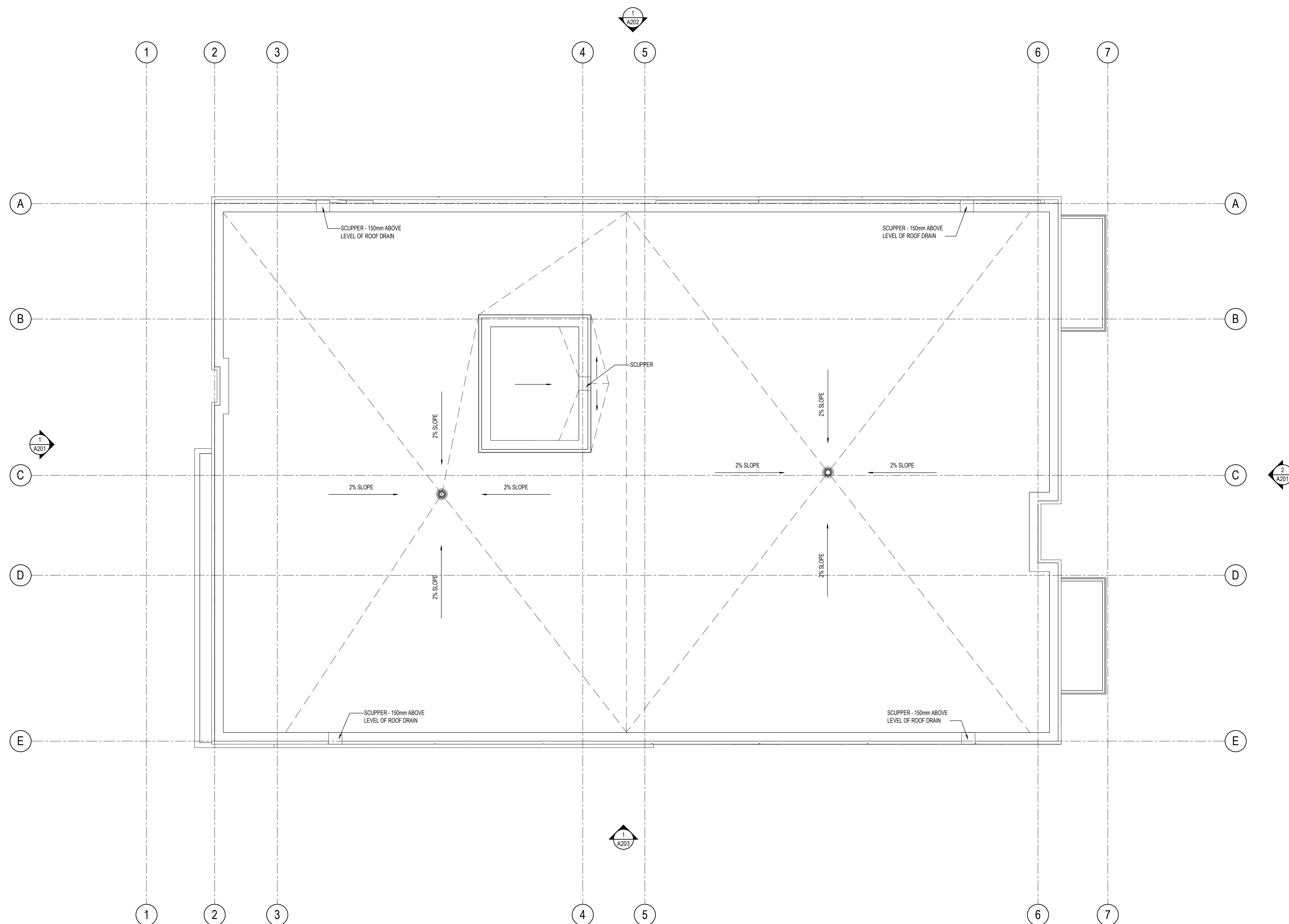
1 LEVEL 04
A104 SCALE: 1 : 50

#18320

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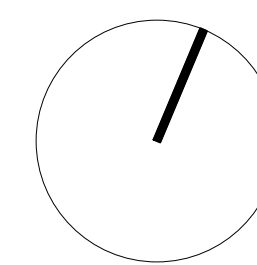
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ROOF PLAN

A105

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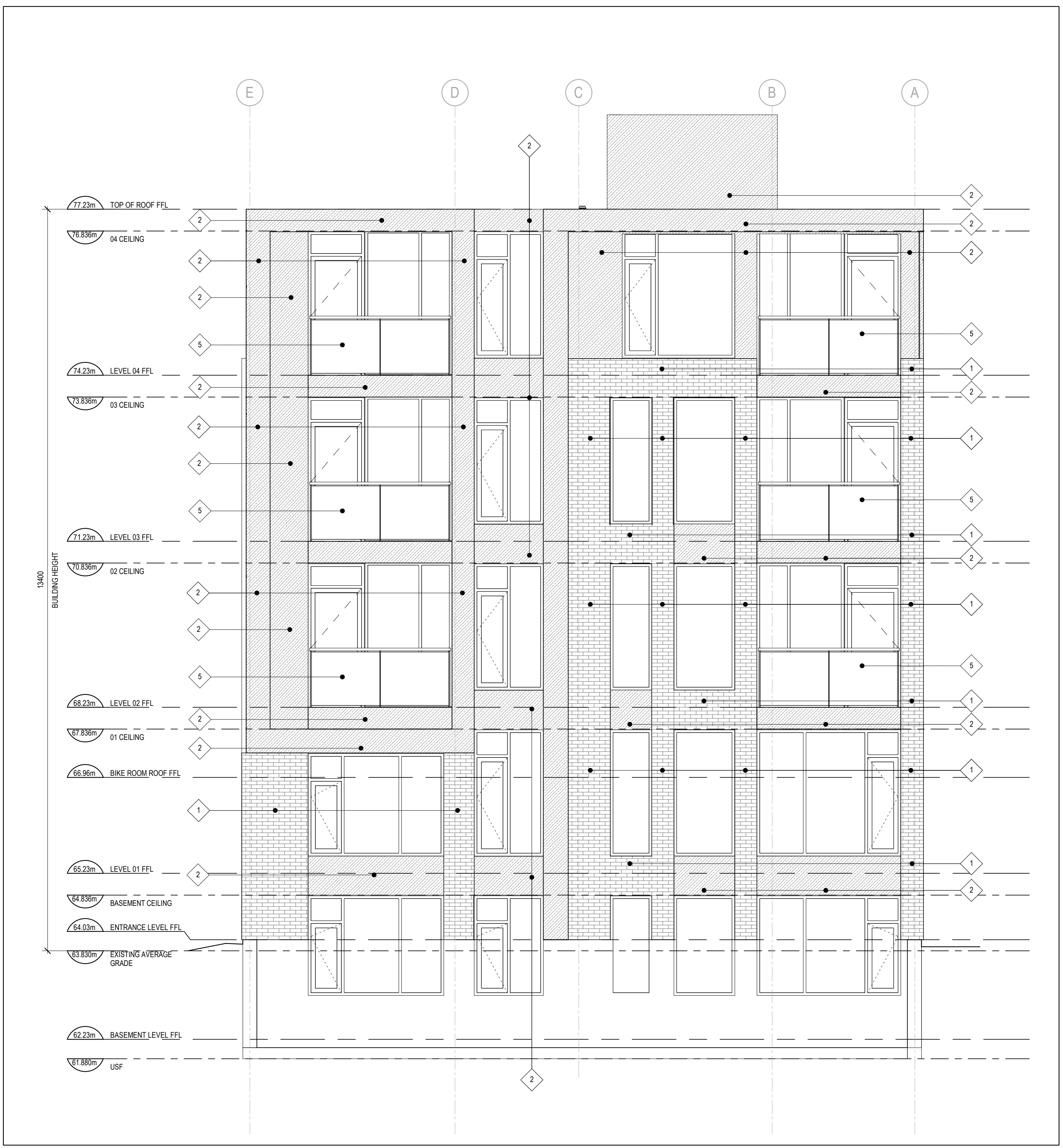
CLADDING LEGEND:

- 1 BRICK
SUPPLIER:
PRODUCT:
COLOUR:
- 2 FIBRE CEMENT PANEL
SUPPLIER:
COLOUR:
- 3 WOOD SIDING:
SUPPLIER:
COLOUR:
- 4 POURED CONCRETE
- 5 CLEAR GLASS GUARD

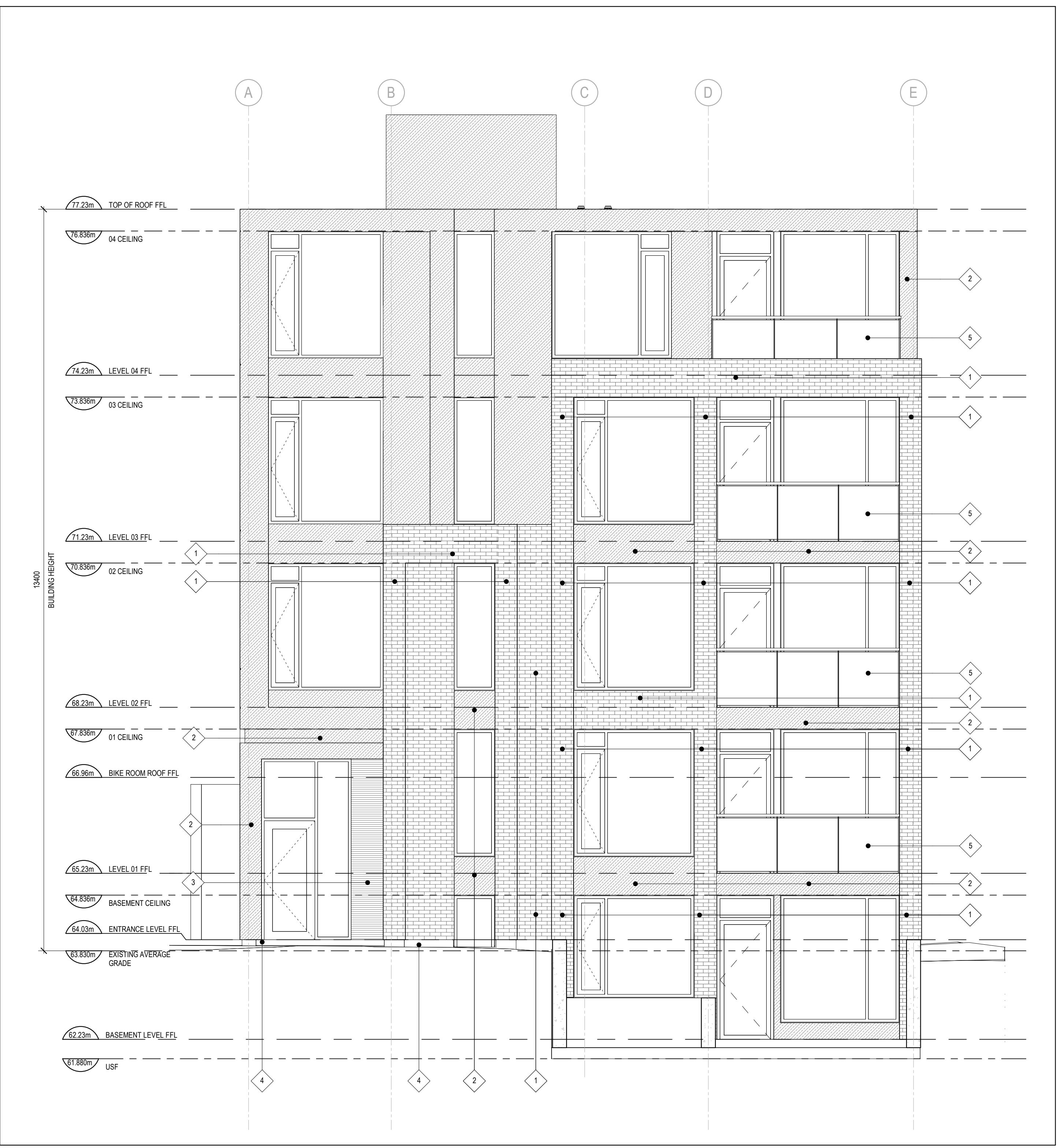
CLADDING LEGEND
 SCALE: 1 : 100

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2 EAST ELEVATION
 A201 SCALE: 1 : 50



1 WEST ELEVATION
 A201 SCALE: 1 : 50

ISSUE	DESCRIPTION	DATE
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EAST AND WEST ELEVATIONS

A201

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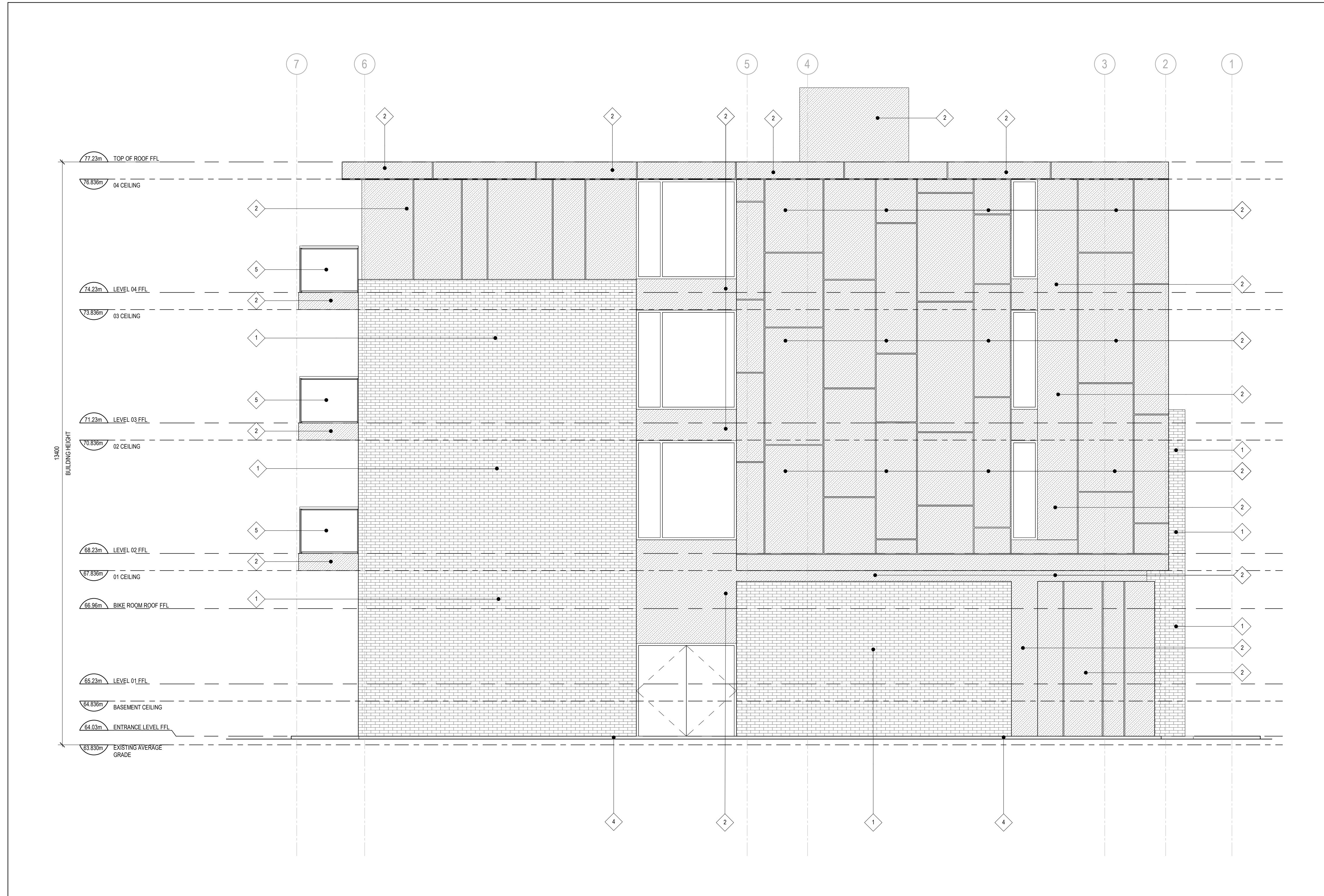
CLADDING LEGEND:

- 1 BRICK
SUPPLIER:
PRODUCT:
COLOUR:
- 2 FIBRE CEMENT PANEL
SUPPLIER:
COLOUR:
- 3 WOOD SIDING
SUPPLIER:
COLOUR:
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CLADDING LEGEND
 SCALE: 1 : 100

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1 NORTH ELEVATION
 A202 SCALE: 1 : 50

NO.	DESCRIPTION	DATE
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ISSUE RECORD



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1931	NOTED	SB	RMK

NORTH ELEVATION

A202

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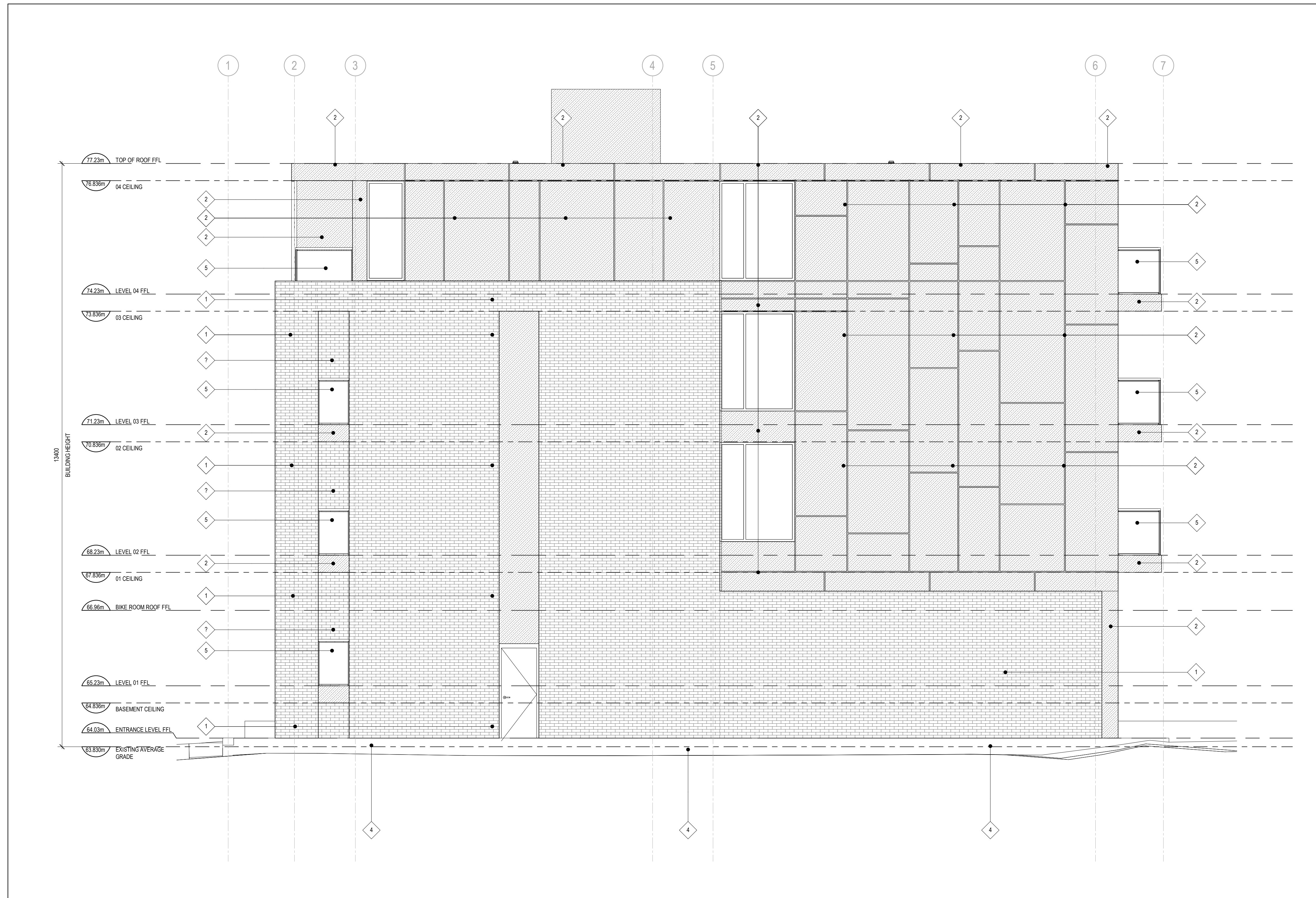
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PRODUCT:
COLOUR:
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COLOUR:
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1 SOUTH ELEVATION
 A203 SCALE: 1 : 50

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- 1 ISSUED FOR COORDINATION 20-09-16

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SOUTH ELEVATION

A203