

PLAN OF SURVEY
 INFORMATION SHOWN HAS BEEN TAKEN FROM
 ADSA Arpentage Dutrisac Surveying Inc.
 2884 Chamberland St. Unit 3
 Rockland, ON
 Tel.: 613.446.7101

**TOPOGRAPHIC PLAN OF
 PART OF LOT B
 CONCESSION 11**
 GEOGRAPHIC TOWNSHIP OF CUMBERLAND
 NOW IN THE
 CITY OF OTTAWA

ELEVATION NOTE
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS
 INFORMATION TO VERIFY THAT THE JOB BENCHMARK
 HAS NOT BEEN ALTERED OR DISTURBED AND THAT
 IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES
 WITH THE INFORMATION SHOWN THE ABOVE
 REFERENCED SURVEY.

John Seigny
JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By seignynjo at 11:31 am, Oct 30, 2024

CLIENT:

BRIDOR DEVELOPMENTS
 BUILDING COMMUNITIES

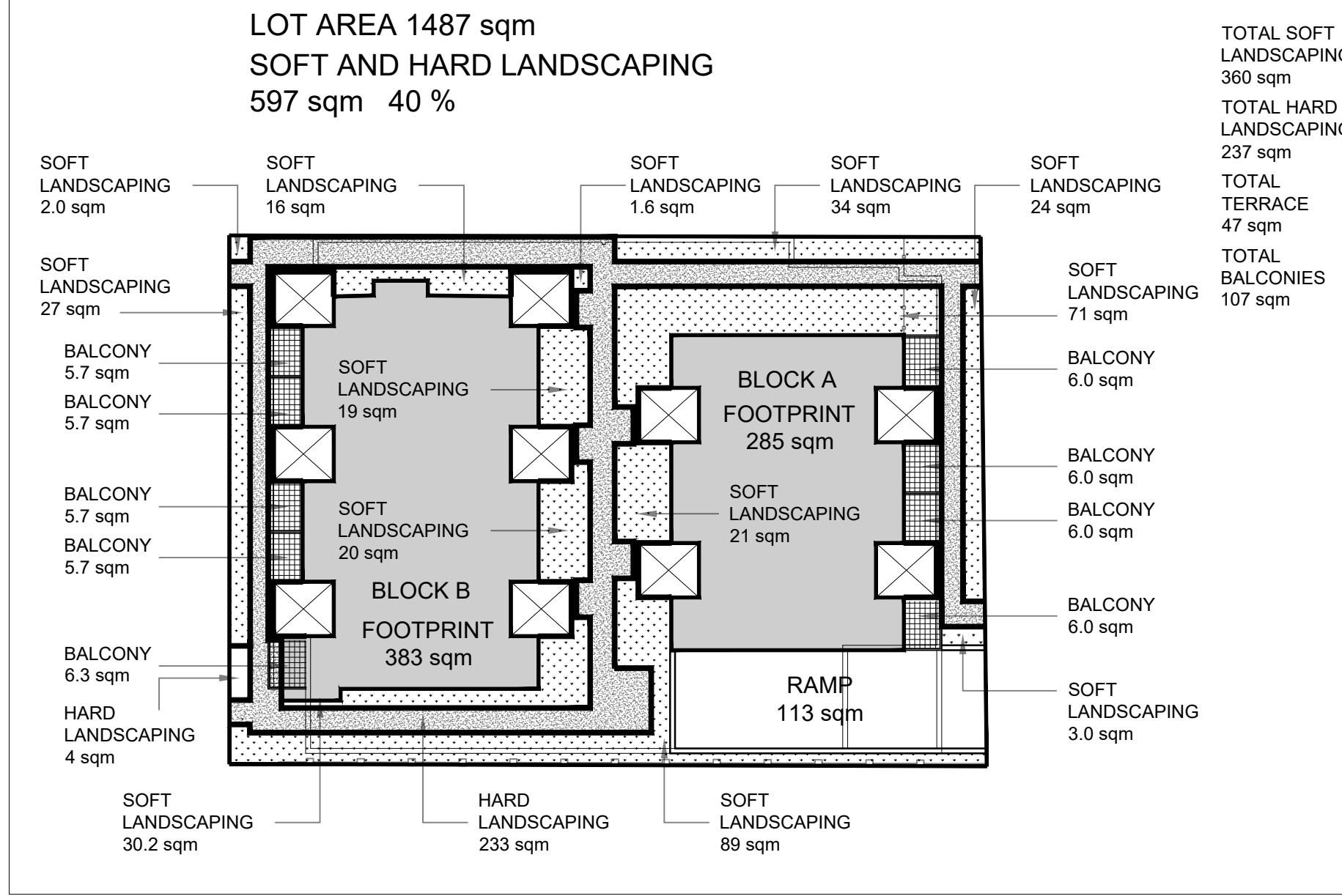
LEGEND:

- PROPOSED NEW BUILDING
- NEW CONCRETE WALKWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- NEW METAL FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- EXISTING CONCRETE CURB

No.	REVISIONS	BY	DATE
19	FOR SPC SUBMISSION	JP	OCT. 24 2024
18	FOR SPC SUBMISSION	JP	MAR. 20 2024
17	FOR CLIENT REVIEW	JP	MAR. 6 2024
16	FOR SPC SUBMISSION	JP	DEC. 14 2023
15	FOR CLIENT REVIEW	JP	DEC. 06 2023
14	SPC RESUBMISSION	JP	JULY 17 2023
13	SPC RESUBMISSION	JC	JUN 28 2023
12	FOR REVIEW (L/J/RAMP)	JP	JUNE 08 2023
11	FOR REVIEW	JP	FEB. 13 2023
10	FOR REVIEW	JP	DEC. 01 2022
09	FOR COORDINATION	JP	OCT. 28 2022
08	FOR REVIEW	JP	OCT. 19 2022
07	FOR COORDINATION	PE	APR. 20 2022
06	FOR COORDINATION	PE	APR. 14 2022
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020

STAMP NORTH ARROW

1 SITE PLAN
 SP-01 SCALE = 1:150



SITE ZONE STATISTICS 1592 TENTH LINE ROAD

ITEM	PROPOSED	REQUIRED	PROVIDED
Zone	Proposed R42(2930) Zoning By-Law 2008-250, as amended		
Permitted Uses	S. 161, (1)	Apartment dwelling, low rise Planned unit development	Apartment dwelling, low rise Planned unit development (Attached triplexes for BCS review)
Lot Area	Table 162	450 sqm	1487 sqm
Lot Width	Table 162	18.0m	32.3m
Maximum Building Height	Table 162	15.0m	10.5m
Front Yard (through lot - no rear yard)	Exception [2930]	2.35m min.	2.49m (Tenth Line) 2.37m (Phoenix Crescent)
Side Yard	Table 162	1.5 for the first 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m	2.74m for the first 21 m back from the front lot line No Building proposed beyond 21 m from the lot line
Parking Spaces (Resident)	Table 101, R11 Exception [2930]	1.1 Per Unit (27 x 1.1 = 29.7 - 10% = 26.73)	27 Spaces Total required: 27 spaces (27 x 0.2 = 5.4)
Parking Spaces (Visitor)	S. 102, (III)	0.2 Per Unit	5 Spaces
Bicycle Parking Spaces	S. 111A, (b)(i) S. 137, (12)	Total required: 5 spaces (27 x 0.5 = 13.5)	18 Spaces below 6 Spaces at grade/podium 24 Spaces Total 154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm 199.6 sqm (communal)
Amenity Area	6.0 sqm Per Unit 50% of Total Amenity area	162 sqm (162 sqm x 50% = 81 sqm)	154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm 199.6 sqm (communal)
Building Footprint	Block A Block B	n/a	285.67 sqm 383.32 sqm
Total Floor Area	Block A Block B	n/a	1,463.27 sqm 1,729.37 sqm
Number of Dwelling units	Block A Block B	n/a	15 units 12 units
Lot Coverage	n/a	n/a	667.99 sqm (44.9%)
Min. Distance Between Buildings	Table. 131, (4)(a)	1.2 m when the building is less than or equal to 14.5 m in height	7.8m (3.48 m between stairs)



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D2 concepts
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 OTTAWA, ONTARIO, K1V 6A8

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT: 1592 TENTH LINE ROAD OTTAWA

DRAWING TITLE: **SITE PLAN**

PROJECT NO. 0359
 DATE: APRIL 20, 2022

SP-01