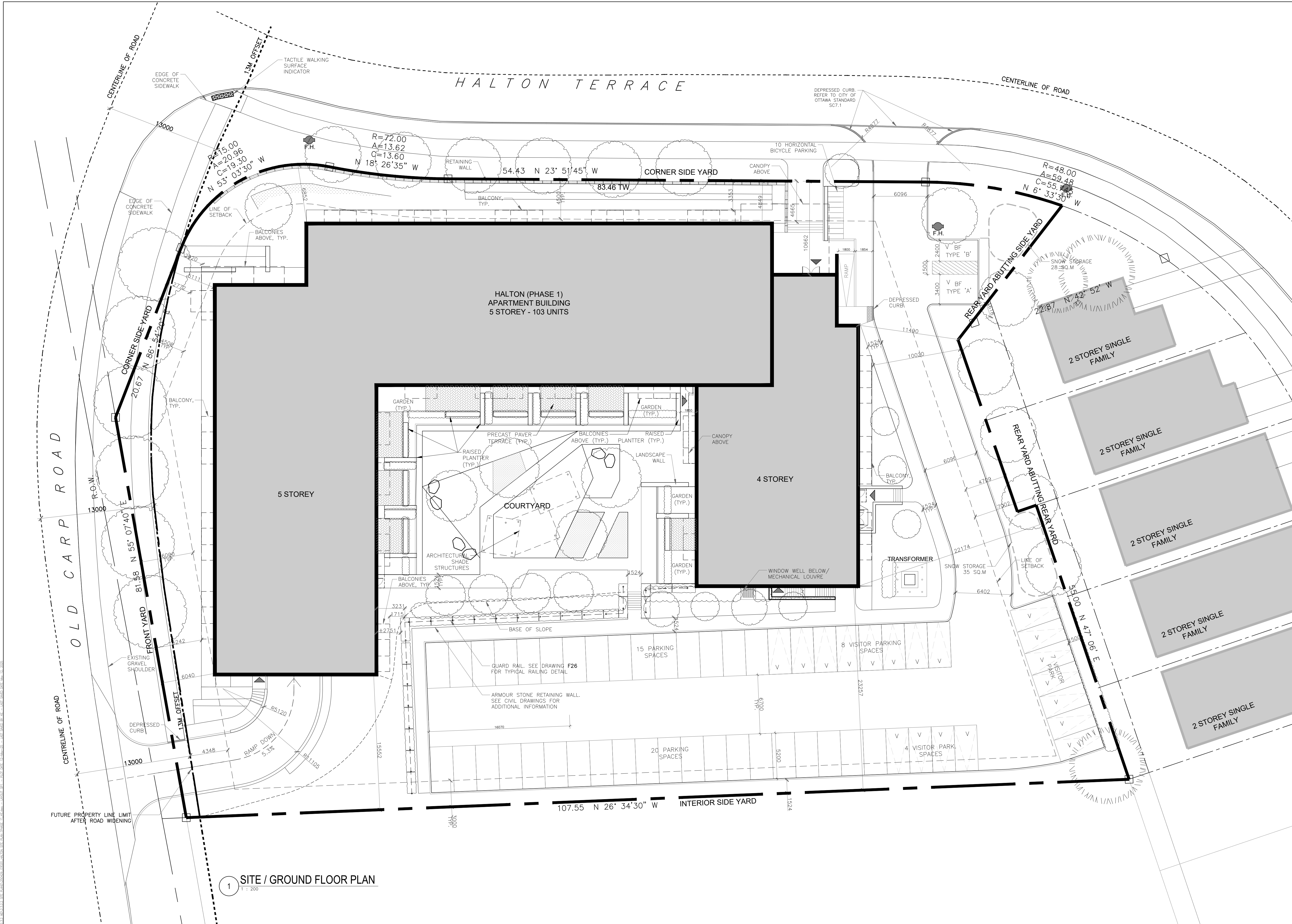




1 SITE / GROUND FLOOR PLAN
1 : 200

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION	NO	REV DATE	REV DESCRIPTION	NO	REV DATE	REV DESCRIPTION
1	OCT 20, 2021	ISSUED FOR SITE PLAN CONTROL	6	AUG 01, 2024	FOR OPA SUBMISSION	11	MAY 01, 2025	SPC RESUBMISSION
2	OCT 26, 2021	ADJUSTED FOR SITE PLAN CONTROL	7	AUG 12, 2024	RESUBMISSION TO OPA			
3	SEP 12, 2023	ISSUED FOR REVIEW	8	SEP 18, 2024	RESUBMISSION TO OPA			
4	OCT 6, 2023	ISSUED FOR SPC COORDINATION	9	JAN 31, 2025	RESUBMISSION TO OPA			
5	NOV 7, 2023	ISSUED FOR SPC RESUBMISSION	10	FEB 25, 2025	RESUBMISSION TO OPA			

PROJECT NAME
**1104 HALTON
103 UNIT APARTMENT
BUILDING**
OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED
DRAWN BY
DM
DATE
5/12/25
PROJECT NO.
#030-20

DRAWING NO.
SP1



COLIZZA BRUNI
architecture

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**1104 HALTON
103 UNIT APARTMENT BUILDING**

DEVELOPMENT INFORMATION

ZONING : R5A (MID-RISE)
MIN LOT AREA : REQUIRED 1,000 Sq.M; PROVIDED : 7,292 Sq.M.
MIN L.O.S. REQUIRED: 2138 Sq.M (30% of the lot area)
PROVIDED: 3,135 Sq.M (44% of the lot area)
MIN LOT WIDTH : REQUIRED: 25M; PROVIDED: 57M
MIN FRONT YARD SETBACK: REQUIRED: 6M; PROVIDED: 6M
MIN REAR YARD SETBACK: REQUIRED: 7.5M; PROVIDED: 15.5M
MIN CORNER SIDE YARD SETBACK: REQUIRED: 4.5M; PROVIDED 4.85M
BUILDING HEIGHT : 4 STOREY PORTION : 15m. 5 STOREY PORTION : 18m

BUILDING AREA: 2,490 Sq.M
GROSS AREA (AS PER BY-LAW) : 10,661 Sq.M.
LOT COVERAGE : 35%
AVERAGE GRADE : TBD
AMENITY AREA: REQUIRED: 618 Sq.M. ; PROVIDED: 1,091 Sq.M.
- COMMUNAL : REQUIRED: 309 Sq.M. ; PROVIDED : 606 Sq.M.
- (67 Sq.M. INDOOR, 539 Sq.M. OUTDOOR/COURTYARD)
- PATIOS (AT GROUND) : 8 X 11.1 Sq.M = 89 Sq.M
- BALCONIES: 70 X 5.6 Sq.M = 392 Sq.M

PARKING

PARKING REQUIRED: 145 SPACES (1.2/UNIT + 0.2/UNIT VISITOR)
PARKING PROVIDED: 124 SPACES (1.0/UNIT + 0.2/UNIT VISITOR)
INDOOR PARKING: 68 SPACES
OUTDOOR PARKING: 56 SPACES
VISITOR PARKING: 21 SPACES
BARRIER-FREE PARKING: 5 SPACES
BICYCLE PARKING REQUIRED : .5/UNIT = 52 SPACES
BICYCLE PARKING PROVIDED: 72 SPACES (10 OUTDOOR, 62 INDOOR)

UNIT BREAKDOWN

7 THREE BEDROOM UNITS
61 TWO BEDROOM UNITS
35 ONE BEDROOM + DEN UNITS

TOTAL UNITS: 103

ABBREVIATIONS:

U-1	UNIT TYPE 1	DEVELOPER/OWNER:	MAPLE LEAF CUSTOM HOMES
U-1a	UNIT TYPE 1a		144 CONSTANCE CREEK DR
U-2	UNIT TYPE 2		DUNROBIN, ON
U-3	UNIT TYPE 3		K0A 1T0
U-4	UNIT TYPE 4	ARCHITECT:	COLIZZA BRUNI ARCHITECTURE INC.
U-4a	UNIT TYPE 4a		76 CHAMBERLAIN AVE.
U-5	UNIT TYPE 5		OTTAWA, ON.
U-5a	UNIT TYPE 5a		K1S 1V9
U-6	UNIT TYPE 6		
A1	AMENITY	SURVEYOR:	H.A. KEN SHIPMAN SURVEYING LTD.
B	BIKE STORAGE		6563 FOURTH LINE RD
E	ELEVATOR CHASE		NORTH GOWER, ON
GR	GARBAGE ROOM		K0A 2T0
J	JANITOR CLOSET	CIVIL ENGINEER:	NOVATECH ENGINEERING CONSULTANTS
L	LOCKER ROOM		240 MICHAEL COWPLAND DR.
MR	MECHANICAL ROOM		KANATA, ON.
S	SERVICE ROOM		K2M 1P6
SR	SPRINKLER ROOM	LANDSCAPE ARCHITECT:	NOVATECH ENGINEERING CONSULTANTS
V	VESTIBULE		240 MICHAEL COWPLAND DR.
WS	WATER SERVICES		KANATA, ON.
			K2M 1P6
		PLANNER:	Q9 PLANNING + DESIGN
			C-43 ECCLES STREET,
			OTTAWA, ON.
			K1R 6S3

PROPERTY LOT REFERENCE:
H.A. KEN SHIPMAN SURVEYING LTD.
FILE NO.: 19-11905 REF NO.: MCH.-34
DATE: OCT 11TH, 2019



LOCATION PLAN
NTS