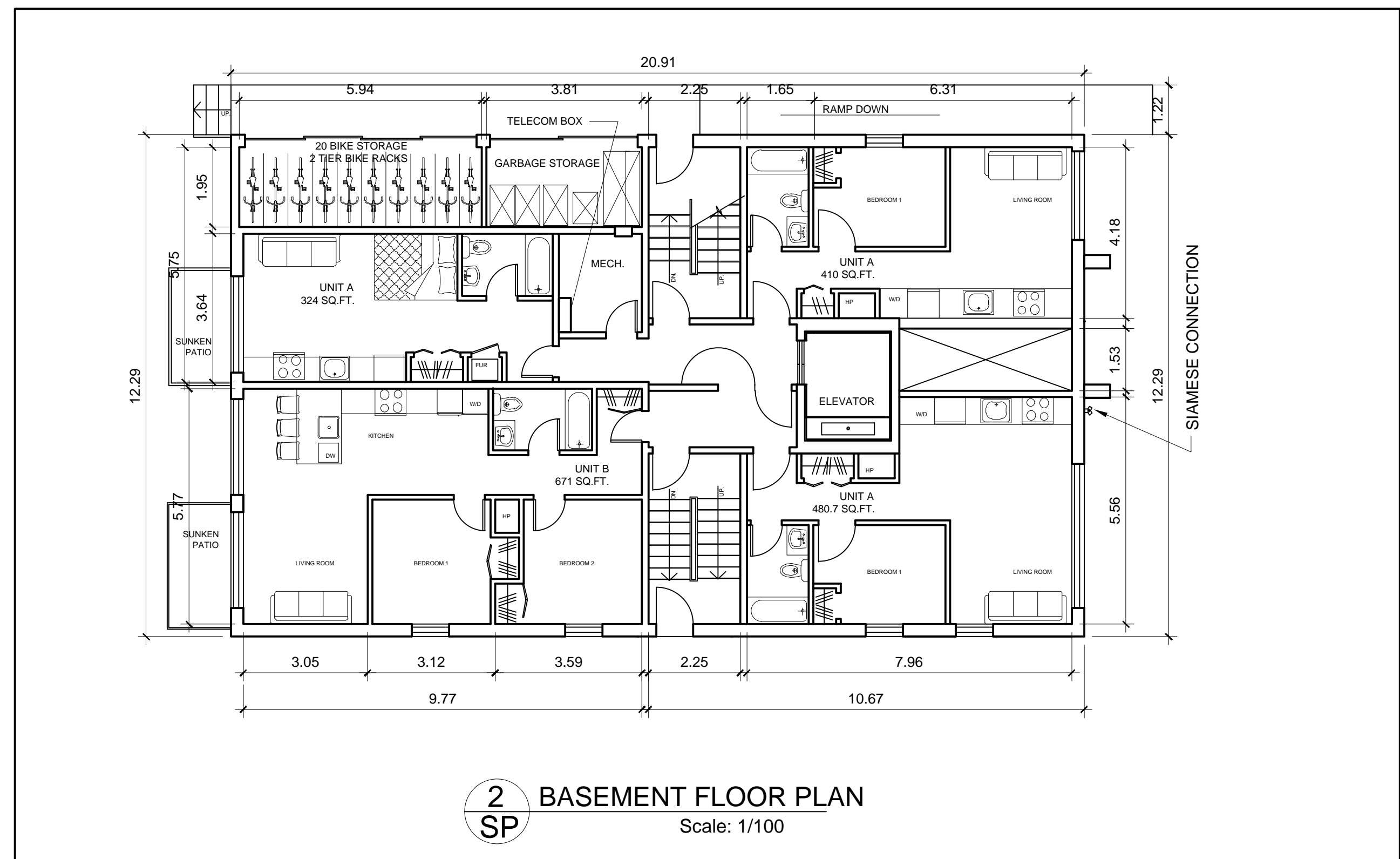


**1 SITE PLAN**  
SP Scale: 1/100

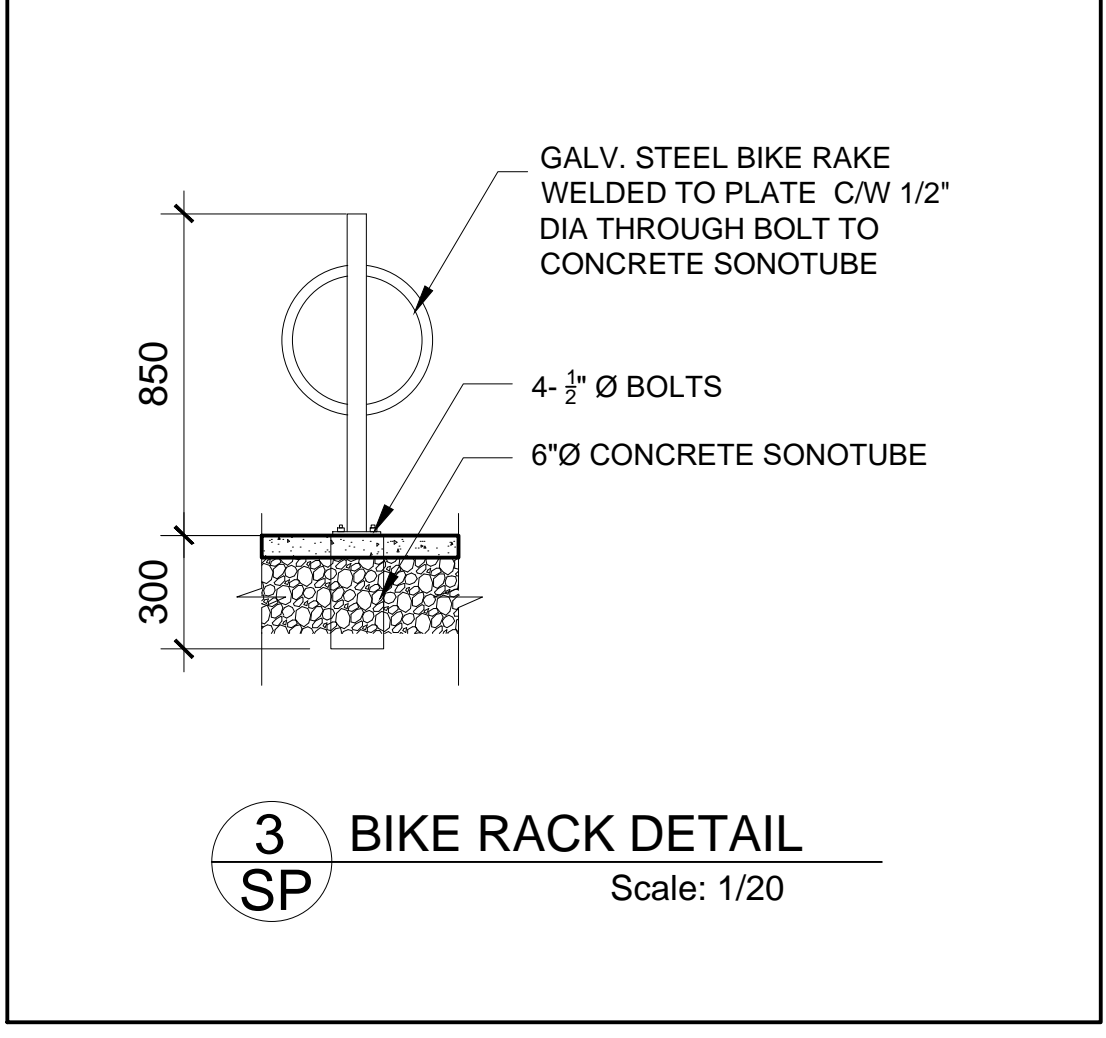
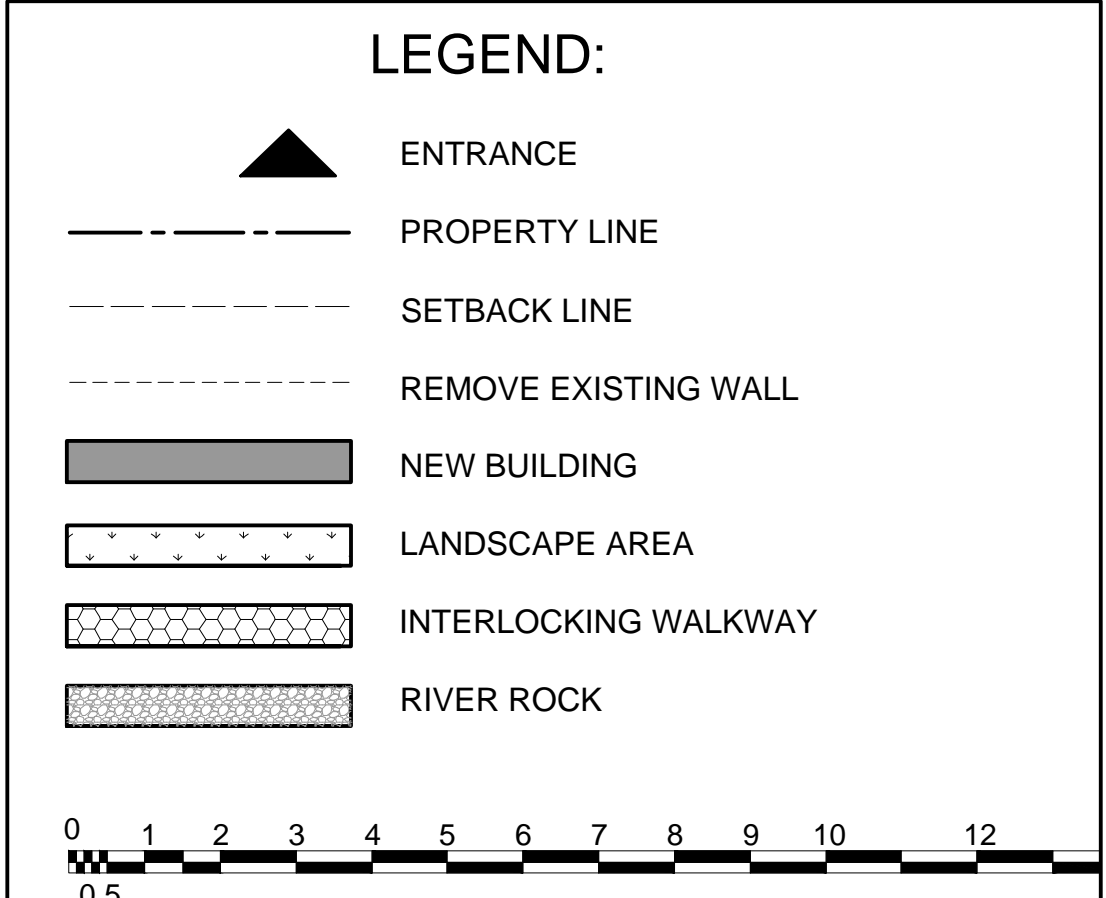


**2 BASEMENT FLOOR PLAN**  
SP Scale: 1/100

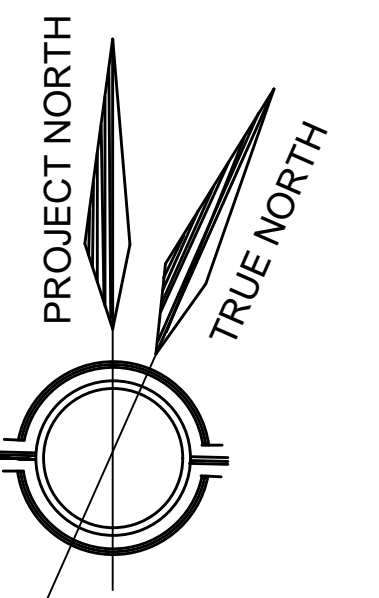


SURVEYOR'S REAL PROPERTY REPORT  
PART 1 Plan of LOT 4  
WEST FORWARD AVENUE LOTS  
REGISTERED PLAN 35  
CITY OF OTTAWA  
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228		
R4UD		
	REQUIRED	PROPOSED
LOW RISE APARTMENT 4 STOREY, 20 UNIT		
MINIMUM LOT WIDTH	15m	15.32m
MINIMUM LOT AREA	450m <sup>2</sup>	457.8m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	14.5m	13.76m
MINIMUM FRONT YARD SETBACK	1.5m	1.5m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.44m (25% of lot depth)	7.44m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m
LANDSCAPE AREA	30%	42%
SOFT LANDSCAPE AT FRONT YARD	20% OF FRONT YARD	50% OF FRONT YARD
SOFT LANDSCAPE AT REAR YARD	50% OF REAR YARD	60% OF REAR YARD
FENESTRATION ON FRONT WALL	25%	30%
RECESSED FRONT WALL	20%	25%
Bicycle Parking (0.5/unit)	20 UNIT @ 0.5=10	20



CLIENT:  
**VIKA**  
LAND DEVELOPMENT GROUP INC.



**gba** 1339 Wellington St. W #204  
Ottawa, ON K1Y 3B8  
(613) 680-9450

CIVIL ENGINEER AND LANDSCAPE ARCHITECT  
**STANTEC**  
400 - 1331 Clyde Avenue  
Ottawa ON K2C 3G4  
Phone: (613) 724-4337  
Cell: (613) 297-0571  
Fax: (613) 722-2799

SURVEYOR  
ANNIS, O'SULLIVAN, VOLLEBEKK Ltd.  
14 Concourse Gate, Suite 500  
Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850  
Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT  
941 MERIVALE RD  
Ottawa, Ontario  
613-722-5327  
S.SMITH@SDSARCH.CA

3		
2		
1	REISSUED FOR SPC	MAR. 02/22
0	ISSUED FOR SPC	DEC. 16/21
No.	REVISION	DATE

NOTES:  
1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.  
2. All work to be in accordance with the Ontario Building Code, latest edition.

**NEW APARTMENT BUILDING**  
138 FORWARD AVE.  
OTTAWA, ONT.  
K1Y 1E7

**SITE PLAN**

Scale	AS NOTES	<b>SP</b>
Drawn	TD	
Checked	SDS	
Date	MAR/2020	
Job #	2017	

#18652

D07-12-21-0237