

PLANNING RATIONALE REPORT

**42 NORTHSIDE ROAD - SITE PLAN APPLICATION
CITY OF OTTAWA**

**PREPARED BY: P H ROBINSON CONSULTING
JANUARY 2022**



This report has been prepared on behalf of 42 Northside Ltd. in support of a **Site Plan Control Application** for their lands at 42 Northside Road in the Bells Corners Community in Ottawa. The legal description of the property is Lots 376 and 377 Registered Plan 403318, City of Ottawa (Property Survey is in the Appendix section) .

The property is located on the south side of Northside Road just east of Thorncliff Place (east leg) (see Location plan below with the property **outlined**).



Site Location

The site has an area of 1234 sq. m with a frontage of 40.5m on Northside Road and 30.4m on Thorncliff Place. With a smaller frontage on Thorncliff Place versus Northside Road, for zoning purposes, Thorncliff Place is considered to be the front lot line with the corner side yard being along Northside Road. Thorncliff Place is a southbound only road, through a narrowed asphalt width at the intersection with Northside Road so northbound movements from Thorncliff to Northside are not permitted. It is only northbound movements to Thorncliff that are not permitted with the remainder of the street being two way traffic.

Surrounding Lands/Uses

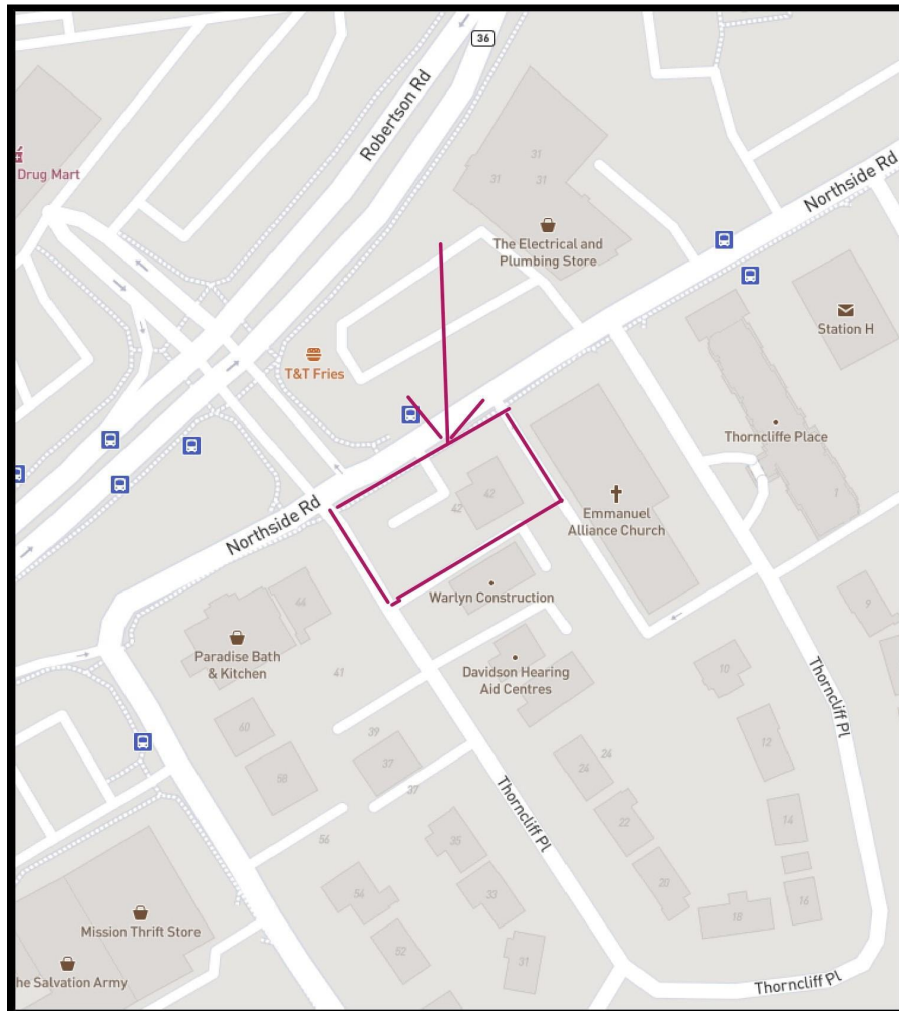
The site was previously the location of a restaurant and the former restaurant building is now vacant.

The surrounding lands are primarily commercial and institutional with residential

properties further to the south along Thorncliff Place.

To the immediate south of the subject property on the east side of Thorncliff there is a commercial/office space property, and a church building further south. On the west side of Thorncliff there is a medical clinic for children and youth and Dinardo's sports store and then further west is a retail outlet called Paradise Bath and Kitchen.

Further to the south on Thorncliff is a single family detached neighbourhood. Thorncliff Place is a crescent road that meets Northside Drive to the east and there is a church (Emmanuel Alliance Church) on the west side of Thorncliff Place (east side of the crescent) that abuts the subject on the east side. On the north side of Northside Drive opposite to the subject property there is a plumbing and lighting store.



Location Map

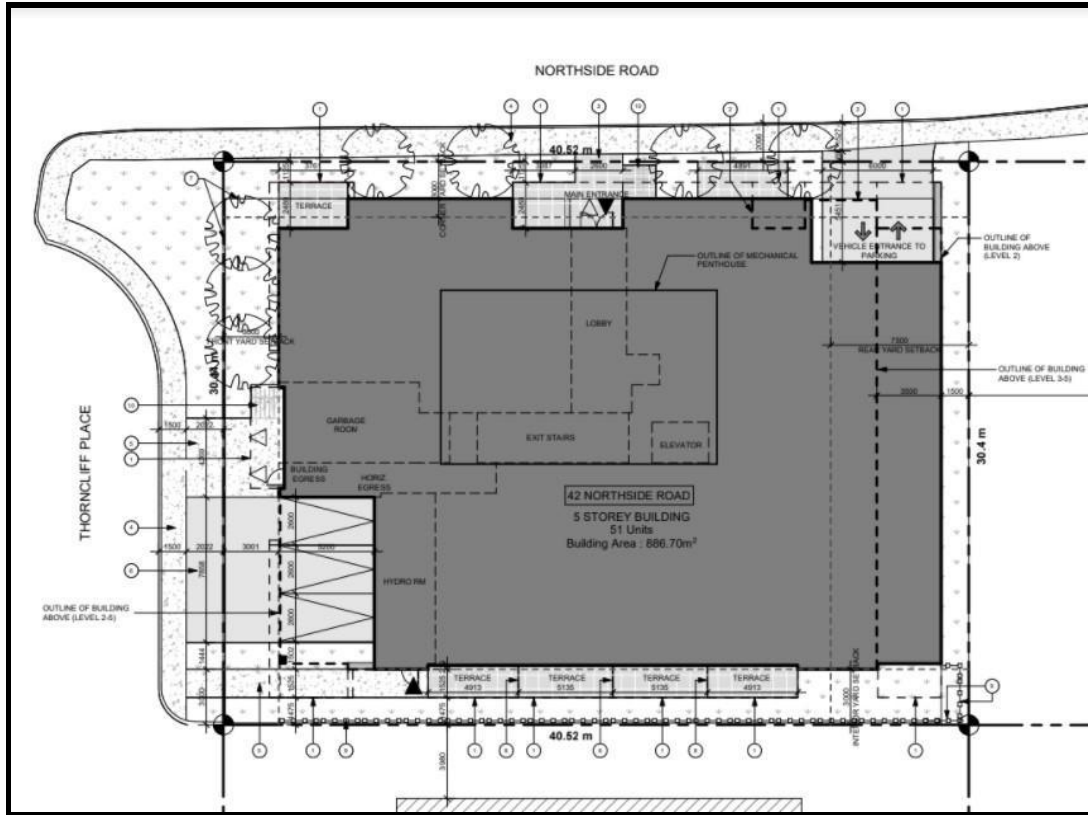


Aerial imagery. Subject property shown with church to the right (east) and commercial buildings to the north, south and west

Proposed Development

Rossmann Architects have prepared the site plan and building elevation drawings for this file and full size copies are included in the Appendix section and with the site plan submission package.

The Site Plan Control application is proposing a 5 storey 16.25 m high apartment building. There will be 51 rental units and 59 parking spaces in two levels of underground parking (plus some outdoor spaces) being proposed. Three of the required visitor parking spaces are to be located on the west side of the building and are primarily concealed by the units above on the 2nd to 5th floors. The remainder of the underground parking will be accessed via a ramp from Northside Road that is located on the far east side of the property and it is to be located as far away from the intersection of Northside/Thorncliffe as possible.



Site Plan (full size copy in the Appendix Section)



View of the proposed development viewed from Northside Drive



View along Northside Drive showing front facade and Thorncliff facade

Massing and Scale

The proposed development achieves compatibility with the surrounding context through good building design, appropriate massing, and materiality as well as strategic site layout. The proposal has undergone a preliminary community consultation meeting through the Councillor to obtain the communities' feedback on design and building integration.

The exterior design consists of a base varying in height from one to two storeys depending on the façade and a two-level middle section topped with a one level top section. All three sections are primarily distinguished using different cladding materials. The North-East facing elevation is setback 3.5 m at the 3rd level to offer greater separation with the adjacent building which at the top of its pitched roof equals to about a 4-storey building. The base of the building is designed to animate the street with a more generous glazing throughout the amenity space as well as generous landscaping between the sidewalks and building wall.



View along Thorncliff showing visitor parking and west facade of the building

Various architectural elements such as overhanging canopies and fake walls used to frame groups of balconies at building corners also contribute to break up the building, differentiate the various sections and provide interest in key locations. Cut-outs and setbacks along all sides are also introduced to break-up the mass on all faces of the building.

Materiality

The cladding of the proposed building consists of a variety of materials including brick, fibre cement panels, fibre cement cladding and glass. The colours and materials are broken up in order to reduce the perceived massing of the building. The facades include large windows and are punctuated by partially recessed balconies in all facades of the building.

Parking and Access

A total of 59 vehicle parking spaces are proposed to be provided as part of the development, three (3) of which are located above ground and reserved for visitors. The remainder of the visitor parking is located on the first underground level and access will be controlled through a door opening device. All of the

resident parking spaces are located on two (2) underground parking levels. Access to the underground parking spaces will be provided via a new 6m wide drive aisle/ramp from Northside Drive. The proposed development will also include thirty-two (32) bicycle parking spaces, which are planned to be primarily located in the lower level with some spaces located along the two frontages.

Access to the building is provided primarily via a 2.6 metre wide walkway consisting of concrete pavement. Additionally, a 4.2 metre wide concrete surface is proposed facing Thorncliff Place for garbage pick-up and access to the building's secondary entrance. A 1.5 metre wide walkway providing access to the building's hydro room is proposed to be constructed along the southern edge of the building.

Amenity Areas and Landscaping

Communal amenity space is proposed to be located indoors at ground level facing Northside Road, to the North. Private amenity spaces will be provided to all dwelling units in the form of recessed balconies or terraces. A total of 426 sq.m. of amenity space is proposed, 220 sq. m. of which will be private.

The proposed development will include soft landscaping at the perimeter of the site given its close proximity to the public realm. The front yard and corner side yard will include soft landscaping as well as trees, shrubs and plants which will contribute to softening up the façade and providing shade to the interior spaces of the units which from a sustainability perspective helps lighten the load on the mechanical system during warmer months. The rear yard and interior side yard will include soft landscaping throughout with the exceptions of unit terraces. A 1.8m privacy fence is also proposed along the South end of the property to help create a visual separation with the existing commercial building.

The site is serviced by full municipal services. Stormwater quality and quantity issues will be addressed by on-site measures to comply with City standards for stormwater management.

Policy and Regulatory Framework

Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect in 2020 and it outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS.

The following are sections of the PPS that are applicable to the proposed development at 42 Northside with **responses listed**:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; **The proposed development on the site represents an efficient intensification of the site and will not create inefficient land use patterns in the area.**
- e) promoting cost-effective development standards to minimise land consumption and servicing costs. **The intensification of the site will be achieved through a new 5 storey rental apartment building on the site and the provided parking for the development will be almost exclusive through underground parking. We have ensured that efficient building designs have been proposed based on the fact that the property is a corner property with frontage on both Northside and Thorncliff. The existing infrastructure within the City Right of Way will be connected to the new buildings.**
- 1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. **The property is within a settlement area of the City of Ottawa.**
- 1.1.3.2 Land Use Patterns within settlement areas shall be based on:
- a) densities and a mix of land uses which: 1) efficiently use land and resources. **This redevelopment of the property is an efficient use of the land and will allow for a sensitive infill development within City height limits for this use and with sufficient provided parking to ensure an efficient use of the land.** 2) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; **The proposed new development on the property will efficiently utilise the existing infrastructure available within the City Right of Way.**
- 1.4.3 Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by:
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs. **The proposed apartment buildings is on the edge of an established neighbourhood with nearby infrastructure, public transit on a number of routes within a short walking distance or short drive to nearby parks, community facilities, and schools for residents' needs. Immediately to the south are office uses and to the east is an institutional use. To the west and north are commercial uses with the closest residential property being in excess of 60 m away. The subject property is in a zoning category that allows both residential uses and commercial uses.**
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use

of alternative transportation nodes and public transit in areas where it exists or is to be developed; **This development proposal represents an efficient use of land on the property, with some interior amenity areas and some landscape areas on the exterior , it utilises existing infrastructure and is located close to OC Transpo bus routes and other public facilities including recreational facilities and parkland.**

This proposal meets the above key components of the PPS and the proposal will provide for much needed rental housing in a location where the municipal infrastructure can support the development at a density that efficiently uses land and services and will not create undue impact on surrounding properties..

Official Plan Designation – City of Ottawa Official Plan

In late 2021, the City of Ottawa Council adopted a new Official Plan covering the entire City. Until the Council adopted Official Plan has been adopted by the provincial Ministry of Municipal Affairs and Housing, the policies of the previous Official Plan and the recently adopted Official Plan need to be reviewed.

Recently adopted Official Plan

The site is in an Outer Urban Transect and an Evolving Neighbourhood Overlay as per Schedule B3 of the recently Council adopted version of the City of Ottawa Official Plan.

Key policies are *provided below* with a response of how **the proposed development meets the policy criteria**

As per Section 5.3 of the new OP in the explanatory paragraph

The planning challenge is to introduce more viable public transit and active mobility options, help functional local hubs and corridors to emerge and develop, and encourage more diverse housing forms to meet the changing needs of an evolving demographic.

This proposal represents an excellent opportunity to introduce a more diverse housing form on the edge of this neighbourhood that will meet the needs of a changing demographic. It will appeal to people who are wanting to rent an apartment unit in close proximity to transit, shopping and other attractions in a purpose built new building.

As per Table 8 of the new Official Plan

Table 8: Suburban Built Form and Land-use Characteristics:

| Classic (Post-war to 1980) | Conventional (1980 to present) | 15-Minute (Beyond 2020) |
|--|--|--|
| Soft landscaping are prominent, buildings are secondary | Buildings and infrastructure, including highly programmed parks dominate the built landscape | Nature, buildings and infrastructure are harmonized with a continued emphasis on park amenity as part of an integrated urban fabric |
| Detached houses are dominant residential typology | Detached houses are the majority typology with a significant amount of semi-detached, townhouses and some low-rise apartments added to the housing mix | Smaller proportion of detached housing. Replaced with higher-density ground-oriented housing, with some mid- and high-rise buildings within transit hubs |
| Separated residential and non-residential land uses and moderate street connectivity | Isolated commercial centres, civic and institutional uses and residential uses with low to moderate street connectivity | Highly integrated commercial, civic and institutional uses with residential areas creating highly connected 15-minute neighbourhoods |
| Auto-oriented land-use patterns and site designs with little consideration for active transportation users | Auto-oriented land-use pattern with some integration of local transit, cycling and pedestrian infrastructure | Land-use patterns that focus on transit and connectivity, and a built environment that prioritizes the safety and convenience of active transportation |

The subject property is on the periphery of a neighbourhood that is both 'classic' (pre 1980) and conventional (post 1980) and moving towards a 15 minute neighbourhood land use patterns focusing on transit and a built environment that prioritises active transportation is going to be the focus. With most of the parking below grade and all day transit services available on Robertson Road (and limited bus service on Northside itself) the proposed development will be heading towards the Beyond 2020 scenario where active transportation is being prioritised and an auto orientated dominated scenario is not being put forward.

5.3.3.4) *In the Outer Urban Transect, the Zoning By-law shall provide for a range of dwelling unit sizes in:*

a) *Multi-unit dwellings in Hubs and on Corridors;*

b) *Predominantly ground-oriented forms in Neighbourhoods located away from frequent street transit and Corridors, with Low-rise multi-unit dwellings permitted near rapid transit and frequent street transit routes; The subject property is very close to frequent street transit routes and is in close proximity to the transit hub at Bayshore Shopping Centre which will be part of the next phase of the LRT*

expansion and

c) In Hubs, a range of housing types to accommodate individuals not forming part of a household.

5.6.1 Built Form Overlays

The Evolving overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. The proposed development is an intensification in the area and is a new built form in the area and will support a more diverse function of the land than what exists there today

5.6.1.1 Provide built form direction for the urban area where intensification is anticipated to occur

1) The Evolving Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 m from the boundary of a Hub or Mainstreet designation; and to lands within a 400 m radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing: This property allows the City to move towards fulfilment of the goals of the Growth Management Framework

a) Guidance for a gradual change in character based on proximity to Hubs and Corridors, The property represents a gradual change in character and will not have negative impacts due to its distance to residential areas with commercial/office and institutional uses immediately adjacent to the subject property.

b) Allowance for new building forms and typologies, such as missing middle housing;

c) Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and

d) Direction to govern the evaluation of development.

5.6.1. 2 Where an Evolving overlay is applied:

a) The Zoning By-law shall provide development standards for the built form and

buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; and The zoning for the property allows an apartment use at the building height that is being proposed.

Previous Official Plan

In the Official Plan that was in effect until late 2021, the subject lands were in a General Urban Area designation. The lands nearby on Robertson Road were in an Arterial Mainstreet designation.

Key relevant sections of the Official Plan are *listed* below with a **response** indicated of how the proposal meets these Official Plan objectives.

Section 2.2.2 *the General Urban Area is an area in which intensification will be supported, albeit at a smaller scale than locations that are centred on the rapid-transit network, major roads, busy commercial strips and large tracts of vacant land. The subject property represents an intensification of the property but it is being proposed at a smaller scale than a property in closer proximity to rapid transit or commercial districts.*

Section 3.6 indicates that *all types and densities of housing are permitted. In this regard a low rise apartment building is permitted at this location within the General Urban Area designation.*

Section 3.6.1.3 *When the City is considering a proposal for residential intensification through infill it will:*

“a. Recognize the importance of new development relating to existing community character so that it enhances and builds upon desirable established patterns and built form;

c. Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area;”

The site plan application will facilitate development which is consistent with the intent of this section of the Official Plan.

Section 2.5.1 makes reference to compatibility and defines compatible development as ‘not necessarily new buildings being the same as or similar to its surroundings but rather as enhancing the established community and coexisting with existing development without causing undue adverse impact on adjacent properties’.

Section 2.5.1 has a series of Design Objectives and Principles.

Objective 1 is directed to enhance the sense of community by creating places with their own distinct identity. The proposed five storey apartment building is unique and distinctive as it is the only low rise apartment building on Northside Road and adjacent land uses are not residential land uses and it is being built at a scale that will ensure a distinct identity..

Objective 2 aims to define quality public and private spaces through development. The property will have an internal amenity area for residents and private amenity areas through balconies and terraces facing nearby properties. The placement of the entrance to the underground parking and the visitor parking will provide for a separation of the public and private spaces through this development application.

Objective 3 is to create places that are safe, accessible and easy to get through and move through. The location of the parking and the entrances with their separation will provide a safe environment for this property.

Objective 5 encourages adaptability and diversity by creating places that are characterised by variety and choice. This relatively low rise rental building is one of the only examples of this type of project in Bells Corners with most of the other examples of buildings of this height being seniors buildings.

Section 4.11 of the Official Plan contains policies to ensure that new development and infill development is compatible with or fits in well with its surroundings.

Relevant criteria include:

a. **Traffic:** The width of Northside Road is sufficient for this development and its expected traffic and the only trigger that is met for a traffic impact study is the proximity to a traffic light..

b. **Vehicular Access:** The access to the underground parking is located as far away from the intersection of Thorncliff Place as possible and the visitor parking location along Thorncliff will not be entering directly the intersection of Thorncliff Place and Northside Road as northbound traffic movements to Northside are not permitted. This will result in a better traffic distribution from this development.

c. **Parking Requirements:** We are requesting a small reduction in the overall parking requirement and the visitor parking requirement is met. All residents will be made aware of the parking situation when they move in and a parking space will be a supplementary payment above the standard rental rate for an apartment unit.

d. *Building Height and Massing*: The proposed development achieves compatibility with the surrounding context through good building design, appropriate massing, and materiality as well as strategic site layout.

The exterior design consists of a base varying in height from one to two storeys depending on the façade and a two-level middle section topped with a one level top section. All three sections are primarily distinguished using different cladding materials. The base of the building is designed to animate the street with a more generous glazing throughout the amenity space as well as generous landscaping between the sidewalks and building wall.

Architectural elements such as overhang canopies and fake walls used to frame groups of balconies at building corners also contribute to break up the building, differentiate the various sections and provide interest in key locations.

e. *Pattern of the Surrounding Community*: Due to the distance of this new building to any nearby residential properties (a minimum of 60 m) there is not expected to be any direct impact on the nearby residential community. The proposed building will be located almost 20 m from the church building to the east and is separated by roads from commercial uses to the north and west. The impact on the office use to the south is expected to be minimal as very little vehicular traffic will be going past that property that can be attributed to this development..

f. *Outdoor Amenity Areas*: We are proposing outdoor amenity areas around the perimeter of the building in conjunction with fencing and there will also be outdoor terraces and balconies for individual units.

g. *Loading Areas, Service Areas, and Outdoor Storage*: Due to the size of the development there is not a requirement for a loading area and the garbage area is internal and the exit is next to the small visitor parking area on the west side of the building. Outdoor storage is not permitted or proposed.

h. *Lighting*: With lighting on the exterior of the property being equipped with 'cut off' fixtures any site lighting will not spill on the properties that it abuts.

j. *Sunlight*: With the building being built relatively close to the two frontage road, shadows are going to be concentrated on the roads and parking areas of the adjacent church, office building and sports store (to the east, south and west respectively) and shadowing is not considered to be an issue.

The project meets the majority of the evaluation criteria and conforms to the design guidelines of the 'previous'. Official Plan.

Zoning

The property is in a General Mixed-Use Zone GM9 H(18.5) and an apartment building is permitted in this zone.

The GM9 Zoning allows a mid-rise apartment building as a permitted use with a maximum building height of up to 18.5m in height. The proposed building will be 16.25 m in height. This is a compatible amount of development based on the fact that nearby properties are either commercial or institutional in nature and with the property being a corner lot the setbacks of the proposed building on this property to adjacent buildings is quite significant.

The GM9 H(18.5) zoning also extends three properties to the south on the east side of Thorncliff Place and for the three closest properties to the south on the west side of Thorncliff Place which are all closer to the single family homes on Thorncliff Place.

There are a number of variances that will be required for this development as a result of the number of units proposed and the shape/orientation of the lot.

With the property being a corner lot, the lot with the narrowest frontage is considered to be the front lot line (Thorncliff Place) and the lot line along Northside Drive is the corner side yard. With the desire to bring the building as close as possible to the Northside Drive frontage and to have good interaction between the building and the street edge, we will be requesting a minor variance on corner side yard setback from 3 m to 2 m. A similar minor variance for a reduced width of a landscape strip along this frontage will be filed.

Additionally, there will be a requested 'rear' yard setback variance on the east side of the property. The required 'rear' yard setback is 7.5 m and we are providing a 1.5 m setback at the ground level and 2nd floor level and then increasing to 3.5 m for floors 3-5. This yard is adjacent to the parking lot of the adjacent property which is a church and this reduced setback will not have any undue impact on that property. The setback of the proposed building at 42 Northside to the existing church building is in excess of 17 metres and in excess of 20 m to the upper floors of the proposed building.

In terms of parking, the overall parking requirement is for 65 parking spaces (55 for residents and 10 for visitor parking). The proposed parking arrangement is for 59 parking spaces of which 49 parking spaces will be for residents and 10 will be visitor parking. We are zoning compliant in terms of visitor parking requirements with a shortfall on resident parking requirements of 6 spaces. This will be subject to a Minor Variance application. All residents will be made aware of the fact that a parking space is not available to every resident (6 units will not

be guaranteed a space) and residents will be made aware of the transit options nearby and the rent for each resident will have the amount for the parking space outlined so it is clear the cost for a dedicated parking space.

There will be a need for a variance on permitted FSI from 2 to 2.62 m. We are not exceeding the maximum building height of 18.5 m (maximum building height is 16.25 m) but with the size of the property and some of the reduced setbacks it triggers the need for a variance related to maximum FSI.

We feel that these variances are minor in nature and are key to the development of a project of this scale with the design concept that our clients architect and project team have come up with. The Minor Variance application will not be filed until we are nearing the end of the Site Plan review process and we will have discussions with the Committee of Adjustment Planner prior to filing the applications in order to finalise the details of the requested variances.

Background and Technical Studies

Phase 1 Environmental Site Assessment (ESA)

In accordance with standard City practice, a Phase 1 ESA Report was completed and was updated since the original study done for a previous application on this property. There were no current or historical Potentially Contaminating Activities (PCAs) identified at the subject site or off-site within the Phase I ESA study area and the results of this Phase I ESA indicate that there are no significant environmentally related issues identified at the site.

Serviceability Brief and Stormwater Management Report

A Serviceability Brief was completed to review civil engineering related issues with the following conclusions:

Stormwater management for the site has been designed to ensure that post-development runoff rate from the site during a 100 year storm event does not exceed the pre-development runoff rate during a 5-year storm assuming an average runoff coefficient of $C = 0.5$ for pre-development runoff conditions. Stormwater storage will be provided on the roof of the building and discharge will be directed to the existing sewer along Thorncliff Place.

The proposed building will be serviced by a 200 mm diameter PVC sanitary service. The proposed sanitary service will be connected to the existing 375 mm diameter PVC sanitary sewer on Thorncliff Place. The peak sewage flow rate from the proposed development will be 1.02 L/sec. The existing municipal sanitary sewer should have adequate capacity to accommodate the increase in peak flow. The City has not identified any capacity issues in the existing sanitary

sewer system.

The proposed building will be serviced by an 150 mm diameter PVC water service. The proposed service will be connected to the existing 203 mm diameter PVC water main along Thorncliff Place. There is sufficient capacity and pressure within the municipal water system adjacent the site to meet the domestic and fire flow requirements.

Traffic Impact Assessment

The number of units being proposed wouldn't normally trigger the need for a Traffic Impact Assessment (TIA) report. However, due to the proximity of the property to an existing traffic light at Robertson/Northside Road a TIA has been prepared. The volume of traffic that this development will generate will not result in any undue impacts on the frontage streets. Public transit is available on Robertson Road (two different routes that each have up to 15 minute headways in rush hour time) and the expected traffic from this development will not result in any issues related to the traffic lights nearby that are the trigger for the TIA that has been prepared and is being reviewed by City Traffic Engineers.

OTHER REPORTS

The acoustical noise report and geotechnical reports also being filed with this application did not raise any concerns.

Public Consultation Strategy

As part of the initial preparatory work for this project, a pre consultation meeting was held with City staff on August 23 2021. On September 27 2021, a meeting was held with the local Councillor to discuss the project and obtain his feedback on the project.

A video meeting with the local community hosted by the Councillor's office was held on December 16 2021. Comments and feedback was received at that meeting from interested parties.

The project team is available to the Community and the Councillors office if they wish to discuss further after the submission of these applications.

Conclusion

The application for Site Plan Control approval by Rohit Group for a proposed

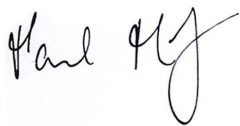
five storey, fifty five unit rental apartment building with some minor variances required to the Zoning By-law has been considered based on its planning merits.

It is our opinion the application for Site Plan Control should be approved for the following reasons;

1. The approval of the site plan is consistent with the Provincial Policy Statement 2020.
2. The approval of the site plan is in conformity with the previous and the new City of Ottawa Official Plan.
3. The proposed development is in conformity with the majority of the zoning performance standards in place for the property and is a permitted use in the zoning category that these lands are situated
4. The proposed development is an appropriate use of land and is compatible with adjacent land uses and . It provides some new rental apartment units which are a form of housing that is not found in the immediate neighbourhood and therefore contributes to the housing supply in the community. Many of the other multi unit residential buildings in Bells Corners consist of buildings aimed only at senior citizens. The building design is sensitive to the local context and will be a positive addition to the nearby neighbourhood.
5. The site plan represents good land use planning and is an appropriate form of development for this location.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

P H Robinson Consulting



Paul Robinson RPP

Cc: A. Sinha, Rohit Group

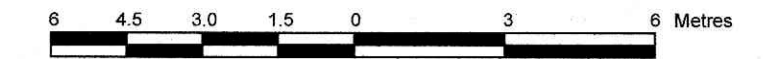
APPENDIX

- **Survey Plan**
- **Site Plan**
- **Landscape Plan**
- **Architectural Elevations**
- **Floor Plans**
- **Underground Parking Plans**

LOTS 376 AND 377
REGISTERED PLAN 403318
CITY OF OTTAWA

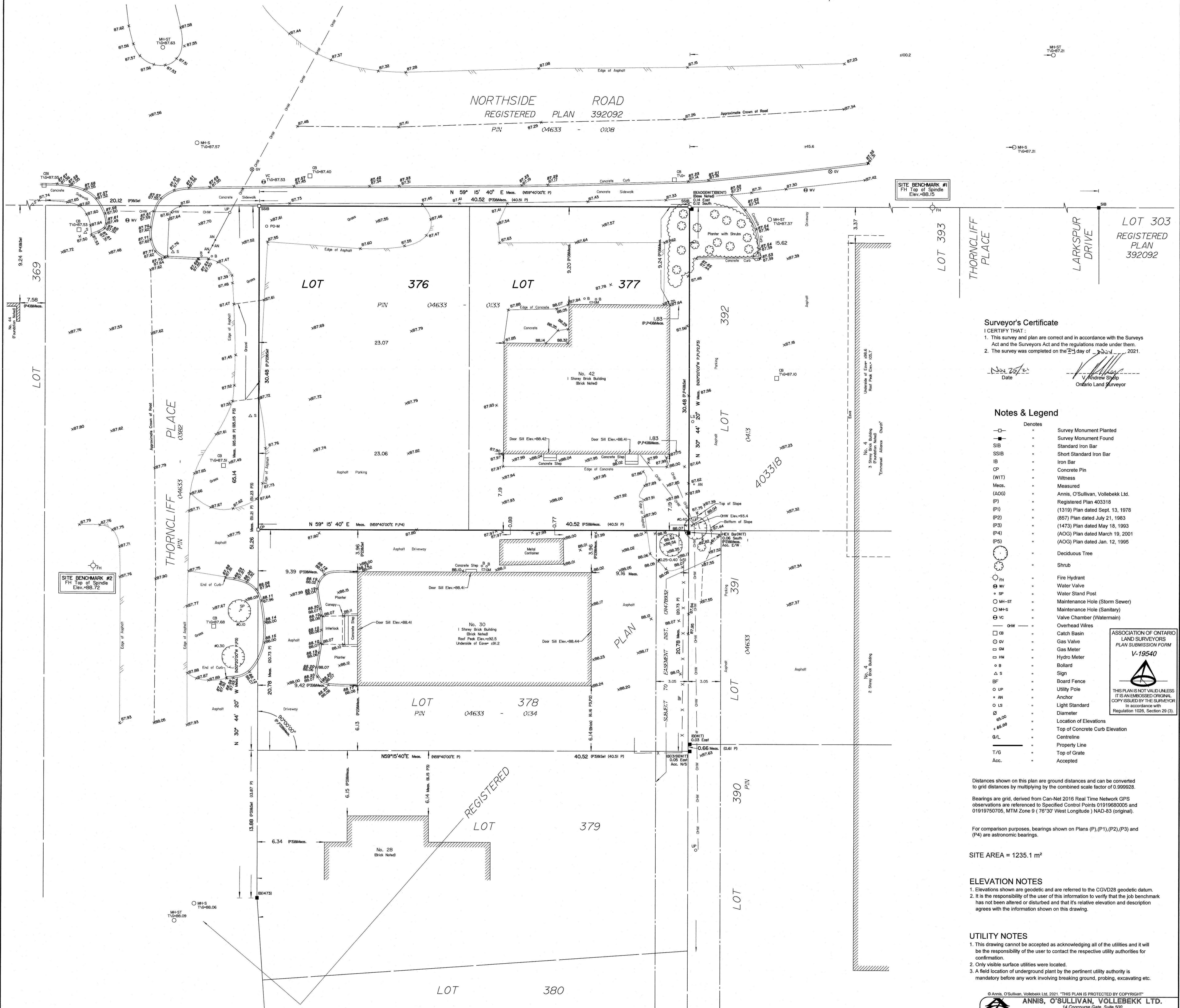
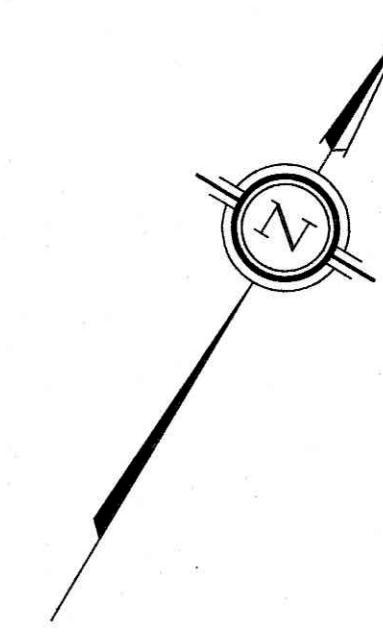
Prepared by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SITE BENCHMARK #1
FH Top of Spindle
Elev. +88.15

SITE BENCHMARK #2
FH Top of Spindle
Elev. +88.72

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 21 day of 2021.

Date: 20/11/21
Andrew Stulp
Ontario Land Surveyor

Notes & Legend

| Denotes | |
|---------|-----------------------------------|
| □ | Survey Monument Planted |
| ■ | Survey Monument Found |
| SIB | Standard Iron Bar |
| SSIB | Short Standard Iron Bar |
| IB | Iron Bar |
| CP | Concrete Pin |
| (WIT) | Witness |
| Meas. | Measured |
| (AOG) | Annis, O'Sullivan, Vollebakk Ltd. |
| (P) | Registered Plan 403318 |
| (P1) | (1319) Plan dated Sept. 13, 1978 |
| (P2) | (857) Plan dated July 21, 1983 |
| (P3) | (1473) Plan dated May 18, 1993 |
| (P4) | (AOG) Plan dated March 19, 2001 |
| (P5) | (AOG) Plan dated Jan. 12, 1995 |
| ○ | Deciduous Tree |
| ○ | Shrub |
| ○ FH | Fire Hydrant |
| ○ W | Water Valve |
| ○ SP | Water Stand Post |
| ○ MH-ST | Maintenance Hole (Storm Sewer) |
| ○ MH-S | Maintenance Hole (Sanitary) |
| ○ VC | Valve Chamber (Watermain) |
| ○ HW | Overhead Wires |
| □ CB | Catch Basin |
| ○ GV | Gas Valve |
| □ GM | Gas Meter |
| □ HM | Hydro Meter |
| □ B | Bollard |
| △ S | Sign |
| BF | Board Fence |
| ○ UP | Utility Pole |
| ○ AN | Anchor |
| ○ LS | Light Standard |
| ○ | Diameter |
| ○ | Location of Elevations |
| + 65.00 | Top of Concrete Curb Elevation |
| G/L | Centreline |
| — | Property Line |
| T/G | Top of Grate |
| Acc. | Accepted |

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999928.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, bearings shown on Plans (P1),(P2),(P3) and (P4) are astronomic bearings.

SITE AREA = 1235.1 m²

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
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 its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES

1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-19540

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR in accordance with Regulation 1026, Section 29 (3).

ANIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: annis@annis.com

Ontario Land Surveyors
Job No. 22335-21 Repl. Ltr366 367 P403318 T F

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PROJECT TEAM / EQUIPE DU PROJET :

SITE CONTEXT



LEGEND

SURFACES

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING
H: HORIZONTAL 0.6M x 1.8M
V: VERTICAL 0.5M x 1.5M
S: STACKED 0.37M x 1.8M
- CAR PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE A)
R: RESIDENTIAL
V: VISITOR
- BF PARKING (TYPE B)
R: RESIDENTIAL
V: VISITOR

GENERAL NOTES

- NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
- NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF :
LOT 376 & LOT 377
NORTHSIDE ROAD
REGISTERED PLAN NO.403318
CITY OF OTTAWA
STANTEC GEOMATICS LTD.
2012

GRAPHIC SCALE

PROJECT INFORMATION

SITE SUMMARY
ADDRESS: 42 NORTHSIDE ROAD
CURRENT ZONING: CM9 H(18.5)
SITE AREA: 1233.62 m²
PROPOSED USE: RESIDENTIAL - 51 UNITS
BUILDING AREA: 886.70 m²

ZONING SUMMARY

| | REQUIRED | PROPOSED |
|----------------------|---------------------|------------------------|
| LOT AREA | 0.00 m ² | 1233.62 m ² |
| LOT WIDTH | 0.00 m | 40.52 m |
| MIN. LOT WIDTH | 0.00 m | 0.00 m |
| MAX. BUILDING HEIGHT | 13.00 m | 16.25 m |
| MAX. PARAPET HEIGHT | 0.30 m | 0.30 m |

SET BACKS
Above max. building

| | REQUIRED | PROPOSED |
|----------------------|--------------------------------|--------------------------------|
| - FRONT YARD | 3.00 m (min.) 0.00 m (max.) | 3.00 m (min.) 0.00 m (max.) |
| - CORNER SIDE YARD | 3.00 m (min.) 0.00 m (max.) | 2.00 m (min.) 0.00 m (max.) |
| - INTERIOR SIDE YARD | 3.00 m (min.) 0.00 m (max.) | 3.00 m (min.) 0.00 m (max.) |
| - REAR YARD | 7.50 m (min.) 0.00 m (max.) | 1.50 m (min.) 0.00 m (max.) |
| - MAX. FSI | 2 | 2.62 |

MIN LANDSCAPED REQ

| | REQUIRED | PROPOSED |
|--------------------|----------|----------|
| MIN LANDSCAPED REQ | 3.00 m | 2.00 m |
| VEHICULAR PARKING | 3.00 m | 3.00 m |

VEHICULAR PARKING

| | REQUIRED | PROPOSED |
|----------------------------|----------|----------|
| MIN RES. PARKING SPACES | 55 | 49 |
| MIN VISITOR PARKING SPACES | 10 | 10 |
| MIN ACCESSIBLE PRKG SPACES | 1 | 2 |
| TOTAL PARKING SPACES | 65 | 59 |

BICYCLE PARKING

| | REQUIRED | PROPOSED |
|--------------------|----------|----------|
| MIN PARKING SPACES | 26 | 32 |

WASTE MANAGEMENT CONTAINERS

| | REQUIRED | PROPOSED |
|--|----------|----------|
| GARBAGE (0.11 y ² /unit) | 0 | 0 |
| RECYCLING (0.038 y ² /unit) | 0 | 0 |
| ORGANICS | 0 | 0 |

AMENITY AREA

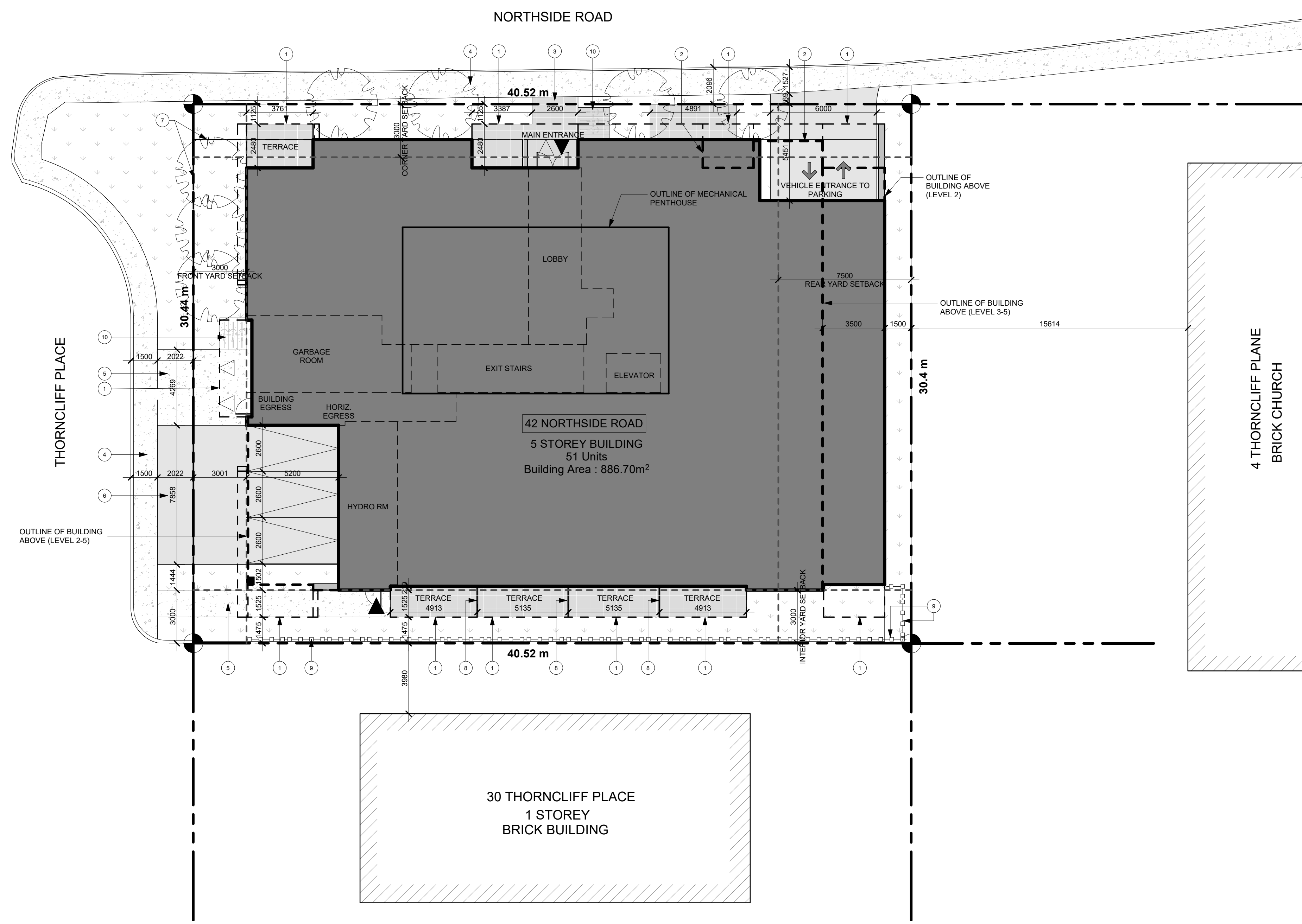
| | REQUIRED | PROPOSED |
|----------|-----------------------|-----------------------|
| PRIVATE | 153.00 m ² | 200.00 m ² |
| COMMUNAL | 153.00 m ² | 220.65 m ² |

BUILDING SUMMARY

| | UNITS | GFA - OBC | GFA - CITY |
|-------------|-------|------------------------|-----------------------|
| BASEMENT P2 | 0 | 1096.07 m ² | 0.00 m ² |
| BASEMENT P1 | 0 | 1081.39 m ² | 0.00 m ² |
| LEVEL 1 | 0 | 800.73 m ² | 349.69 m ² |
| LEVEL 2 | 0 | 860.28 m ² | 780.85 m ² |
| LEVEL 3 | 0 | 779.36 m ² | 702.16 m ² |
| LEVEL 4 | 0 | 779.36 m ² | 702.16 m ² |
| LEVEL 5 | 0 | 779.36 m ² | 702.16 m ² |
| ROOF | 0 | 0.00 m ² | 0.00 m ² |
| TOTAL | 0 | 0.00 m ² | 0.00 m ² |

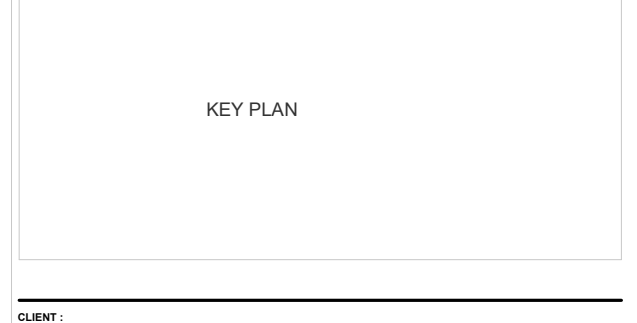
KEYNOTE DESCRIPTIONS

- 1 BALCONY ABOVE
- 2 OUTLINE OF BUILDING ABOVE(LEVEL 2)
- 3 NEW STONE PATHWAY
- 4 EXISTING CONCRETE SIDEWALK
- 5 NEW CONCRETE PATHWAY
- 6 NEW ASPHALT PATHWAY
- 7 UNDERGROUND P1-P2 PARKING OUTLINE
- 8 PRIVACY SCREEN
- 9 1.8m PRIVACY FENCE
- 10 3x HORIZONTAL BICYCLE SPACES



1 PROPOSED SITE PLAN
1: 150

KEY PLAN / PLAN CLÉ



CLIENT



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| revision | description | date |
|----------|-------------------|------------|
| 1.0 | Site Plan Control | 2021-12-21 |

PROJECT NAME / NOM DU PROJET

42 Northside Road

SITE PLAN

DRAWING INFORMATION /
INFORMATION DU DESSIN

PROJECT NO. / NO. DE PROJET: **21087**

DATE: **10/08/19**

DRAWN BY / DESINÉ PAR: **Author**

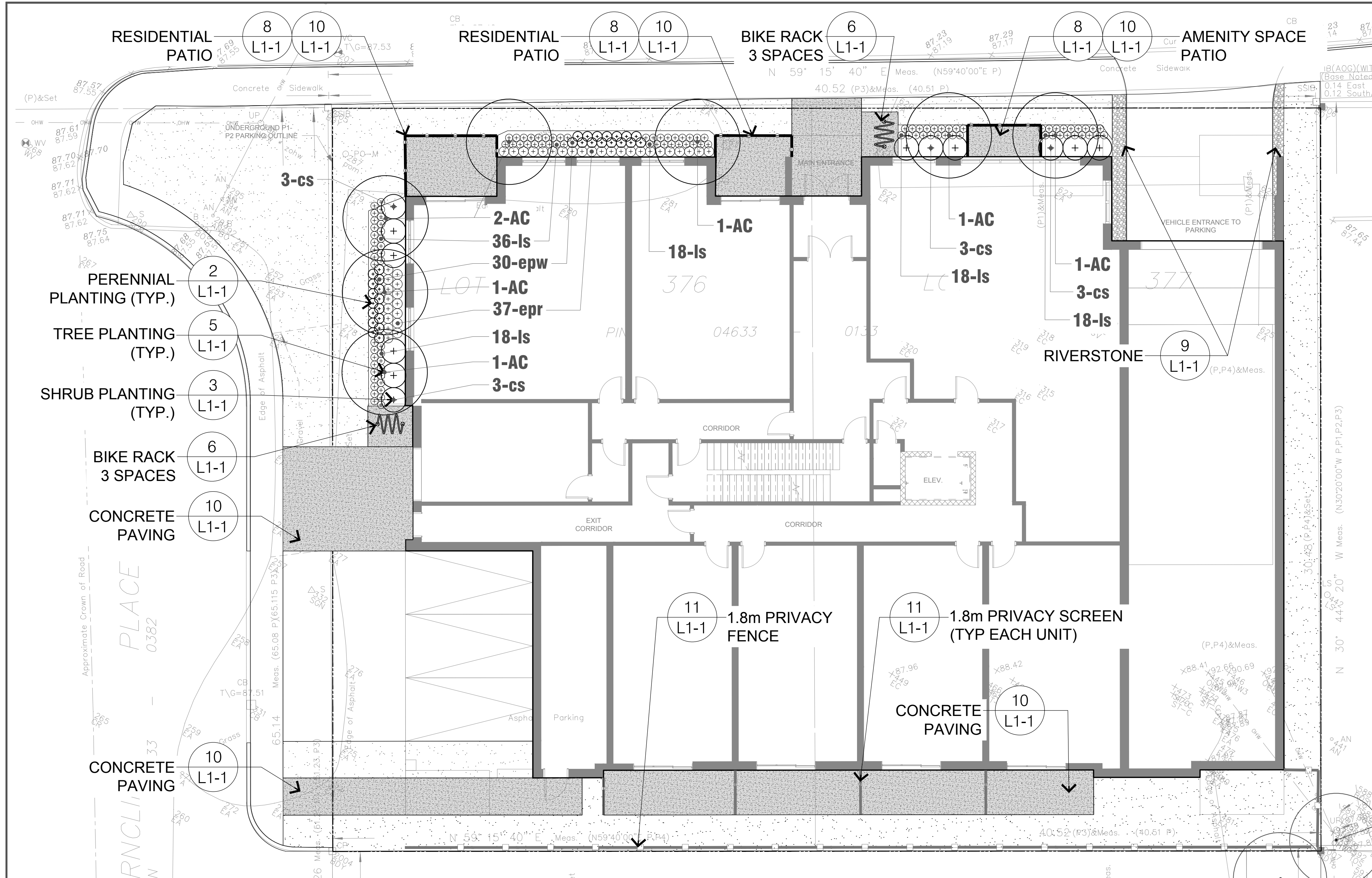
REVIEWED BY / RÉVISÉ PAR: **Checker**

SCALE / ÉCHELLE: **As indicated**

PROJECT PHASE / PHASE DU PROJET: **1**

DWG NO. / NO. DE DESSIN: **A050**

REVISION NO. / NO. DE RÉVISION: **1.0**



PLANT LIST

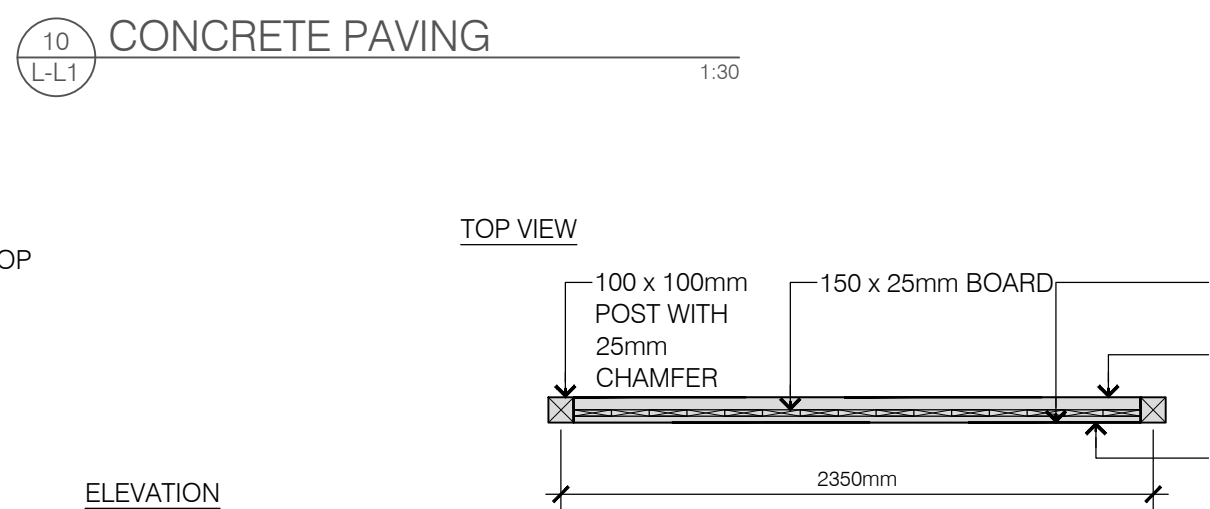
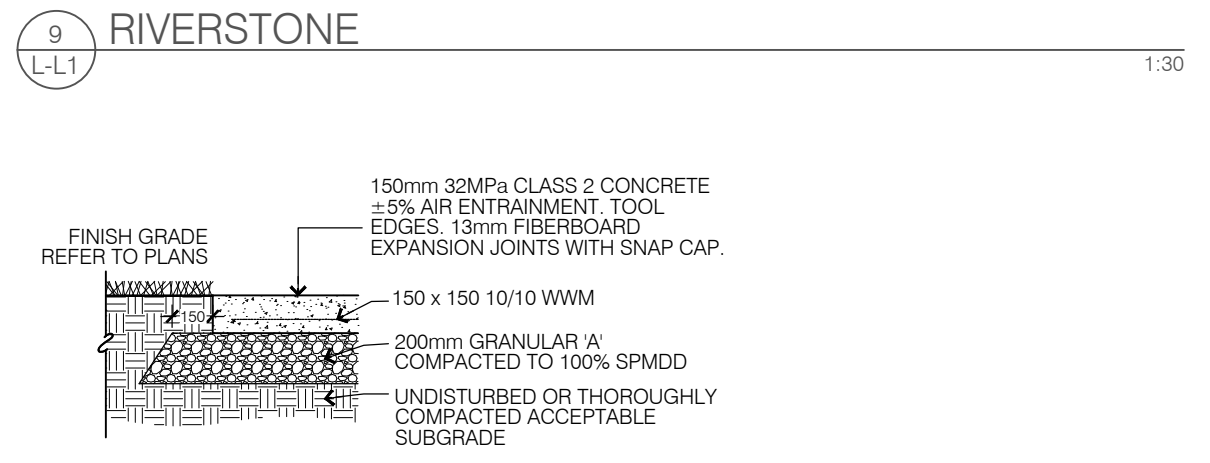
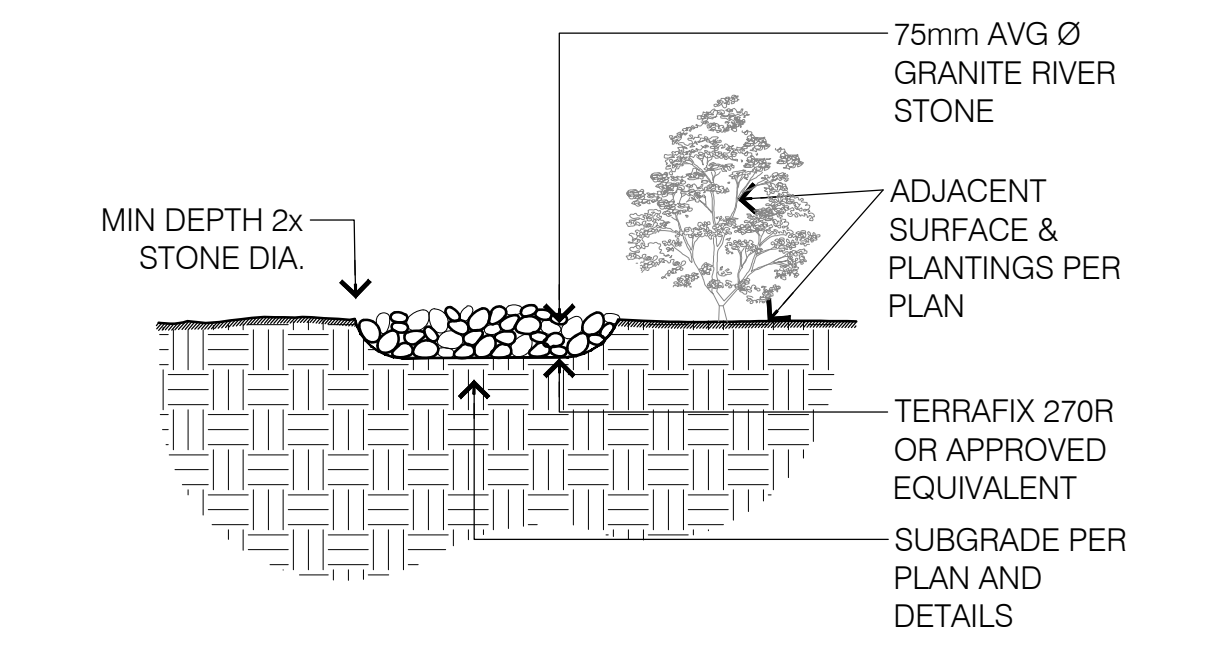
| KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | COMMENTS |
|-------------------|-----|---|-------------------------|-----------|----------|
| AC | 7 | <i>Ametanther canadensis</i> | Serviceberry | 50mm GAL. | W.B. |
| PERENNIALS | | | | | |
| epw | 30 | <i>Echinacea purpurea</i> PowWow Wildberry | Wildberry Coneflower | 1 gal | Potted |
| epr | 37 | <i>Echinacea purpurea</i> PowWow White | PowWow White Coneflower | 1 gal | Potted |
| ls | 108 | <i>Liatris spicata</i> | Dense Blazing Star | 1 gal | Potted |
| GRASSES | | | | | |
| ca | 12 | <i>Calamagrostis stricta</i> | Neglected Reed Grass | 2 gal | Potted |

LEGEND

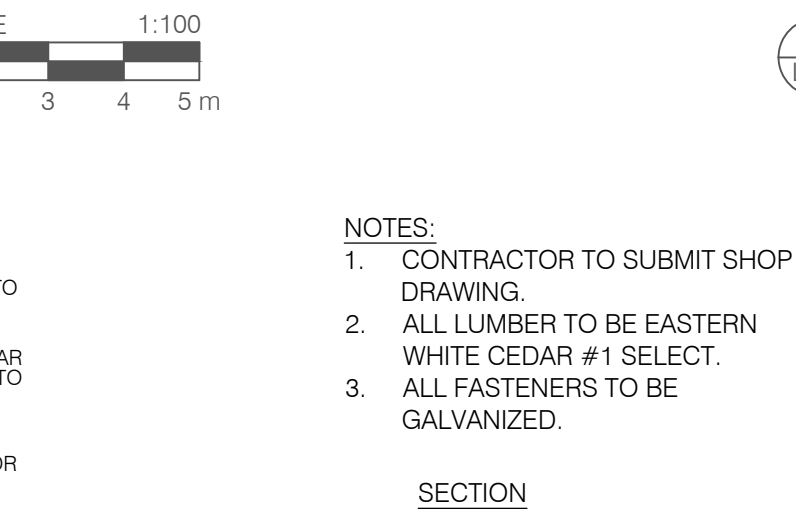
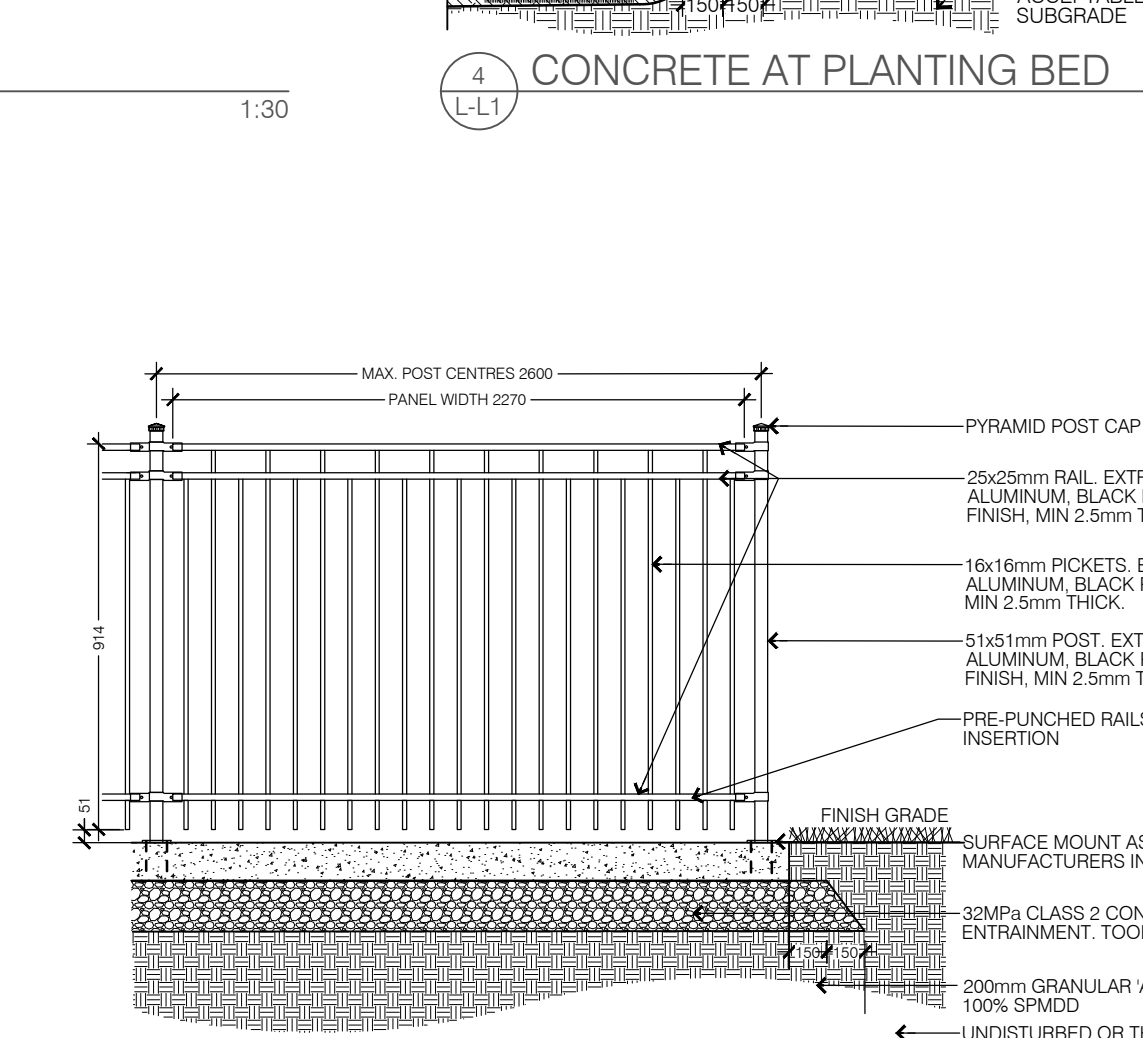
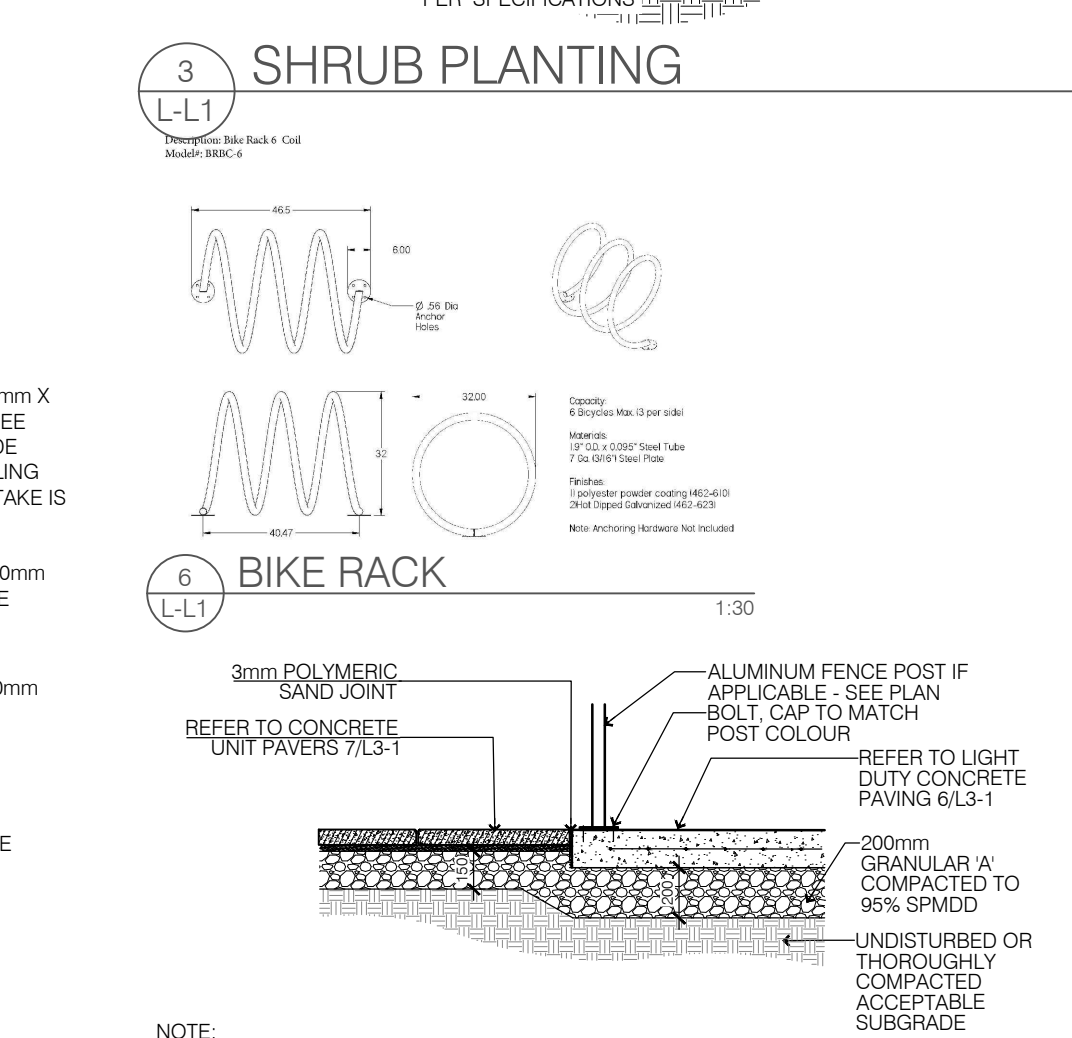
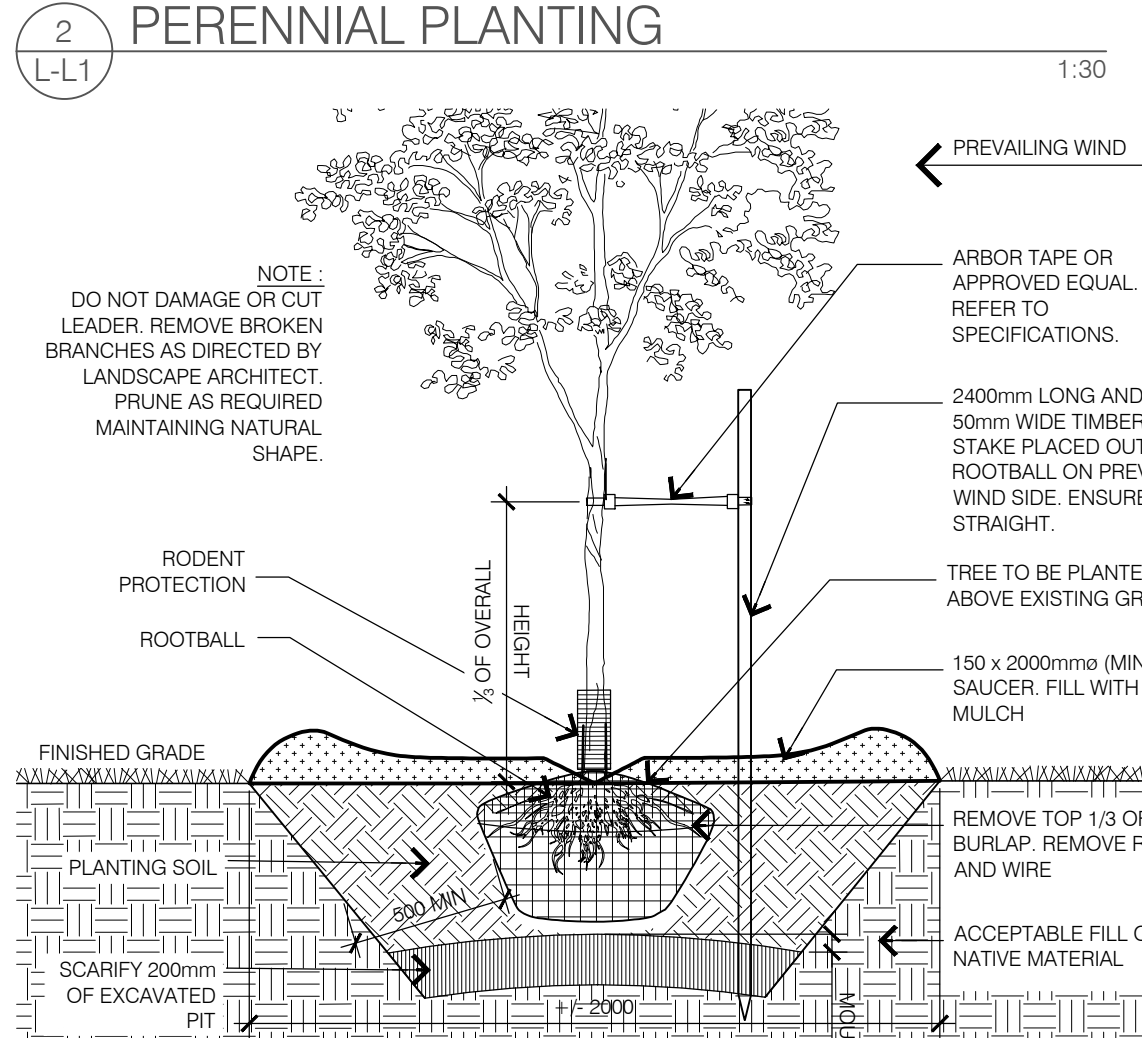
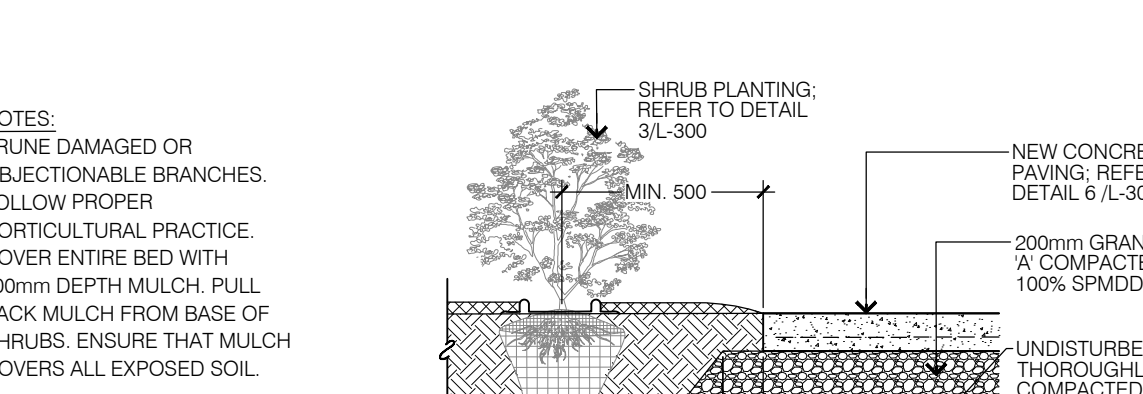
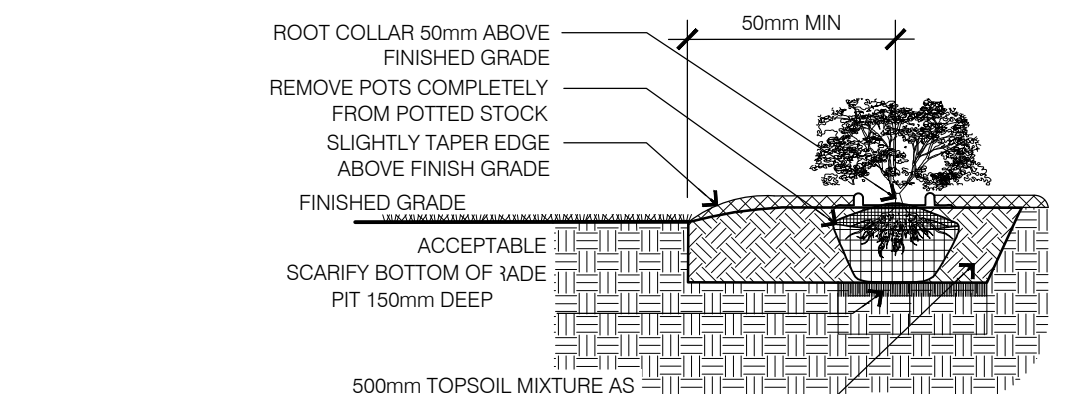
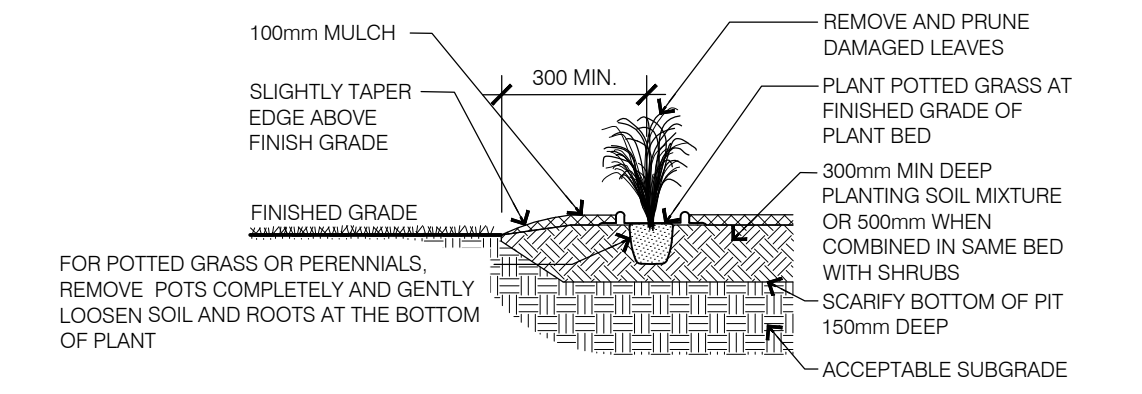
- PROPERTY LINE
- TREE PRESERVATION FENCE
- 1.8m WOOD PRIVACY FENCE
- 1.2m DECORATIVE METAL FENCE
- BIKE RACK
- ENTRANCE
- RIVERSTONE
- CONCRETE - BROOM FINISH
- SOD
- PROPOSED TREES
- PROPOSED SHRUBS AND PERENNIALS



- KEY MAP, NTS**
- L1-1 GENERAL NOTES**
- All general site information and conditions compiled from architect's and engineer's plans and surveys.
 - Do not scale this drawing.
 - Report any discrepancies prior to commencing work. No responsibility is born by the Landscape Architect for unknown subsurface conditions.
 - Reinststate all areas and items damaged as a result of construction activities to the satisfaction of the Landscape Architect.
 - Drawing may not be used for construction until signed by Landscape Architect as issued for construction.
 - The accuracy of the position of utilities is not guaranteed.
 - Individual utility co. must be contacted for confirmation of utility existence and location prior to digging.
 - This drawing is an instrument of service and requires the permission of the Landscape Architect for use. Copyright is reserved by the Landscape Architect, David M. Lashley.



1 LANDSCAPE PLAN 1:30



5 DECIDUOUS TREE PLANTING 1:30

7 UNIT PAVING AT CONCRETE 1:30

8 DECORATIVE METAL FENCE 1:30

10 WOOD PRIVACY FENCE 1:30

| NO. | DATE | DESCRIPTION |
|-----|------------|-------------------------|
| 2 | 2012-12-15 | ISSUED FOR COORDINATION |
| 1 | 2021-12-13 | ISSUED FOR COORDINATION |

NO. DATE DESCRIPTION

SEAL: _____ **NORTH:**



CONSULTANT:

PROJECT:

42 NORTHSIDE ROAD BELLS CORNERS
 42 NORTHSIDE ROAD, NEPEAN
 OTTAWA, ON, K2H 5Z4

DRAWING TITLE: LANDSCAPE PLAN

DATE: 2021-07-26 **DRAWING NO.:** NG-RP
SCALE: AS SHOWN
DRAWN BY: NG-RP
LA PROJECT NO.: 21826-1



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PROJECT TEAM / ÉQUIPE DU PROJET :

GENERAL NOTES

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NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEY.

NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.



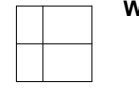

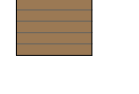
NOTE D: REFER TO LANDSCAPE SITE PLANS FOR ALL EXTERIOR LANDSCAPING.

NOTE E: SHOW SHADINGS DIMENSIONS.

NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

- SPECIFIC NOTES**
- VEHICULAR ENTRANCE
 - MAIN ENTRANCE
 - WASTE ROOM
 - EGRESS DOOR
 - ROOF CANOPY
 - FROSTED GLASS PRIVACY SCREEN
 - HYDRO ROOM ENTRANCE
 - FIXED SUN SHADE
 - 1.8m PRIVACY FENCE

MATERIAL LEGEND

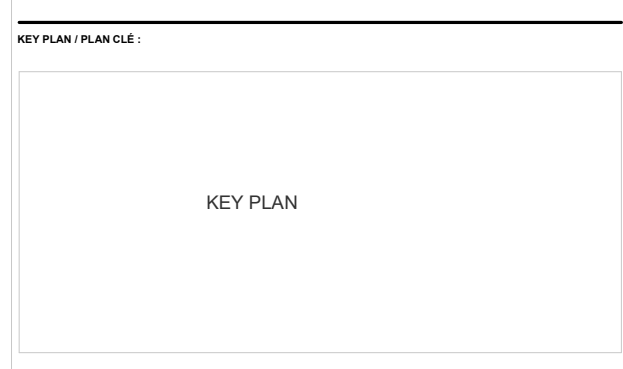
| | |
|---|--|
|  | BR-1 MEDIUM BROWN BRICK MANUFACTURER : BRAMPTON BRICK COLOR : SQ.FT. : |
|  | WT-2 DARK GRAY FIBROCEMENT PANELS MANUFACTURER : JAMES HARDIE COLOR : WHITE SQ.FT. : |
|  | WT-3 WHITE FIBROCEMENT PANELS MANUFACTURER : JAMES HARDIE COLOR : DARK GREY SQ.FT. : |
|  | WT-4 BROWN FIBROCEMENT PANELS MANUFACTURER : JAMES HARDIE COLOR : CEDAR SQ.FT. : |
|  | WT-5 BROWN FIBROCEMENT LAP SIDING MANUFACTURER : JAMES HARDIE COLOR : CEDAR SQ.FT. : |



1 NORTH ELEVATION
1 : 100



3 NORTH ELEVATION WITH CONTEXT
1 : 160



Tel : XXX-XXX-XXXX | www.WEBSITE.com

1.0 Site Plan Control 2021-12-21
description date

PROJECT NAME / NOM DU PROJET :

42 Northside Road

NORTH ELEVATION WITH AND WITHOUT CONTEXT

PROJECT NO. / NO. DE PROJET : **21087**
DATE : **10/23/19**
DRAWN BY / DÉSIGNÉ PAR : **Author**
REVIEWED BY / VÉRIFIÉ PAR : **Checker**
SCALE / ÉCHELLE : **As indicated**
PROJECT PHASE / PHASE DU PROJET : **1**
DWG NO. / NO. DE Dessin : **A200**

REVISION NO. / NO. DE RÉVISION : **1.0**

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PROJECT TEAM / ÉQUIPE DU PROJET :

GENERAL NOTES

- NOTE A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE RESOLVED IN FAVOR OF THE MOST FAVORABLE CLASSIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEYS.
- NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
- NOTE D: REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR LANDSCAPING.
- NOTE E: OBTAIN SOAK DIMENSIONS.
- NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SPECIFIC NOTES

- 1 VEHICULAR ENTRANCE
- 2 MAIN ENTRANCE
- 3 WASTE ROOM
- 4 EGRESS DOOR
- 5 ROOF CANOPY
- 6 FROSTED GLASS PRIVACY SCREEN
- 7 HYDRO ROOM ENTRANCE
- 8 FIXED SUN SHADE
- 9 1.8m PRIVACY FENCE

MATERIAL LEGEND

- BR-1 MEDIUM BROWN BRICK**
MANUFACTURER : BRAMPTON BRICK
COLOR :
SQ.FT. :
- WT-2 DARK GRAY FIBROCEMENT PANELS**
MANUFACTURER : JAMES HARDIE
COLOR : WHITE
SQ.FT. :
- WT-3 WHITE FIBROCEMENT PANELS**
MANUFACTURER : JAMES HARDIE
COLOR : DARK GREY
SQ.FT. :
- WT-4 BROWN FIBROCEMENT PANELS**
MANUFACTURER : JAMES HARDIE
COLOR : CEDAR
SQ.FT. :
- WT-5 BROWN FIBROCEMENT LAP SIDING**
MANUFACTURER : JAMES HARDIE
COLOR : CEDAR
SQ.FT. :

KEY PLAN / PLAN CLÉ :

KEY PLAN

CLIENT :



Tel : XXX-XXX-XXXX | www.WEBSITE.com

| revision | description | date |
|----------|-------------|------|
|----------|-------------|------|

PROJECT NAME / NOM DU PROJET :

42 Northside Road

DRAWING NAME / NOM DU DESSIN :

WEST ELEVATION WITH AND WITHOUT CONTEXTE

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **21087**

DATE : **12/10/21**

DRAWN BY / DÉSSINÉ PAR : **Author**

REVIEWED BY / VÉRIFIÉ PAR : **Checker**

SCALE / ÉCHELLE : **As indicated**

PROJECT PHASE / PHASE DU PROJET : **1**

DWG NO. / NO. DE DESSIN :

A201

REVISION NO. / NO. DE RÉVISION :



1 WEST ELEVATION
1 : 100



2 WEST ELEVATION WITH CONTEXTE
1 : 180



1 SOUTH ELEVATION
1:100



2 EAST ELEVATION
1:100

GENERAL NOTES

NOTE A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND SCHEDULES. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE RESOLVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEYS.

NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.

NOTE D: REFER TO LANDSCAPE ARCHITECTURE PLANS FOR ALL EXTERIOR LANDSCAPING.

NOTE E: VERIFY LOCAL REGULATIONS.

NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE ORDERS AND REGULATIONS.

SPECIFIC NOTES

| | |
|---|------------------------------|
| 1 | VEHICULAR ENTRANCE |
| 2 | MAIN ENTRANCE |
| 3 | WASTE ROOM |
| 4 | EGRESS DOOR |
| 5 | ROOF CANOPY |
| 6 | FROSTED GLASS PRIVACY SCREEN |
| 7 | HYDRO ROOM ENTRANCE |
| 8 | FIXED SUN SHADE |
| 9 | 1.8m PRIVACY FENCE |

MATERIAL LEGEND

| | |
|--|---|
| | BR-1 MEDIUM BROWN BRICK MANUFACTURER : BRAMPTON BRICK COLOR : SQ.FT. : |
| | WT-2 DARK GRAY FIBROCMENT PANELS MANUFACTURER : JAMES HARDIE COLOR : WHITE SQ.FT. : |
| | WT-3 WHITE FIBROCMENT PANELS MANUFACTURER : JAMES HARDIE COLOR : DARK GREY SQ.FT. : |
| | WT-4 BROWN FIBROCMENT PANELS MANUFACTURER : JAMES HARDIE COLOR : CEDAR SQ.FT. : |
| | WT-5 BROWN FIBROCMENT LAP SIDING MANUFACTURER : JAMES HARDIE COLOR : CEDAR SQ.FT. : |

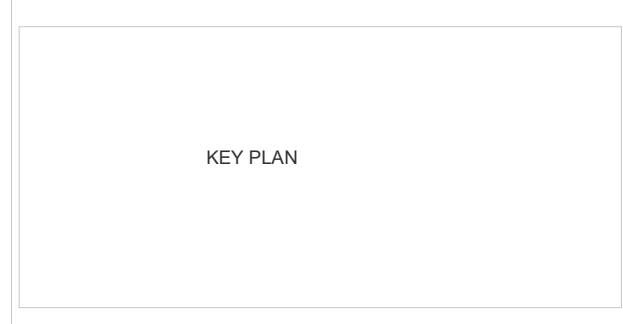
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PROJECT TEAM / ÉQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :



Tel : XXX-XXX-XXXX | www.WEBSITE.com

1.0 Site Plan Control 2021-12-21
revision description date

PROJECT NAME / NOM DU PROJET :

42 Northside Road

SOUTH & EAST ELEVATIONS

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **21087**
DATE : **10/23/19**
DRAWN BY / DÉSSINÉ PAR : **Author**
REVIEWED BY / VÉRIFIÉ PAR : **Checker**
SCALE / ÉCHELLE : **1 : 100**
PROJECT PHASE / PHASE DU PROJET : **1**
DWG NO. / NO. DESSIN : **A202**

REVISION NO. / NO. DE RÉVISION : **1.0**

NOT TO SCALE

GENERAL NOTES

NOTE A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE RESOLVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEYS.

NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES TO THE ARCHITECT.

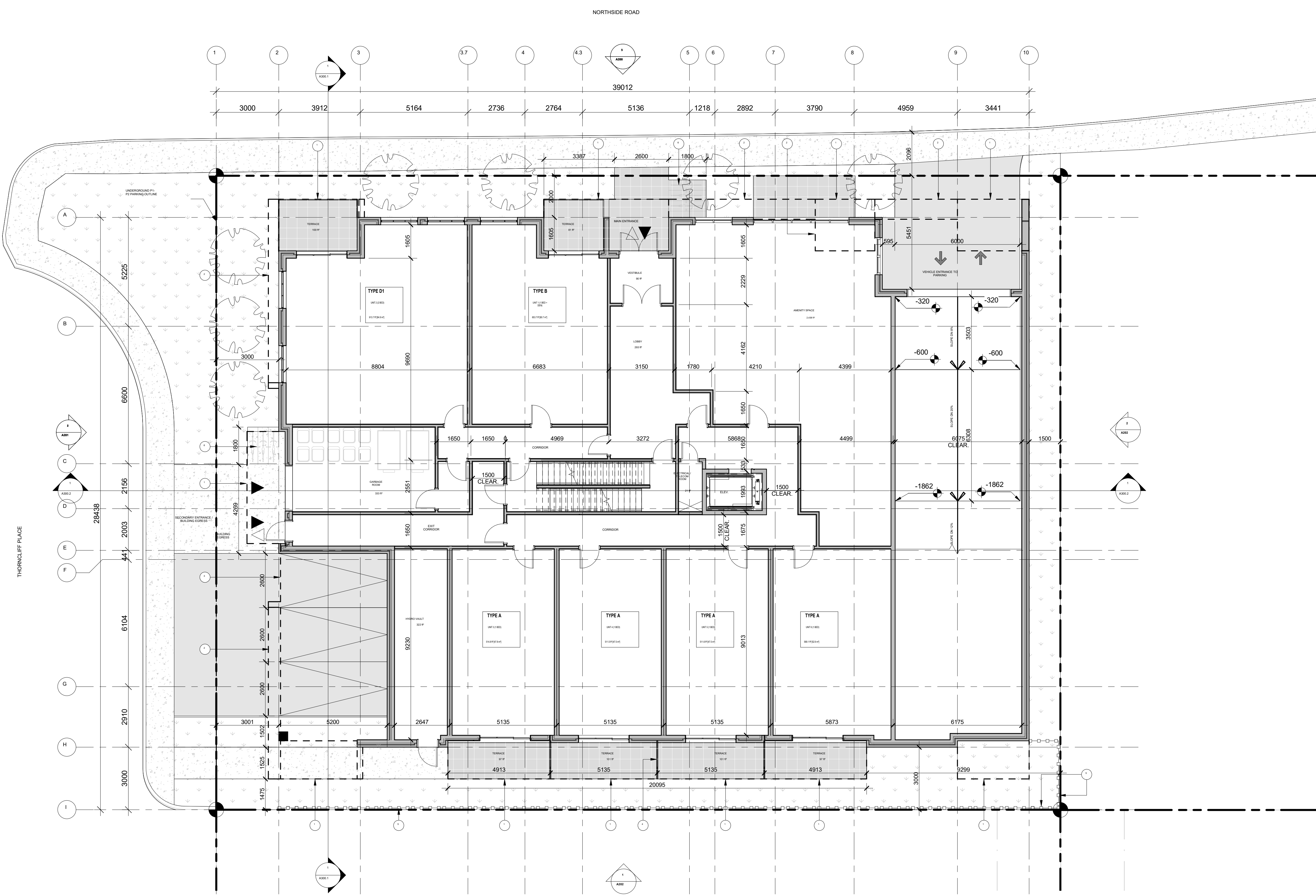
NOTE D: REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR LANDSCAPING.

NOTE E: SHOW TO SCALE DIMENSIONS.

NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SPECIFIC NOTES

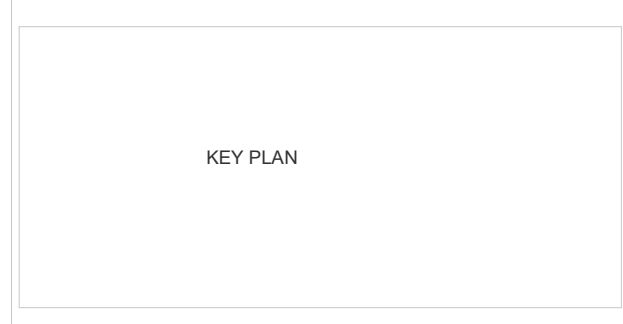
- BALCONY ABOVE
- ROOF CANOPY ABOVE
- BUILDING ABOVE
- PRIVACY SCREEN
- 1.8m PRIVACY FENCE
- 3x HORIZONTAL BICYCLE SPACES



1 FLOOR PLAN LEVEL 1
1 : 100

PROJECT TEAM / EQUIPE DU PROJET :

KEY PLAN / PLAN CLÉ :



CLIENT :



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1.0 Site Plan Control 2021-12-21

revision description date

PROJECT NAME / NOM DU PROJET
42 Northside Road

DRAWING INFORMATION / INFORMATION DU DESSIN
FLOOR LEVEL 1

DRAWING INFORMATION / INFORMATION DU DESSIN

PROJECT NO. / NO. DE PROJET: 21087

DATE: 19/09/19

DRAWN BY / DESINÉ PAR: Author

REVIEWED BY / VÉRIFIÉ PAR: Checker

SCALE / ÉCHELLE: 1 : 100

PROJECT PHASE / PHASE DU PROJET: 1

DWG NO. / NO. DESSIN: A103

REVISION / NO. DE RÉVISION: 1.0

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PROJECT TEAM / ÉQUIPE DU PROJET :

GENERAL NOTES

NOTE A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DRAWING AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE RESOLVED BY THE ARCHITECT. THE ARCHITECT'S INTENT SHALL PREVAIL OVER ANY CONFLICTING INFORMATION.

NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEYS.

NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

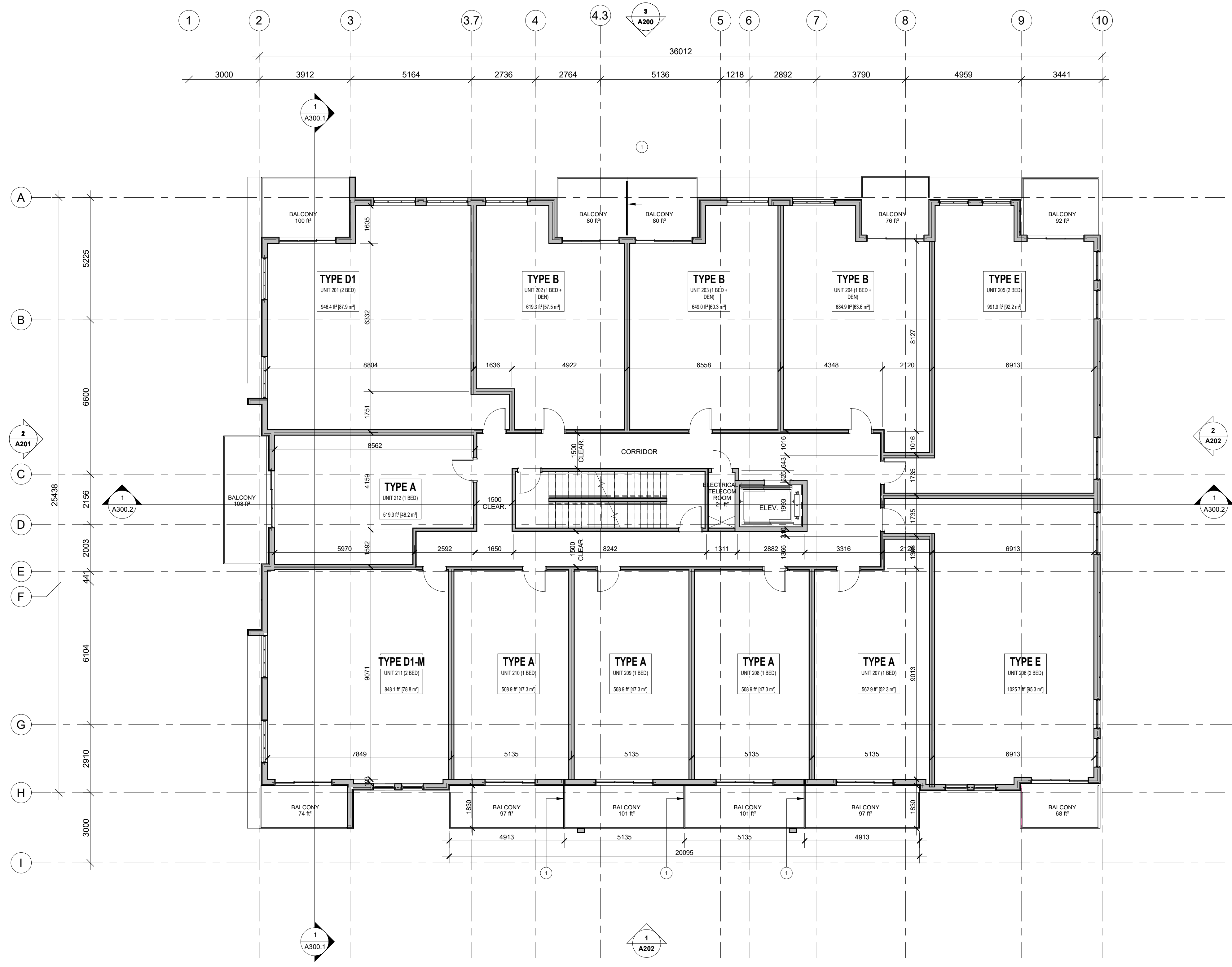
NOTE D: REFER TO LANDSCAPE ARCHITECT'S PLANS FOR ALL EXTERIOR LANDSCAPING.

NOTE E: SHOW EXISTING DIMENSIONS.

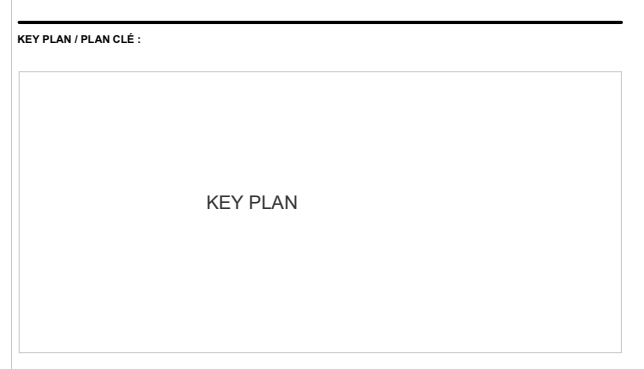
NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SPECIFIC NOTES

1 PRIVACY SCREEN



1 FLOOR PLAN LEVEL 2
1 : 100



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42 Northside Road

FLOOR LEVEL 2

DRAWING INFORMATION / INFORMATION DU DESSIN

| | |
|-----------------------------------|-----------------|
| PROJECT NO. / NO. DE PROJET : | 21087 |
| DATE : | 10/08/19 |
| DRAWN BY / DÉSSINÉ PAR : | Author |
| REVIEWED BY / VÉRIFIÉ PAR : | Checker |
| SCALE / ÉCHELLE : | 1 : 100 |
| PROJECT PHASE / PHASE DU PROJET : | 1 |
| DWG NO. / NO. DE DESSIN : | A104 |

REVISION NO. / NO. DE RÉVISION: 1.0

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GENERAL NOTES

NOTE A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DRAWING AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEYS.

NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

NOTE D: REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR LANDSCAPING.

NOTE E: DO NOT SCALE DRAWINGS.

NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

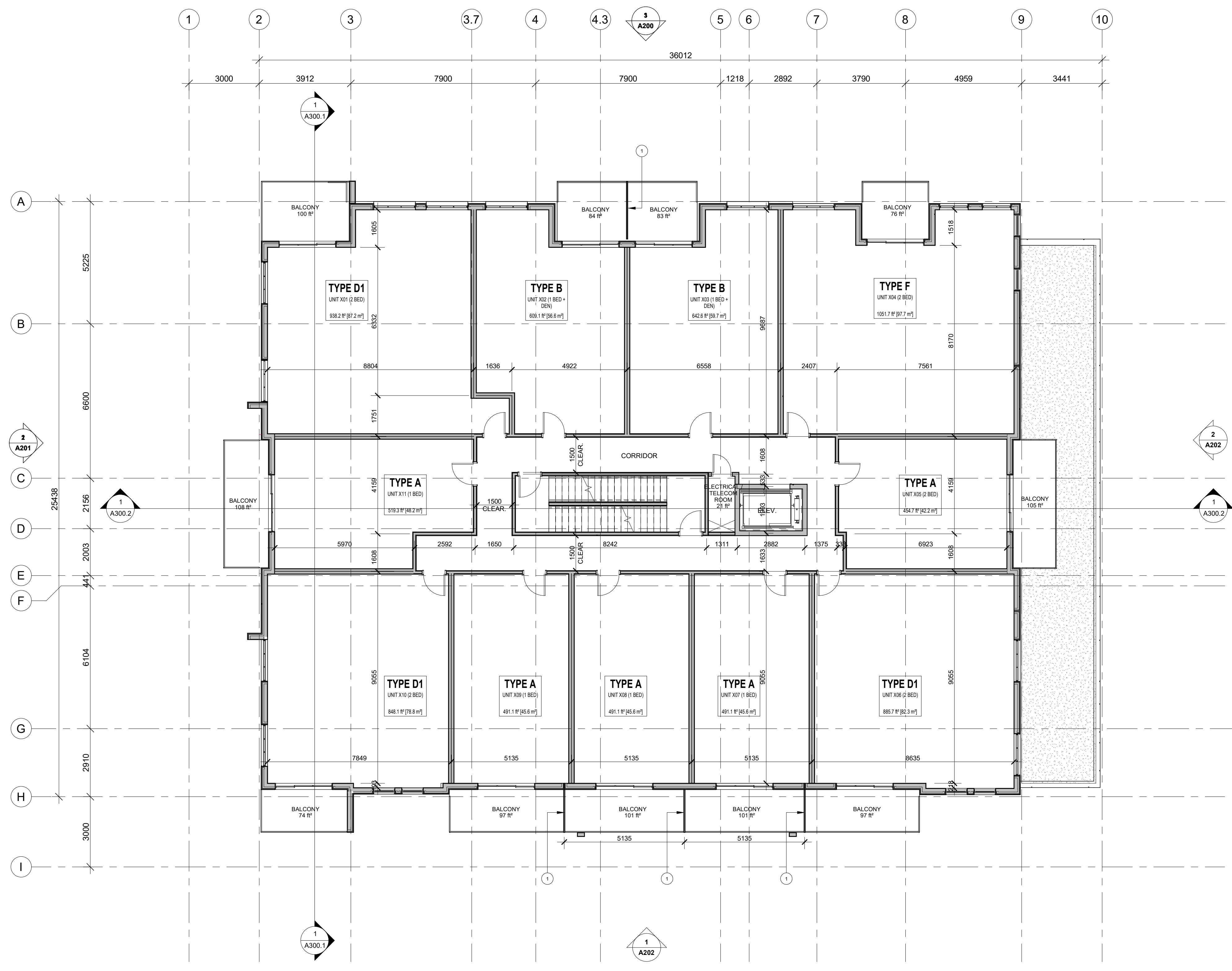
SPECIFIC NOTES

1 PRIVACY SCREEN

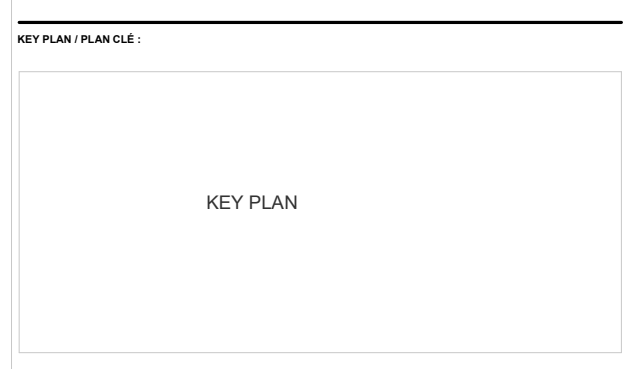
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PROJECT TEAM / ÉQUIPE DU PROJET :



1 TYPICAL FLOOR LEVEL 3-5
1 : 100



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| revision | description | date |
|----------|-------------|------|
| | | |

PROJECT NAME / NOM DU PROJET

42 Northside Road

TYPICAL FLOOR LEVEL 3 TO 5

DRAWING INFORMATION / INFORMATION DU DESSIN

| | |
|-----------------------------------|-----------------|
| PROJECT NO. / NO. DE PROJET : | 21087 |
| DATE : | 10/08/19 |
| DRAWN BY / DÉSSINÉ PAR : | Author |
| REVIEWED BY / VÉRIFIÉ PAR : | Checker |
| SCALE / ÉCHELLE : | 1 : 100 |
| PROJECT PHASE / PHASE DU PROJET : | 1 |
| DWG NO. / NO. DE DESSIN : | A105 |

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PROJECT TEAM / ÉQUIPE DU PROJET :

GENERAL NOTES

NOTE A: ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DRAWING AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE RESOLVED IN FAVOR OF THE MOST RECENTLY ISSUED DRAWING. THE PROJECT WILL BE SUBJECT TO ALL APPLICABLE CODES AND REGULATIONS.

NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEY.

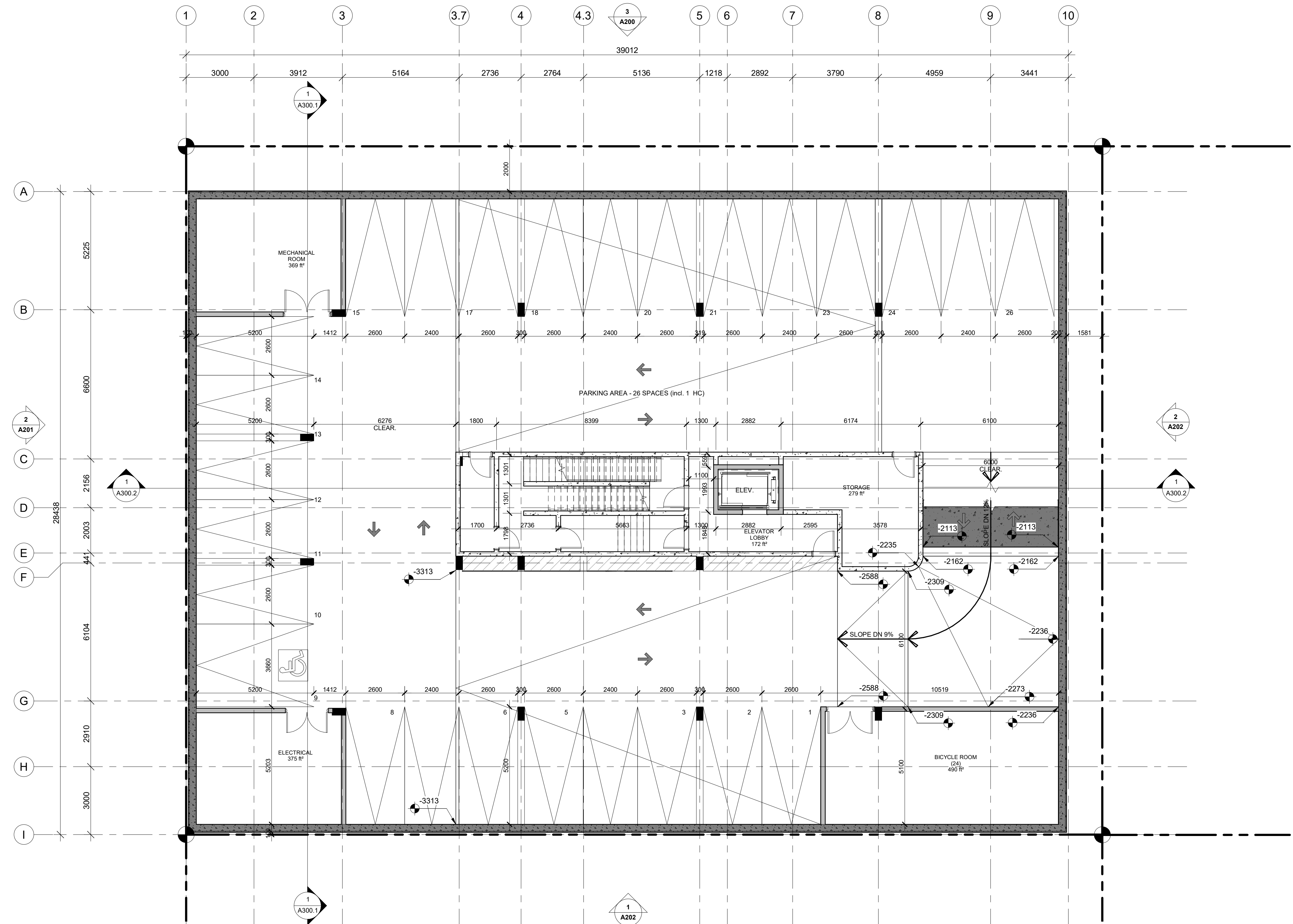
NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

NOTE D: REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR LANDSCAPING.

NOTE E: DO NOT SCALE DRAWINGS.

NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SPECIFIC NOTES



1 FLOOR PLAN LEVEL P1
1 : 100

KEY PLAN / PLAN CLÉ

KEY PLAN

CLIENT

Rohit
GROUP OF COMPANIES

Tel : XXX-XXX-XXXX | www.WEBSITE.com

| revision | description | date |
|----------|-------------------|------------|
| 1.0 | Site Plan Control | 2021-12-21 |

PROJECT NAME / NOM DU PROJET

42 Northside Road

P1 PARKING LEVEL

DRAWING INFORMATION / INFORMATION DU DESSIN

PROJECT NO. / NO. DE PROJET: **21087**

DATE: **10/08/19**

DRAWN BY / DÉSSINÉ PAR: **Author**

REVIEWED BY / VÉRIFIÉ PAR: **Checker**

SCALE / ÉCHELLE: **1 : 100**

PROJECT PHASE / PHASE DU PROJET: **1**

DWG NO. / NO. DE DESSIN:

REVISION / NO. DE RÉVISION: **1.0**

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NOTE B: ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN OBTAINED FROM EXISTING PLANS AND SURVEYS.

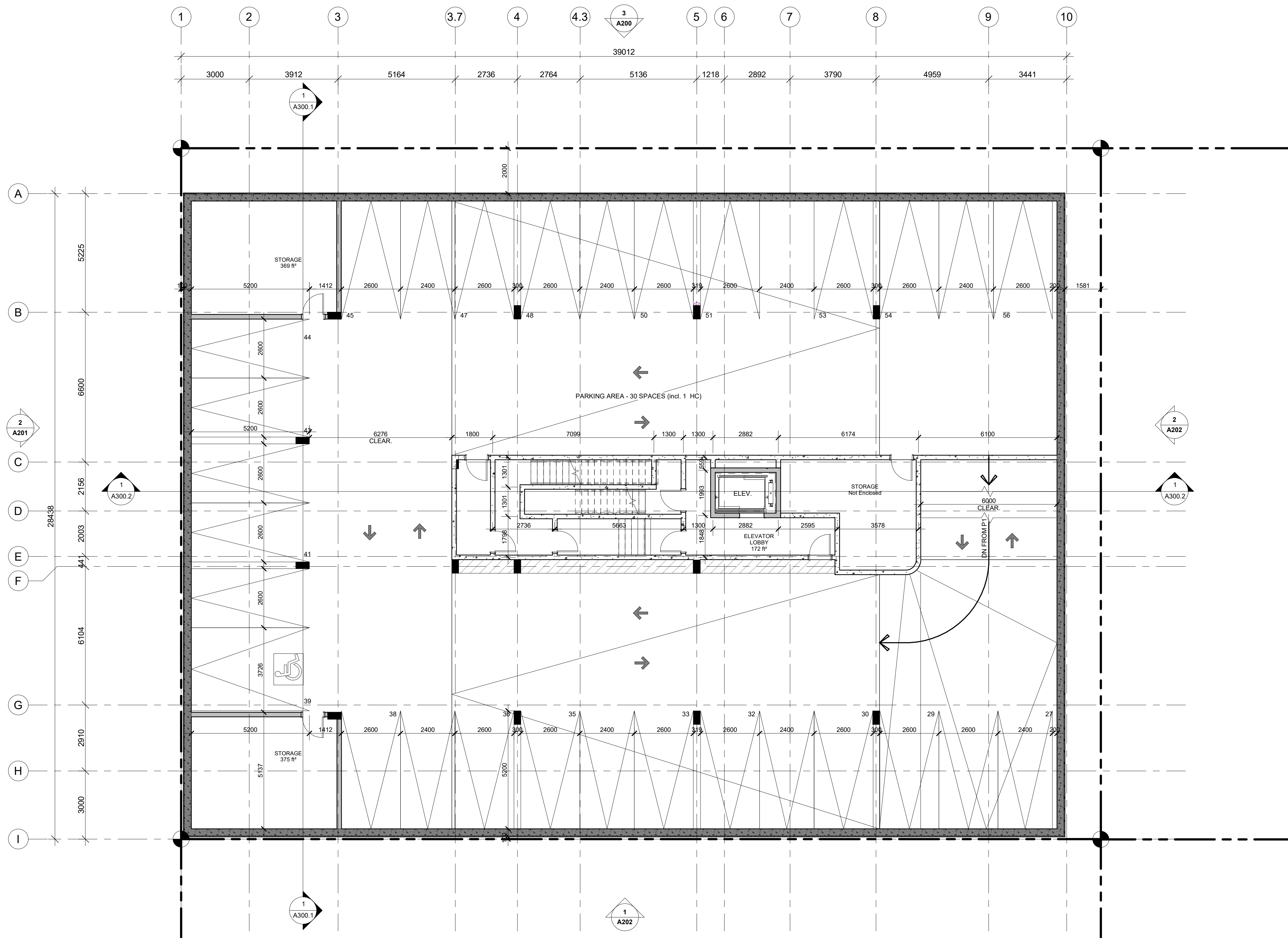
NOTE C: CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROVIDE ALL DETAILS AND FOR DIMENSIONS TO THE ARCHITECT.

NOTE D: REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR LANDSCAPING.

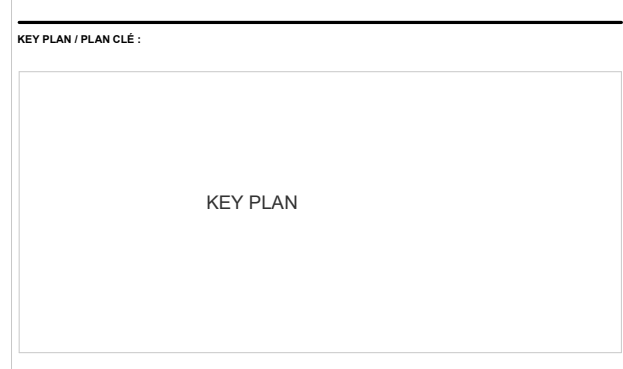
NOTE E: DO NOT SCALE DRAWINGS.

NOTE F: ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SPECIFIC NOTES



1 FLOOR PLAN LEVEL P2
1 : 100



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|----------|-------------------|------------|
| revision | description | date |

PROJECT NAME / NOM DU PROJET :

42 Northside Road

P2 PARKING LEVEL

DRAWING INFORMATION / INFORMATION DU DESSIN

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|-----------------------------------|-----------------|
| PROJECT NO. / NO. DE PROJET : | 21087 |
| DATE : | 10/08/19 |
| DRAWN BY / DÉSSINÉ PAR : | Author |
| REVIEWED BY / VÉRIFIÉ PAR : | Checker |
| SCALE / ÉCHELLE : | 1 : 100 |
| PROJECT PHASE / PHASE DU PROJET : | 1 |
| DWG NO. / NO. DE DESSIN : | A100.2 |

REVISION NO. / NO. DE RÉVISION : 1.0