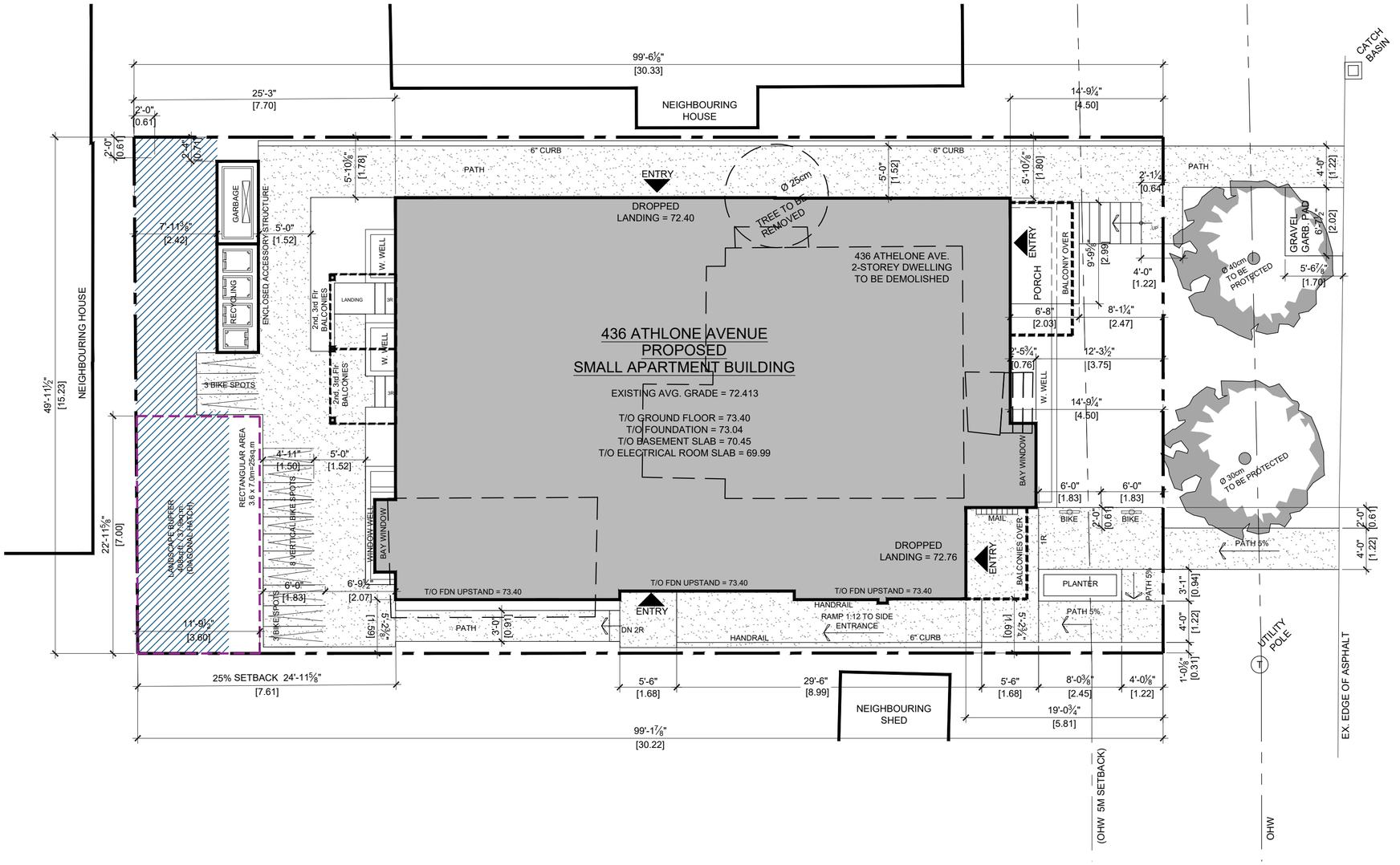


PROPERT BOUNDARIES AND TOPOGRAPHIC INFORMATION TAKEN FROM:

STANTEC GEOMATICS LTD.
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
LOT 100
REGISTERED PLAN 272
CITY OF OTTAWA

ZONING (APARTMENT):

- R4UC[2685] ZONING DESIGNATION
- AREA X ON SCHEDULE 1A
- NO LIMIT ON NUMBER OF DWELLING UNITS
- 10m REQUIRED LOT WIDTH, PROVIDED
- 300m² REQUIRED LOT AREA, PROVIDED
- 11m HEIGHT LIMIT, PROVIDED
- REAR YARD SETBACK MUST BE AT LEAST 30% OF THE DEPTH OF THE LOT, **VARIANCE GRANTED**
- REAR YARD MUST BE 25% OF THE AREA OF THE LOT, PROVIDED
- 1.5m MIN. SIDE YARD SETBACK, PROVIDED
- 4.5m MIN. FRONT YARD SETBACK, PROVIDED
- 20% OF THE AREA OF THE FRONT FACADE MUST , BE RECESSED AN ADDITIONAL 0.6m, PROVIDED
- FRONT FACADE TO HAVE 25% GLAZING (FRONT WINDOW SILLS MAX 1m AFF, WHERE INCLUDED IN GLAZING CALC.), PROVIDED
- 25% OF DWELLINGS MUST HAVE AT LEAST 2 BEDROOMS, PROVIDED
- 30% OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA, PROVIDED
- 50% OF THE REAR YARD MUST BE SOFT LANDSCAPED, AS WELL AS ANY AREA THAT IS NOT A DRIVE ISLE, PARKING SPACE, PATH, PATIO OR STORAGE SHED, PROVIDED
- REAR YARD LANDSCAPING MUST INCLUDE A RECTANGULAR AREA OF AT LEAST 25sq.m., NO LONGER THAN TWICE IT'S WIDTH, PROVIDED
- 40% OF THE FRONT YARD MUST BE SOFT LANDSCAPED, PROVIDED
- FRONT YARD MUST HAVE PARKING PROHIBITORS, PROVIDED
- 0.1 VISITOR PARKING SPACES REQUIRED PER DWELLING UNIT EXCLUDUNG THE FIRST 12 UNITS, **VARIANCE GRANTED**
- 0.5 PARKING SPACES REQUIRED PER DWELLING UNIT, EXCLUDING THE FIRST 12 DWELLING UNITS, **VARIANCE GRANTED**
- 0.5 BIKE PARKING SPACES REQUIRED FOR EACH DWELLING UNIT, 1 PROVIDED FOR EACH D.U.
- AMENITY AREAS MUST BE PROVIDED TO A TOTAL AREA OF 6sq.m./DU AND LOCATED INDOORS, ON BALCONIES OR IN THE REAR YARD, PROVIDED
- A 3m LANDSCAPED BUFFER IS REQUIRED ABUTTING THE REAR LOT LINE, **VARIANCE GRANTED**
- REAR YARD SHEDS ARE REQUIRED TO BE SETBACK 0.6m FROM LOT LINES. PROVIDED

EXISTING BUILDINGS:

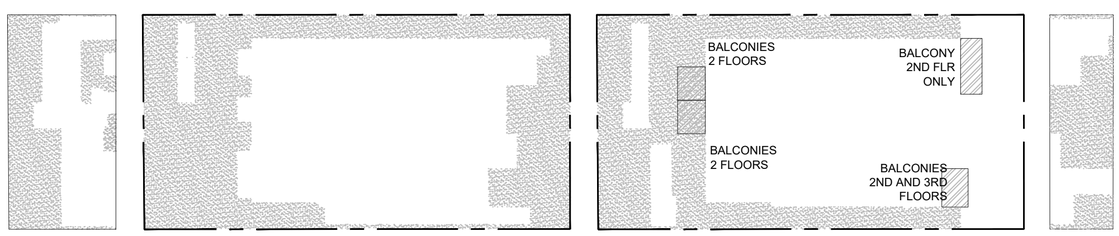
- 2 STOREY DWELLING AND DETACHED SHED
- TO BE DEMOLISHED

PROPOSED BUILDING:

- 3.5 STOREY APARTMENT BUILDING WITH 16 UNITS
- 4 LIVING LEVELS
- NO ON-SITE PARKING

AVERAGE GRADE CALCULATION

72.06
72.61
72.70
72.28
289.65 / 4 = 72.41



50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED
50% PROVIDED

30% OF LOT IS REQUIRED TO BE LANDSCAPED
42.6% LANDSCAPING PROVIDED

96 sq.m. OF AMENITY SPACE IS REQUIRED
159 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS
35 sq.m. OF AMENITY IS PROVIDED ON BALCONIES
194 sq.m. TOTAL AMENITY SPACE PROVIDED

40% OF THE FRONT YARD IS REQUIRED TO BE SOFT LANDSCAPED
56.75% LANDSCAPING PROVIDED

FRONT FACADE
28% WINDOWS

20% RECESSED
MORE THAN 0.6m

0 2.0 4.0 6.0 8.0 10.0m

Consultants:

Consultants:

No.	Y / M / D	REVISION
12	2024/07/04	INCREASED SIDE YARD SETBACK AT GARBAGE ENCLOSURE
11	2024/06/21	GARBAGE NOTE ADDED TO SITE PLAN
10	2024/06/19	ELEVATIONS FOR SITE PLAN CONTROL
9	2024/05/23	SITE PLAN RESUBMISSION
8	2022/04/14	SITE PLAN RESUBMISSION
7	2022/10/05	REISSUED FOR COMMITTEE OF ADJUSTMENT
6	2022/09/30	REISSUED FOR COMMITTEE OF ADJUSTMENT

It is the responsibly of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

ONTARIO ASSOCIATION OF ARCHITECTS
ROSALINE J. HILL
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5997

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www.rjhill.ca • rosaline@rjhill.ca

SMALL APARTMENT BUILDING

436 Athlone Avenue, Ottawa, Ontario

SITE PLAN

Drawn By:	Date:	Sheet:
AW/MP/RV	JAN 2023	A1.0
Project No: 2130	Scale: 1:100	

D07-12-22-0086

PLOTTED Thu, 04 Jul 2024

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Drawing name: C:\Users\Alastair\Desktop\Work From Home March 16\2130 Athlone\2130 dwgs\2130 AutoCAD\2130 SP01 Site Plan.dwg