

CLIENT

KEY PLAN

PROJECT

STAMP

TRUE NORTH

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ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

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NO.	REVISION	DD/MM/YY DATE
5	ISSUED FOR APPROVAL	02/10/23
4	ISSUED FOR APPROVAL	10/12/22
3	ISSUED FOR APPROVAL	08/10/22
2	ISSUED FOR APPROVAL	24/06/22
1	ISSUED FOR REVIEW	16/06/22
NO.	REVISION	DD/MM/YY DATE

OWNER

226 ARCADE AVE, OTTAWA, ON K2P 1B3

WOODMAN ARCHITECT ASSOCIATES LTD.

4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8L9  
TEL: 613 228 9850 • FAX: 613 228 9848 • email: info@woodmanarchitect.com

APPLICANT:

CONSULTANTS:  
ENGINEERING — MCINTOSH PERRY SURVEY — ANNIS, O'SULLIVAN, VOLLEBEKK LTDA LANDSCAPE — JAMES. B. LENNOX & ASSOCIATES INC.

PROJECT

**68 SWEETLAND - 146/170 OSGOOD**  
OTTAWA

DRAWING

**SITE PLAN**

DATE: 11/05/2022  
SCALE: 1 : 100  
DRAWN BY: J.G.  
REVIEWED BY: R.W.

JOB No. 2201  
REVISION  
DRAWING  
**SP01**

1 SITE PLAN  
SP01 1:100

2 KEY PLAN  
N.T.S.

68 SWEETLAND												
LEVEL	G.B.A.			G.L.A.			TOTAL			NUMBER OF UNITS		
	SOFT	SOFT	SOFT	SOFT	SOFT	SOFT	SOFT	SOFT	SOFT	EXISTING	ADDITION	TOTAL
BASMENT	1,071	99	1,562	141	2,518	245	356	31	977	31	1,331	142
FIRST FLOOR	1,071	99	1,562	141	2,518	245	356	31	977	31	1,331	142
SECOND FLOOR	1,071	99	1,562	141	2,518	245	356	31	977	31	1,331	142
THIRD FLOOR	1,071	99	1,562	141	2,518	245	356	31	977	31	1,331	142
TOTAL	4,284	396	6,248	564	10,110	976	1,411	124	4,862	124	5,086	568

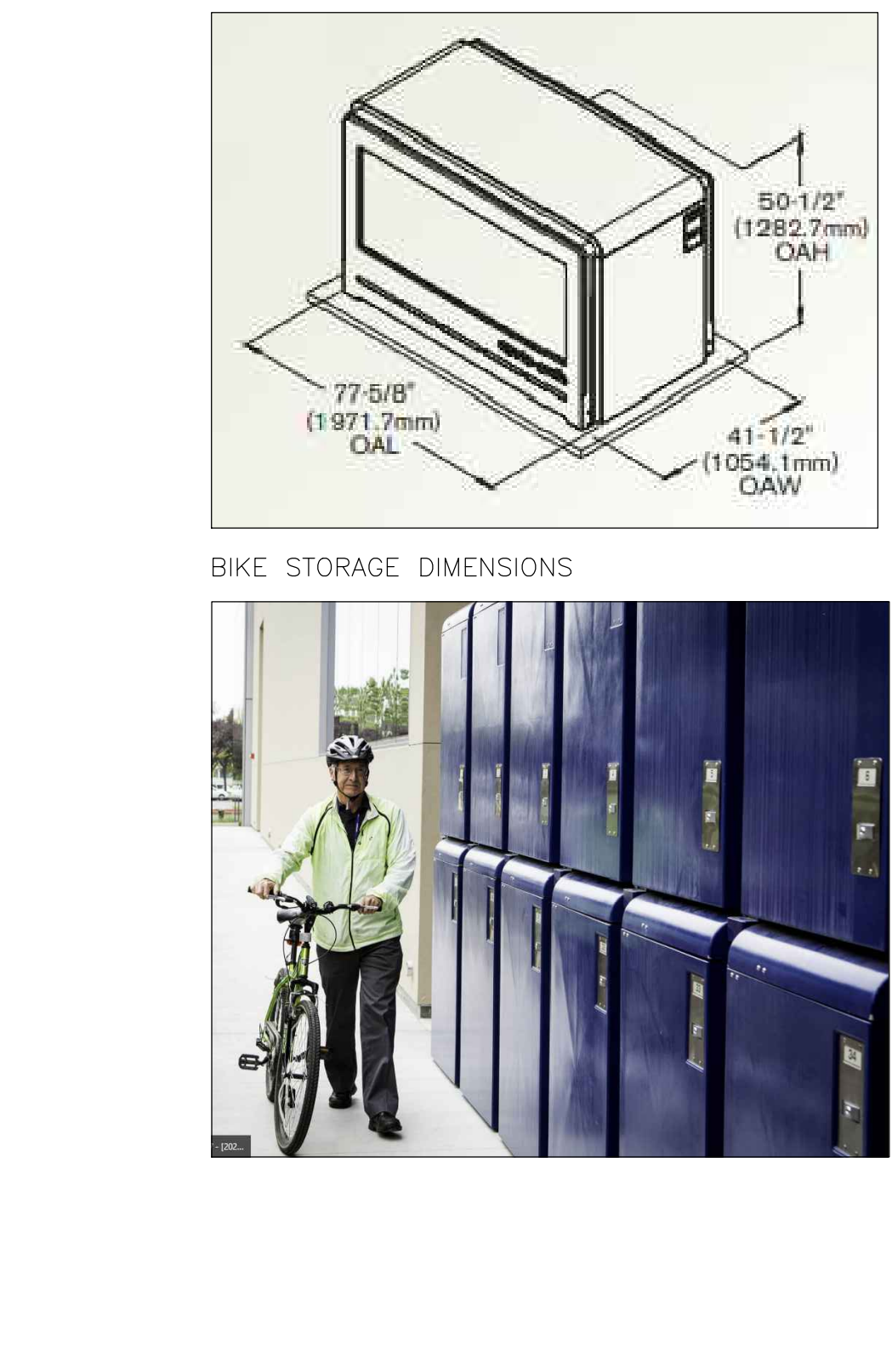
BUILDING UNIT	LEVEL	G.B.A.			G.L.A.			TOTAL		
		AREA SQ.M	AREA SQ.M	AREA SQ.M	AREA SQ.M	AREA SQ.M	AREA SQ.M	AREA SQ.M	AREA SQ.M	
BLOCK A (UNIT 146-152)	MECHANICAL ROOM	22	225	0	0	0	0	0	0	
	BASMENT LEVEL	305	1,254	192	2,087	65	702	362	2,809	
	FIRST FLOOR	305	1,254	225	2,784	193	2,977	498	3,175	
	THIRD FLOOR	390	1,120	244	2,054	302	197	2,117	2,314	
BLOCK B (UNIT 154-160)	MECHANICAL ROOM	40	435	0	0	0	0	0		
	BASMENT LEVEL	254	2,215	113	2,538	174	1,516	328	4,054	
	FIRST FLOOR	254	2,215	200	2,514	176	1,517	330	4,031	
	THIRD FLOOR	320	1,725	120	1,845	120	1,000	240	2,845	
BLOCK C (UNIT 162-164)	MECHANICAL ROOM	18	180	0	0	0	0	0		
	BASMENT LEVEL	149	1,604	100	1,674	31	206	180	1,880	
	FIRST FLOOR	149	1,604	122	1,726	135	1,113	274	2,839	
	THIRD FLOOR	100	1,076	0	1,076	81	38	119	1,195	
BLOCK D (UNIT 166-170)	MECHANICAL ROOM	11	110	0	0	0	0	0		
	BASMENT LEVEL	220	2,071	177	2,248	48	402	268	2,650	
	FIRST FLOOR	221	2,080	180	2,260	120	1,000	341	2,601	
	THIRD FLOOR	221	2,081	100	2,181	39	1,054	139	2,220	

EXISTING	Osgoode (rooming units)									
	1BR	2BR	3BR	4BR	5BR	6BR	7BR	8BR	9BR	10BR
Basement	1	1	1	1	1	1	1	1	1	1
Ground Floor	2	2	2	2	2	2	2	2	2	2
1st Floor	2	2	2	2	2	2	2	2	2	2
2nd Floor	2	2	2	2	2	2	2	2	2	2
3rd Floor	2	2	2	2	2	2	2	2	2	2
TOTAL	9	9	9	9	9	9	9	9	9	9

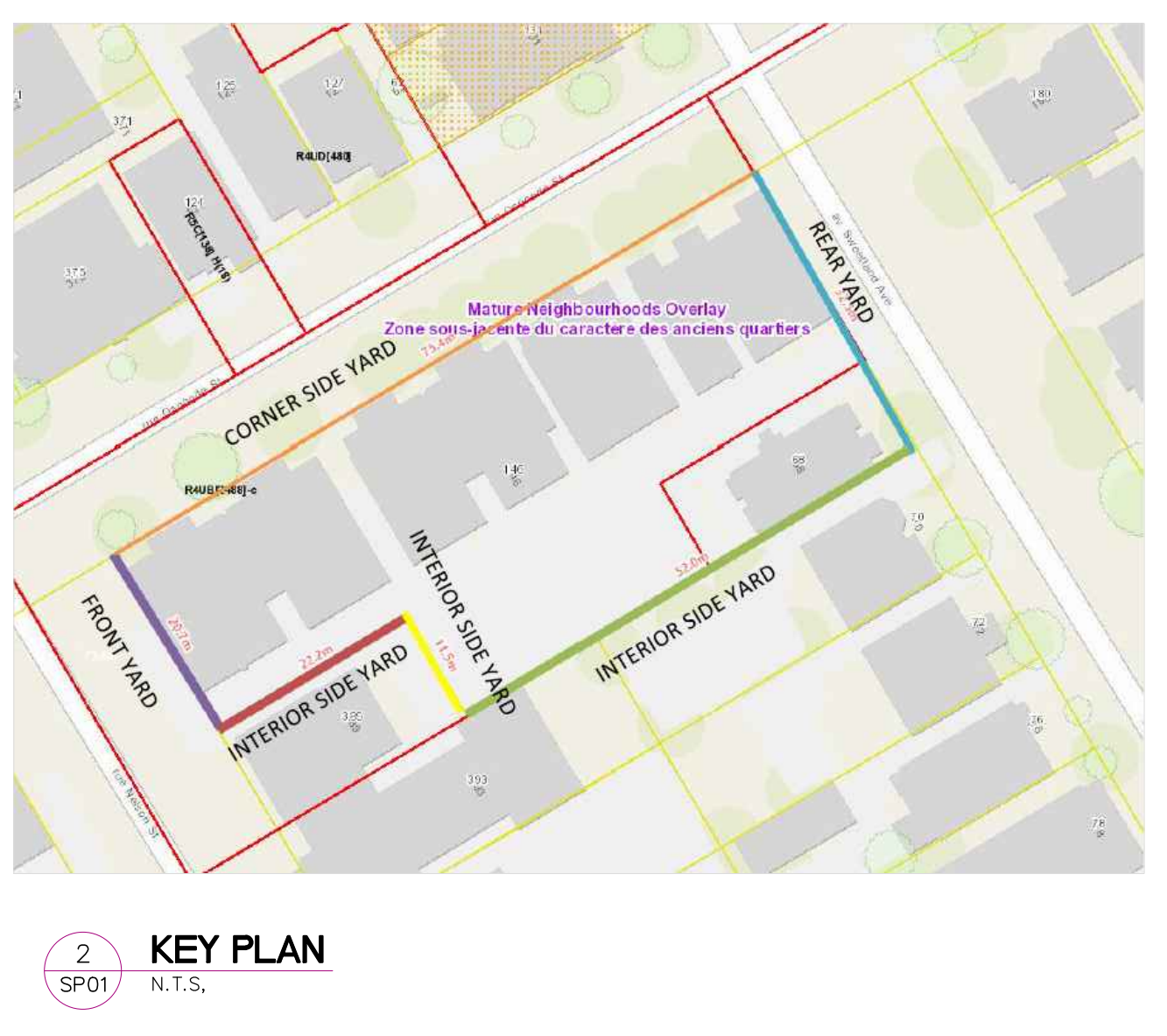
Zoning Mechanism	Requirement	Provided	Compliance
R4UD [480] XXXX- PUD			
Zoning Mechanism	PUDS	2,155 m <sup>2</sup>	Complies
Minimum Lot Area	1,400 m <sup>2</sup>	2,155 m <sup>2</sup>	Complies
Minimum Lot Width	N/A	-	Existing
Minimum Front Yard Setback	1.5m from the abutting lot's actual yard setbacks abutting each street (not less than 3.5 m and no more than 4.5 m) (144.18)	Existing	Existing
Minimum Corner Side Yard Setback	Must align with the abutting lot's actual yard setbacks abutting each street (not less than 3.5 m and no more than 4.5 m) (144.18)	Existing	Existing
Minimum Interior Side Yard Setback	7.5 m from rear property line of 389 Nelson	Relief required	Relief required
Minimum Rear Yard Setback	3.5 m for first 18m from street, and 7.5m for that remainder for others	Relief required	Relief required
Interior Yard Area	30% from abutting properties rear yard setback on to the affecting property	Relief required	Relief required
Maximum Building Height	As Per Dwelling Type (Low-rise apartment 9 or more units) = 14.5 m	Complies	Complies
Zoning Mechanism	Requirement PUDS	Provided	Compliance
Minimum Area of Soft Landscaping in the Rear Yard	N/A no rear yard as per Section 135	Existing	Existing
Minimum Area of Soft Landscaping in the Front Yard	40%	Existing	Existing

Zoning Mechanism	Requirement	Provided	Compliance
RAUD [480] XXXX- PUD			
Zoning Mechanism	PUDS	2,155 m <sup>2</sup>	Complies
Amenity Area	7.5m <sup>2</sup> per unit 2-7 8m <sup>2</sup> per unit above 8 Total = 364.5 m <sup>2</sup> • located at grade and in the rear • landscaped • 80% soft landscaping	Need to confirm location as there is no rear yard	Need to confirm location as there is no rear yard
Principal Entrance	Min. 1 located on the facade.	Existing	Existing
Front Facade	25% windows (can include windows located in doors)	Existing	Existing
Front Facade Recessed	20%	Existing	Existing
Minimum separation area between buildings	1.2 m	Existing	Existing
Overall Landscaped Area of Lot	80%	Complies	Complies
The property is considered as within Area X as shown in Schedule 1A in the City of Ottawa Zoning By-law.			
Zoning Mechanism	Requirement	Provided	Compliance
Vehicle Parking Spaces	Residential: 0.25 per DU/ not required for first 12 units (113 units, see 13 = 99) 25 spaces required	2	Relief Required
Visitor	0.1 per DU/ not required for first 12 units: 10 spaces required	38	Complies
Bicycle Parking Spaces	0.25 spaces per unit = 30 required	38	Complies
Dimension of Bicycle Parking Spaces	Min: 0.6m wide/1.8m long (horizontal) = 50% minimum must be horizontal	6 yard container=5' x 22.95 m <sup>3</sup> 2 yard container=2' x 3.06 m <sup>3</sup>	Complies
Garbage Storage	• Located within principal building within Sandy Hill. • Total Volume 3.5 cubic metres. • Located adjacent to a path.	28 cubic metres: 6 yard container=5' x 22.95 m <sup>3</sup> 2 yard container=2' x 3.06 m <sup>3</sup>	Complies
Garbage Path	• 1.2 m by 1.5m high path for movement between storage and public lane. • Paved or finished with hard landscaping. • Service vent or utility may encroach up to 0.30m into path.	Complies	Complies



LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOIL
- CONCRETE FLOOR
- ASPHALT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPOSED 2.1 m HH CHAIN LINK FENCE
- PROPOSED 2.1 HT. ORNAMENTAL METAL FENCE, REFER TO LANDSCAPE PLAN FOR DETAILS
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- BIKE STORAGE



D07-12-22-0106

#18783