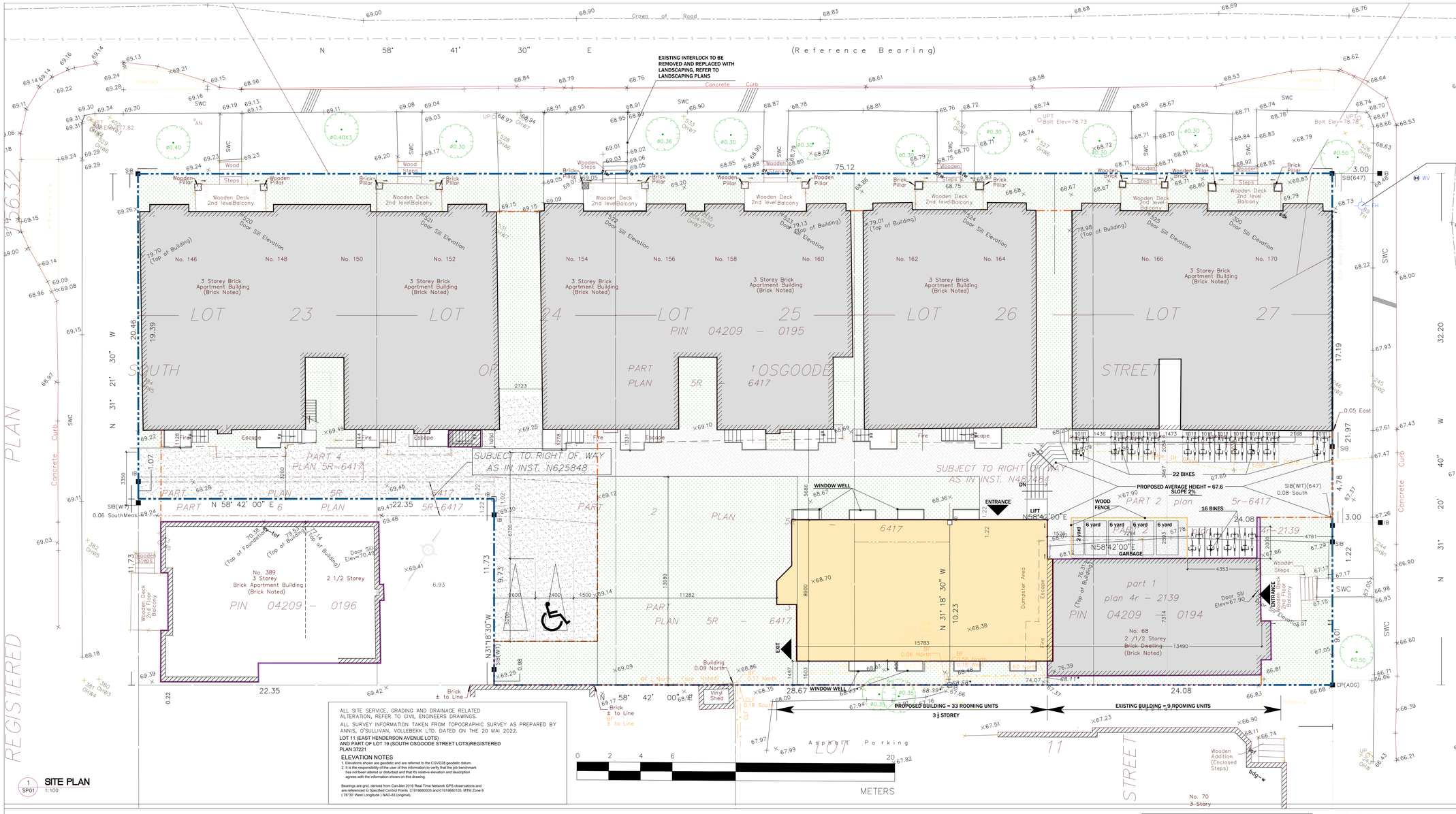


ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON THE 20 MAI 2022.

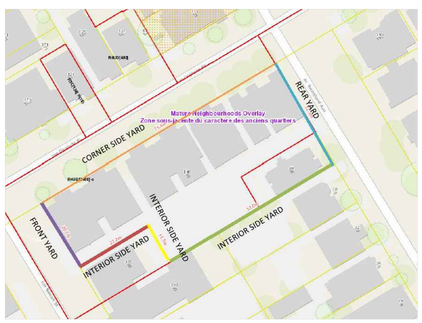
LOT 11 (EAST HENDERSON AVENUE LOTS)
AND PART OF LOT 19 (SOUTH OSGOODE STREET LOTS)REGISTERED PLAN 37221

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 it's relative elevation and description agrees with the information shown on this drawing.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

1 SP01 **SITE PLAN** 1:100



2 SP01 **KEY PLAN** N.T.S.

68 SWEETLAND

	G.B.A. EXISTING SQ.FT	G.B.A. EXISTING SQ.M	G.B.A. ADDITION SQ.FT	G.B.A. ADDITION SQ.M	G.B.A. TOTAL SQ.FT	G.B.A. TOTAL SQ.M	G.L.A. EXISTING SQ.FT	G.L.A. EXISTING SQ.M	G.L.A. ADDITION SQ.FT	G.L.A. ADDITION SQ.M	G.L.A. TOTAL SQ.FT	G.L.A. TOTAL SQ.M	NUMBER OF UNITS EXISTING	NUMBER OF UNITS ADDITION	NUMBER OF UNITS TOTAL
BASEMENT	1 071	99	1 547	144	2 618	243	356	33	977	91	1 333	124	1	8	9
MAIN LEVEL	1 071	99	1 547	144	2 618	243	476	44	953	89	1 429	133	2	7	9
SECOND LEVEL	1 071	99	1 547	144	2 618	243	574	53	1 386	105	1 960	154	3	9	12
THIRD LEVEL	568	86	1 547	144	2 495	232	620	57	1 094	102	1 714	159	3	9	12
TOTAL	4 581	387	6 188	575	10 106	961	2 026	187	4 410	387	6 436	569	9	33	42

BUILDING UNIT	LEVEL	G.B.A. AREA SQ M	G.B.A. AREA SQ FT	G.F.A. AREA SQ M	G.F.A. AREA SQ FT	G.L.A. AREA SQ M	G.L.A. AREA SQ FT
BLOCK A (UNIT 146-152)	MECHANICAL ROOM	22	235	0			
	BASEMENT LEVEL	302	3,254	192	2067	65	702
	MAIN LEVEL	303	3,239	256	2756	191	2061
	SECOND LEVEL	302	3,253	252	2713	138	1437
	THIRD LEVEL	290	3,120	244	2622	197	2117
	TOTAL	1,217	13,101	944	10,158	587	6,317
BUILDING UNIT	LEVEL	G.B.A. AREA SQ M	G.B.A. AREA SQ FT	G.F.A. AREA SQ M	G.F.A. AREA SQ FT	G.L.A. AREA SQ M	G.L.A. AREA SQ FT
BLOCK B (UNIT 154-160)	MECHANICAL ROOM	40	435	0	0	0	0
	BASEMENT LEVEL	254	2732	139	1492	64	690
	MAIN LEVEL	253	2728	213	2289	141	1519
	SECOND LEVEL	254	2731	209	2254	178	1917
	THIRD LEVEL	177	1908	140	1505	120	1290
	TOTAL	10,536	10,536	700	7,540	503	5,416
BUILDING UNIT	LEVEL	G.B.A. AREA SQ M	G.B.A. AREA SQ FT	G.F.A. AREA SQ M	G.F.A. AREA SQ FT	G.L.A. AREA SQ M	G.L.A. AREA SQ FT
BLOCK C (UNIT 162-164)	MECHANICAL ROOM	19	205	0	0	0	0
	BASEMENT LEVEL	149	1604	100	1,079	33	366
	MAIN LEVEL	149	1602	125	1346	97	1047
	SECOND LEVEL	149	1604	122	1315	103	1113
	THIRD LEVEL	100	1076	77	831	38	409
	TOTAL	566	6,091	425	4,573	272	2,935
BUILDING UNIT	LEVEL	G.B.A. AREA SQ M	G.B.A. AREA SQ FT	G.F.A. AREA SQ M	G.F.A. AREA SQ FT	G.L.A. AREA SQ M	G.L.A. AREA SQ FT
BLOCK D (UNIT 166-170)	MECHANICAL ROOM	31	329	0	0	0	0
	BASEMENT LEVEL	220	2371	177	1337	48	522
	MAIN LEVEL	221	2382	180	1,908	135	1451
	SECOND LEVEL	223	2391	170	1828	98	1056
	THIRD LEVEL	221	2379	170	1826	83	894
	TOTAL	916	9,842	697	7,910	364	3,923

Osgoode (rooming Units)

Existing	146	148	150	152	154	156	158	160	162	164	166	168	170	Total
Basement	1	1	1	1	1	1	1	1	1	1	1	1	1	13
Ground Floor	3	3	3	3	2	2	2	2	3	3	3	3	3	35
2nd Floor	2	2	2	2	3	3	3	3	3	3	2	2	2	32
3rd Floor	3	3	3	3	2	2	2	2	1	1	3	3	3	31
Total	9	9	9	9	8	8	8	8	8	8	9	9	9	111

	EXISTING		Bachelor	Rooming units
68 SWEETLAND	EXISTING	9	1	8
	NEW	33		33
TOTAL OSGOODE + 68 SWEETLAND		151		

R4UD [480] XXXX– PUD

Zoning Mechanism	Requirement PUDS	Provided	Compliance
Minimum Lot Area	1,400 m²	2,155 m²	Complies
Minimum Lot Width	N/A	-	-
Minimum Front Yard Setback Sweetland and Nelson	Must align with the abutting lots' actual yard setbacks abutting each street (not less than 1.5 m and no more than 4.5 m) (144.1b)		Existing
Minimum Corner Side Yard Setback Osgoode	Must align with the abutting lots' actual yard setbacks abutting each street (not less than 1.5 m and no more than 4.5 m) (144.1b)		Existing
Minimum Interior Side Yard Setback	7.5 m from rear property line of 389 Nelson 1.5 m for first 18m from street, and 7.5m for the remainder for others		Relief required
Minimum Rear Yard Setback	N/A no rear yard as per Section 135		-
Interior Yard Area	30% in from abutting properties rear yard setback on to the affecting property		Relief required
Maximum Building Height	As Per Dwelling Type (Low-rise apartment 9 or more units) = 14.5 m		Complies

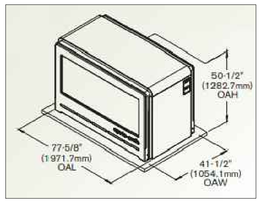
Zoning Mechanism	Requirement PUDS	Provided	Compliance
Minimum Area of Soft Landscaping in the Rear Yard	N/A no rear yard as per Section 135		-
Minimum Area of Soft Landscaping in the Front Yard	40%		Existing
Principal Entrance	Min. 1 located on the façade.		Existing
Front Façade	25% windows (can include windows located in doors)		Existing
Front Façade Recessed	20%		Existing
Minimum separation area between buildings	1.2 m		Existing
Overall Landscaped Area of Lot	30%		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 Area X	Residential: 0.25 per DU/ not required for first 12 units. (111 units, less 12 = 99) 25 spaces required. Visitor: 0.1 per DU/ not required for first 12 units. 10 spaces required. Total Parking = 35	2	Relief Required
Bicycle Parking Spaces	0.25 spaces per unit = 30 required.		Complies
Dimension of Bicycle Parking Spaces	Min. 0.6m wide/1.8m long (horizontal) = 50% minimum must be horizontal Min. 0.5m wide/1.5m long (vertical) Min.0.37m wide/1.8m long (stacked)		38

Garbage Storage	• Located within principal building within Sandy Hill. • Total Volume 3.5 cubic metres. • Located adjacent to a path.	26 cubic metres: 6 yard container*5= 22.95 m3 2 yard container*2 = 3.06 m3	✓
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.		✓

Zoning Mechanism	Requirement PUDS	Provided		Compliance
Amenity Area *for rooming units	7.5 m² per units (-7 (7 units x 7.5 m²))	53.5 m²	Total Amenity Area (outdoors) = 337.16 m² (indoors = 62.25 m²)	Complies
	3 m² per unit above 8 (34 units x 3 m²)	102 m²		
	Total amenity area located at grade and in the rear yard provided as landscaped	154.5 m²	198.16 m² (91.5%)	
	30% soft landscaping	123.6m²	No rear yard	



BIKE STORAGE DIMENSIONS

LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW SOD
- CONCRETE FLOOR
- ASPHALT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPERTY LINE
- PROPOSED 2.1 m Ht CHAIN LINK FENCE
- PROPOSED 2.1 HT. ORNAMENTAL METAL FENCE, REFER TO LANSCAPE 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

CLIENT

KEY PLAN

PROJECT

STAMP

TRUE NORTH

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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NO.	REVISION	DD/MM/YY DATE
6	ISSUED FOR APPROVAL	06/20/23
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

OWNER

SMART LIVING PROPERTIES
226 ARGYLE AVE., OTTAWA, ON K2P 1B9

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APPLICANT:

FOTENN

CONSULTANTS:
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SURVEY – ANNIS, O'SULLIVAN, VOLLEBEKK LTDA
LANDSCAPE–JAMES. B. LENNOX & ASSOCIATES INC.

PROJECT
68 SWEETLAND - 146/170 OSGOODE 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

D07-12-22-0106
#18783