

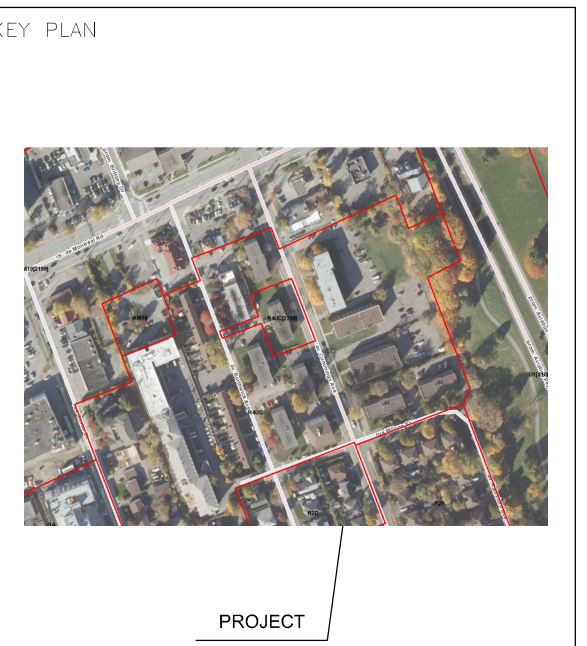
**LEGEND:**

- MANHOLE, REFER TO CIVIL
- NEW INTERLOCK/PAVERS
- NEW CONCRETE
- NEW PAINTED LINES
- NEW SOO
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED ROAD WIDENING
- PROPERTY LINE
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE

**ANDREW MCCREIGHT**  
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 10:03 am, May 02, 2023

LEVEL	UNIT	SQ FT			SQ M			TYPE				TOTAL UNITS BY LEVEL	
		G.B.A	G.F.A	G.F.A FT/LEVEL	G.B.A	G.F.A	G.F.A FT/LEVEL	1 BEDROOM	STUDIO BF	2 BEDROOM	BF		
MECHANICAL LEVEL	MECH.	376	0	0	35	0	0						
	BASEMENT	1		547			51						7
		2		544			51						
		3		344			32						
		4	4964	682	3626	461	63	300		1			
		5		562			52				1		
		6		554			51				1		
7			393			37					1		
MAIN LEVEL	101		569			53				1		6	
	102		563			52				1			
	103		351		3371	33	313		1				
	104	5375	699		499	65					1		
	105		615			57				1			
	106		574			53				1			
	201		569			53				1			
	202		563			52				1			
	203		351			33					1		
	204		699		4388	65	408				1		
2	205	5419	614		503	57					1	8	
	206		561			52				1			
	207		632			59				1			
	208		399			37			1				
	301		569			53					1		
	302		563			52					1		
	303		351			33					1		
	304	5419	699		503	65	408				1		
	305		614			57					1		
	306		561			52					1		
3	307		632			59					1	8	
	308		399			37					1		
	TOTAL	21 553	15 773	15 773	2 002	1 465	1 429	3		18	4		29



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 BY-LAWS 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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**Section 161 - Residential Fourth Density Subzone UC - R4-UC**

Section 161 (Subsection)	Requirement	Provided	Compliance
(8) for lots > 480 m <sup>2</sup>	50% of lot area to be landscaped Lot area = 3288 m <sup>2</sup> 50% = 1644 m <sup>2</sup>	Provided = 950 m <sup>2</sup>	Yes
(15) (b) (iii) for lots > 450 m <sup>2</sup>	50% of rear yard to be soft landscaped	97%	Yes
(15) (d) where front yard setback > 5 m	40% of front yard to be soft landscaped where lot width > 12 m	68.7%	Yes
(16) (b) for lots > 450 m <sup>2</sup>	Minimum 25% of units to be 2 bedroom	Total units = 29; Total 2 bed units = 22 or 76%	Yes

**Table 162A - Subzone UC - Planned Unit Development**

Table 162A Standards	Requirement	Provided	Compliance
(1) Minimum lot width	N/A	34.29 m	Yes
(2) Minimum lot area	1400 m <sup>2</sup>	5268 m <sup>2</sup>	Yes
(3) Maximum height	As per dwelling type - low-rise apartment > 9 units: 11 m	10.45 m	Yes
(4) Minimum front yard	4.5 m	7.28 m (existing) With 2 m required widening = 5.3 m	Yes
(5) Minimum rear yard where front yard setback > 4.5 m (Table 144 B (b) and Table 162A - Endnote 4)	For low-rise buildings with > 9 units - 25% of the lot depth which must comprise at least 25% of the area of the lot and need not exceed 7.5 m	6 m	Not compliant Minor variance required
(6) Minimum interior side yard (Table 162B Endnote 1)	Subsection (b): 7.5 m	South lot line: 1.8 m North lot line: 1.7 m	Not compliant Minor variance required

**Table 163 - Provisions for Planned Unit Development**

Table 163 Standards	Requirement	Provided	Compliance
(1) Minimum lot width	N/A	34.29 m	Yes
(2) Minimum setback for any wall of a residential use building to a private way	1.8 m	1.8 m	Yes
(4) Minimum separation area between buildings within a planned unit development	(a) Where the height of abutting buildings within the PUD is less than or equal to 11.5 m & 12.2 m	Building height is 10.45 m; Distance between buildings: 22.5 m	Yes

**Section 137 - Amenity Area**

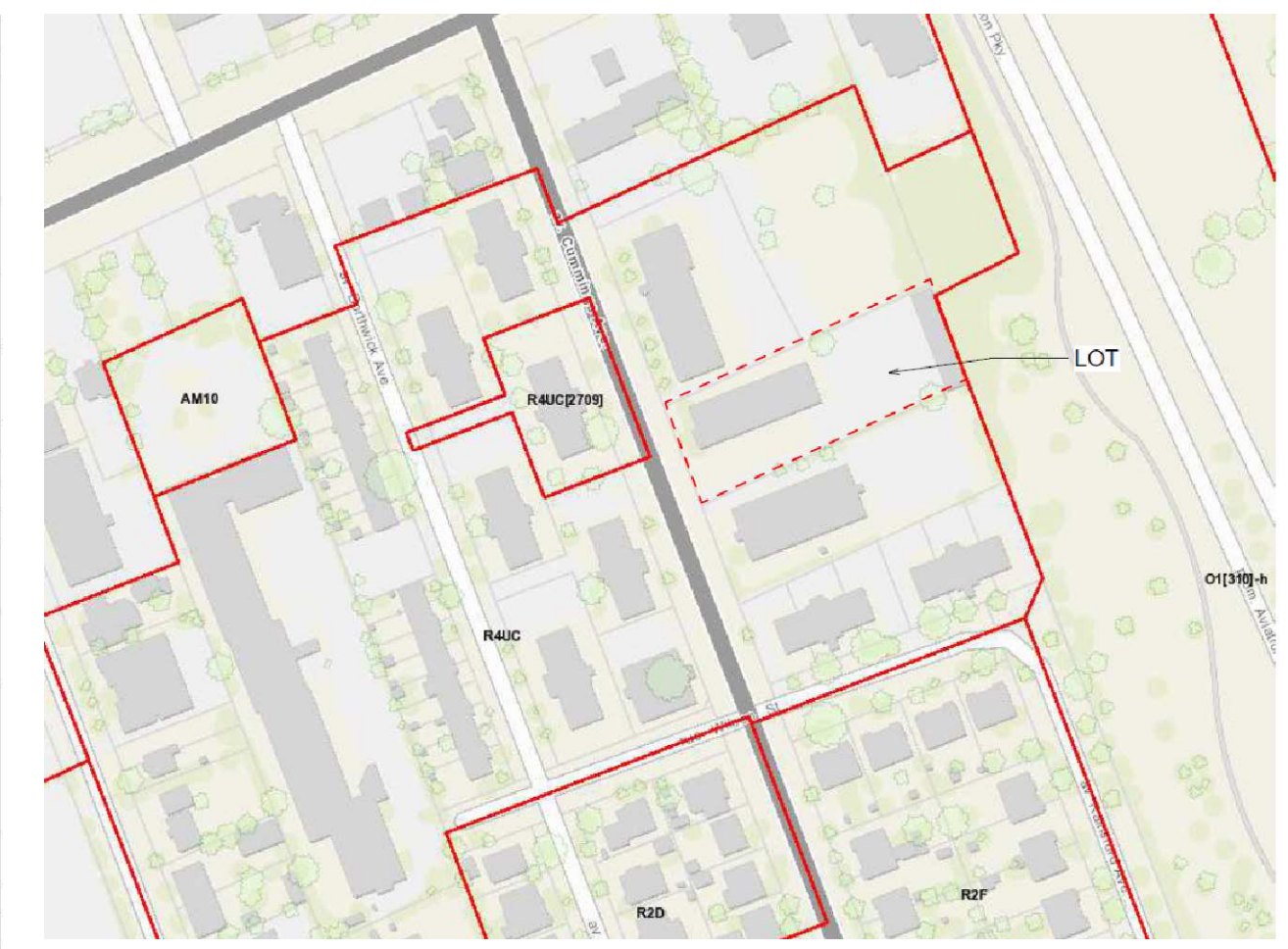
Table 137 (3) Low-rise apartment dwelling	Requirement	Provided	Compliance
6 m <sup>2</sup> per dwelling unit = 29 units x 6 = 174 m <sup>2</sup> aggregated into areas up to 84 m <sup>2</sup> - 50% of total for community area	Total area provided = Interior Amenity = 56 m <sup>2</sup> Balconies = 39 m <sup>2</sup> Ext. amenity = 294 m <sup>2</sup> Total = 489 m <sup>2</sup>		Yes

**Section 139 - Low-rise Residential Development Within the Greenbelt**

Table 139 (Subsection)	Requirement	Provided	Compliance
(1) Minimum % aggregated soft landscaped area	Front yard > 3 m with lot width > 12 m = 40%	Lot width > 12 m 76 %	Yes
(4) A walkway located in a front yard or corner side yard is permitted subject to the following:	(a) Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6 m of soft landscaping. (b) Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6 m of soft landscaping. (c) (i) The width of a walkway serving a low-rise apartment building may not exceed 1.8 m. (ii) The width of a walkway serving a low-rise apartment building may not exceed 1.8 m.	0.60 m 1.8 m	Yes

**Parking, Queuing and Loading Provisions**

Section 101 - Resident	Requirement	Provided	Compliance
(3) In Area X and Table 101 Row 11	Total Units - 19 existing + 29 new units = 48 0 spaces for first 12 units - 5 spaces for 36 (balance) = 18 spaces	18 spaces	Yes
Section 102 - Visitor	Total Units - 19 existing + 29 new units = 48 0 spaces for first 12 units - 1 spaces for 36 (balance) = 3.6 or 4 spaces	4 spaces	Yes
Section 107 - Able and Driveway Provisions	(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of:	6 m	Yes
Section 110 - Landscaping provisions for parking lots	Table 110 (b) lot containing > 10 and < 100 spaces	Minimum width - 1.5 m 1.03 m	Not compliant Minor variance required
Section 111 - Bicycle Parking Space Rates and Provisions	Table 111A (b) (i)	.5 per unit: 48 x .5 = 24 spaces	32 spaces Yes



**ZONING PLAN**  
 2 SPO1 N.T.S.

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF PART 1, PLAN OF THE WEST HALF OF LOT 25 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. PLAN AMENDED ON APRIL 26, 2022 TO ADD UNDERGROUND SERVICES, PLAN AMENDED ON JUNE 29, 2022 TO SHOW ASPHALT DRIVEWAY EXTENT.

**ELEVATION NOTE**  
 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 IN THE ABOVE REFERENCED SURVEY.



NO.	DESCRIPTION	DATE
4	ISSUED FOR APPROVAL	2023-04-27
3	ISSUED FOR APPROVAL	2023-04-27
2	ISSUED FOR APPROVAL	2023-04-27
1	ISSUED FOR REVIEW	2023-04-27
1	ISSUED FOR REVIEW	2023-04-27

**JAWAN PROPERTIES INC.**  
 200 SHIPPER DRIVE, MANOTICK  
 ON K4M 0M5

**WOODMAN ARCHITECT ASSOCIATES LTD.**  
 4 BEECHWOOD, SUITE 201, OTTAWA, ONTARIO, CANADA K1L 6L9  
 TEL: 613 238 9850 • FAX: 613 238 9848 • email@woodmanarchitect.com

CONSULTANTS:  
 STRUCTURAL -  
 MECHANICAL -  
 CIVIL -  
 ELECTRICAL -  
 LANDSCAPING -

PROJECT  
**637 CUMMINGS AVE. OTTAWA**

DRAWING:  
**SITE PLAN**

DATE: 2021-12-14  
 SCALE: 1:150  
 DRAWN BY: JG  
 CHECKED BY: RW  
**A100**

**SITE PLAN**  
 1 SPO1  
 SCALE 1:200  
 METERS

DOT-12-22-0129  
 #18832