

		SQ FT			SQ M			ТҮРЕ				
LEVEL	UNIT			G.F.A			G.F.A				2 BEDROOM	TOTAL UNITS B LEVEL
		G.B.A	G.F.A	FT/LEVEL	G.B.A	G.F.A	FT/LEVEL	1 BEDROOM	STUDIO BF	2 BEDROOM	BF	
MECHANICAL LEVEL	MECH.	376	0	0	35	0	0					
BASEMENT	1	4964	547	3626	461	51	300			1		
	2		544			51				1		
	3		344			32			1			
	4		682			63					1	
	5		562			52				1		
	6		554			51				1		
	7		393			37		1				
MAIN LEVEL	101		569		499	53 52	313			1		
	102	5375	563							1		
	103		351	3371		33			1			
	104		699	55/1		65					1	
	105		615			57				1		
	106		574			53				1		
2	201		569		503	53	408			1		
	202	- - 5419 - -	563	4388		52				1		
	203		351			33			1			
	204		699			65					1	
	205		614			57				1		
	206		561			52				1		
	207		632			59				1		
	208		399			37		1				
3	301	- - - 5419 -	569	4388	503	53	408			1		1
	302		563			52 33				1		
	303		351						1			
	304		699			65					1	
	305		614			5/				1		
	306		561			52				1		
	307		632			59 37				1		
	308		399					1				
TOTAL		21 553	15 773	15 773	2 002	1 465	1 429	3		18	4	

Section 161 (Subsection)	Requirement	h Density Subzone UC – R4-UC Provided	Compliance	
	30% of lot area to be		pwiite	
	landscaped			
(8) for lots > 450 m ²	Lot area = 3268 m ²	Provided = 990 m ²	Yes	
	30% = 980 m ²			
(15) (b) (iii) for lots > 450	50% of rear yard to be soft			
m ²	landscaped	97%	Yes	
(15) (d) where front yard	40% of front yard to be			
setback > 3 m	soft landscaped where lot	68.7%	Yes	
	width > 12 m			
(45) (b) 5 l-b- 5-450 2	Minimum 25% of units to	Total units = 29; Total 2	V	
(16) (b) for lots > 450 m ²	be 2 bedroom	bed units = 22 or 76%	Yes	
	Table 162A – Subzone UC –	Planned Unit Development		
Table 162A Standards	Requirement	Provided	Compliance	
Minimum lot width	N/A	34.29 m	Yes	
Minimum lot area	1400 m ²	3268 m ²	Yes	
Mayimum hoight	As per dwelling type – low-	10.45 m	Vac	
Maximum height	rise apartment >9 units: 11 m	10.45 m	Yes	
		7.26 m (existing)		
Minimum front yard	4.5 m	With 2 m required	Yes	
Minimum	For low size building was	widening = 5.3 m		
Minimum rear yard where front yard setback > 4.5 m	For low-rise buildings with > 9 units - 25% of the lot			
(Table 144 B (b) and Table	depth which must		Not compliant	
162A - Endnote 4)	comprise at least 25% of	6 m	Minor variance required	
	the area of the lot, and			
Minimum interior side yard	need not exceed 7.5 m Subsection (b): 7.5 m	South lot line: 1.8 m	Not compliant	
Table 162B Endnote 1	200000000000000000000000000000000000000	North lot line: 1.7 m	Minor variance required	
	Table 131 – Provisions for	Planned Unit Development		
Table 131 Standards	Requirement	Provided	Compliance	
(1) Minimum lot width	N/A	34.29 m	Yes	
(2) Minimum setback for				
any wall of a residential	1.8 m	1.8 m	Yes	
use building to a private way				
(4) Minimum separation	(a) where the height of	Building building		
area between buildings	abutting buildings within	Building height is 10.45 m: Distance between	Yes	
within a planned unit	the PUD is less than or	buildings: 22.5 m	res	
development	equal to 14.5 m = 1.2 m	A		
T-bl- 107 (0)::		Amenity Area	u-	
Table 137 (3) Low-rise apartment dwelling	6 m ² per dwelling unit = 2! units x 6 = 174 m ²	9 Total area provided = Interior Amenity = 56 r	Yes Yes	
aparament aweiling	aggregated into areas up t			
	54 m ² – 50% of total for	Ext. amenity = 394 r		
	community area	Total = 489 r		
		Development Within the G		
Table 139 (Subsection)	Requirement	Provided	Compliance	
(1) Minimum % aggregated soft	Front yard > 3 m with lot width > 12 m = 40%	Lot width > 12 m 76 %	Yes	
aggregated sort landscaped area	WIGHT > 12 III = 4070	70 /0		
(4) A walkway located in	(b) Where a walkway	0.60 m	Yes	
a front yard or corner	extends from the right-of-			
side yard is permitted	way, it must be separated	I		
subject to the following:	from any driveway by at			
	least 0.6m of soft			
	landscaping.			
	(c) (i) The width of a	10 m	Vac	
	(c) (j) The width of a walkway serving a low-rise	1.8 m	Yes	
	apartment building may n	I		
	exceed: 1.8 m			
		d Loading Provisions		
Section 101 - Resident	Requirement	Provided	Compliance	
(3) In Area X and Table	Total Units – 19 existing +	29 18 spaces	Yes	
101 Row 11	new units = 48			
	0 spaces for first 12 units -	I		
	spaces for 36 (balance) = 1	18		
Section 103 Visit	spaces	December of	Compliance	
Section 102 - Visitor Visitor spaces	Requirement Total Units – 19 existing +	Provided 29 4 spaces	Compliance Yes	
(2) in Area X and Table	new units = 48	4 spaces	162	
102 Low-rise Apartment	0 spaces for first 12 units -	.1		
	spaces for 36 (balance) = 3			
	or 4 spaces			
Section 107 - Aisle and	Requirement	Provided	Compliance	
Driveway Provisions				
·		6 m	Yes	
(1) (a) A driveway	For two way traffic – 6 m			
(1) (a) A driveway providing access to a	For two way traffic – 6 m			
(1) (a) A driveway providing access to a parking lot or parking	For two way traffic – 6 m			
(1) (a) A driveway providing access to a parking lot or parking garage must have a	For two way traffic – 6 m			
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of;		Provided	Compliance	
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of;	For two way traffic – 6 m Requirement	Provided	Compliance	
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of; Section 110 - Landscaping provisions for Parking lots			·	
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of; Section 110 - Landscaping provisions for Parking lots Table 110 (b) lot			Not compliant	
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of; Section 110 - Landscaping provisions for Parking lots Table 110 (b) lot containing > 10 and <	Requirement		Not compliant Minor variance	
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of; Section 110 - Landscaping provisions for Parking lots Table 110 (b) lot containing > 10 and < 100 spaces	Requirement Minimum width - 1.5 m	1.03 m	Not compliant Minor variance required	
(1) (a) A driveway providing access to a parking lot or parking garage must have a minimum width of; Section 110 - Landscaping provisions for Parking lots	Requirement		Not compliant Minor variance	

24 space: 50 % horizontal, 50 % vertical





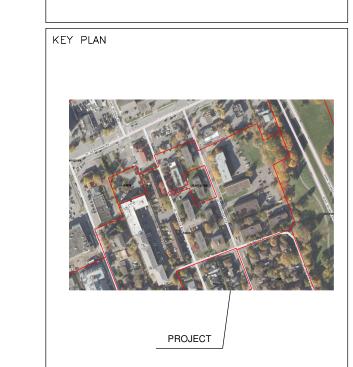
ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY OF PART 1, PLAN OF THE WEST HALF OF LOT 25 CONCESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. PLAN AMENDED ON APRIL 26, 2022 TO ADD UNDERGROUND SERVICES, PLAN AMENDED ON JUNE 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 IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.





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. COPYRIGHT RESERVED.

#	Description	Date
8	ISSUED FOR ZONING CLARIFICATION	2025-06-26
7	ISSUED FOR CLARIFICATION	2025-03-05
6	ISSUED FOR APPROVAL	2023-04-21
5	ISSUED FOR APPROVAL	2023-03-17
4	ISSUED FOR APPROVAL	2022-11-21
3	ISSUED FOR REVIEW	2022-08-24
2	ISSUED FOR REVIEW	2022-07-11
1	ISSUED FOR REVIEW	2022-03-30

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

> Woodman Architect A S S O C I A T E S L T D.

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CONSULTANTS: STRUCTURAL -MECHANICAL -

ELECTRICAL -LANDSCAPING -

637 CUMMINGS AVE. OTTAWA

SITE PLAN

2021-12-14

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