



SITE INFORMATION	
PROJECT DESCRIPTION	1-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)
TOTAL UNITS	119 RESIDENTIAL UNITS
CIVIC ADDRESS	3080 NAVAN ROAD, OTTAWA, ONT
MUNICIPALITY	CITY OF OTTAWA
ZONING	R5N[2744]H20
LEGAL DESCRIPTION	PART LOT 6 CON 3 OF GLOUCESTER AS IN CT226327 EXCEPT GL73158
LOT AREA	6689.21 m ²
DENSITY	177.6 DU/HECTARE
FLOOR SPACE INDEX (FSI)	1.76

ZONING SUMMARY				
	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	20 m		17.31 m	
MIN. FRONT YARD S.B.	3.0	m	3.0	m
MIN. REAR YARD S.B.	7.5	m	7.5	m
MIN. INTERIOR SIDE YARD S.B.	2.5	m	2.5	m
MIN. CORNER SIDE YARD S.B.	6.0	m	6.0	m
MIN. LOT AREA	3.0	m	3.0	m
MIN. LOT WIDTH	540	m ²	6689.21	m ²
MIN. LOT WIDTH	18	m	100.78	m
MIN. WIDTH OF LAND. BUFFER	3	m	3	m

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	38%
	1993.17 m ²	2540.17 m ²

VEHICULAR PARKING				
SUBJECT SITE IS WITHIN 600M OF THE CHAPEL HILL TRANSIT STATION PARKING RATES FOR AREA C APPLY				
	REQUIRED UNITS/AREA	REQUIRED	PROPOSED	
APARTMENT - REGULAR	0.5 / UNIT	119	60	108
VISITORS	0.2 / UNIT	119	24	24
TOTAL PARKING STALLS			84	132
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 54	37
ACCESSIBLE TYPE A			1	1

BICYCLE PARKING				
	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
TOTAL BICYCLE			60	60
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	30	30
MIN HORIZONTAL BIKE STALL	50%	-	30	30
MIN SECURED BIKE STALLS	25%	-	15	30

WASTE CALCULATIONS		
	REQUIRED	PROPOSED
GARBAGE	16 y ³	16 y ³
GMP	2 y ³	2 y ³
FIBRE	4 y ³	4 y ³
ORGANICS	720L	720L

BUILDING INFORMATION		
	BUILDING A	
FOOTPRINT	1894.44	m ²
GROSS BUILDING AREA	11502.94	m ²

UNIT BREAKDOWN	
	BUILDING A
1 BEDROOM / 1 BATH	32 UNITS
2 BEDROOM / 1 BATH	6 UNITS
2 BEDROOM / 2 BATH	57 UNITS
2 BEDROOM / DEN / 2 BATH	24 UNITS
TOTAL	119 UNITS

AMENITY			
	RATE	REQUIRED	PROPOSED
AMENITY AREA	6M ² / DU	714 m ²	714 m ²
INDOOR AND PRIVATE TERRACES / DECKS	6M ² / DU	714 m ²	906 m ²
TOTAL AMENITY SPACE		1428 m ²	1620 m ²
COMMUNAL AREA	MIN 50% 54m ² / AREA	357 m ²	714 m ²

SEYMOUR PACIFIC
DEVELOPMENTS LTD.

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SITE MAP:

PROJECT STATUS:

ISSUED FOR SITE PLAN CONTROL

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023
C	RE-ISSUED FOR SPC	12/15/2023
D	RE-ISSUED FOR SPC	02/09/2024
E	RE-ISSUED FOR SPC	04/12/2024

SEAL:

ABELEARCHITECTURE
THOMAS C. ABLE, ARCHITECT OAA, T. 604.882-6818

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CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT NAME:

RHYTHM APARTMENTS

PROJECT NUMBER:

VP 2211

ADDRESS:

3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:

SITE PLAN

DRAWN BY:

EC

CHECKED BY:

CG

DATE:

MAY 22, 2024

SCALE:

As indicated

DRAWING #:

A1.01

REV #:

E