



**PROJECT STATUS:**  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

**SEAL:** **ABELEARCHITECTURE**  
THOMAS G. ABELE, ARCHITECT O.A.A. T. 604.662.6918

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CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

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

**PROJECT NAME:**  
RHYTHM APARTMENTS

**PROJECT NUMBER:**  
VP 2211

**ADDRESS:**  
3080 NAVAN ROAD, OTTAWA

**DRAWING TITLE:**  
SITE PLAN

**DRAWN BY:** PD  
**CHECKED BY:** RF  
**DATE:** APR 26 2023  
**SCALE:** As indicated

**DRAWING #:** **REV #:**

**A1.01**



**LEGEND**

[Orange Box]	1 BEDROOM / 1 BATH
[Yellow Box]	2 BEDROOM / 1 BATH
[Blue Box]	2 BEDROOM / 2 BATH
[Red Box]	2 BEDROOM / DEN / 2 BATH
[Pink Box]	RENTAL OFFICE

**SITE INFORMATION**

<b>PROJECT DESCRIPTION</b>	1-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)
<b>TOTAL UNITS</b>	119 RESIDENTIAL UNITS
<b>CIVIC ADDRESS</b>	3080 NAVAN ROAD, OTTAWA, ONT
<b>MUNICIPALITY</b>	CITY OF OTTAWA
<b>ZONING</b>	R5N(2744)H20
<b>LEGAL DESCRIPTION</b>	"BLOCK 64 ON DRAFT 4M-PLAN"
<b>LOT AREA</b>	6689.21 m <sup>2</sup>
<b>DENSITY</b>	177.6 DU/HECTARE
<b>FLOOR SPACE INDEX (FSI)</b>	1.76

**ZONING SUMMARY**

	REQUIRED		PROPOSED	
<b>MAX. BUILDING HEIGHT</b>	20 m		17.31 m	
<b>MIN. FRONT YARD S.B.</b>	3.0 m		3.0 m	
<b>MIN. REAR YARD S.B.</b>	7.5 m		7.5 m	
<b>MIN. INTERIOR SIDE YARD S.B.</b>	VARIES		VARIES	
<b>MIN. CORNER SIDE YARD S.B.</b>	3.0 m		3.0 m	
<b>MIN. LOT AREA</b>	540 m <sup>2</sup>		6689.21 m <sup>2</sup>	
<b>MIN. LOT WIDTH</b>	18 m		- m	
<b>MIN. WIDTH OF LAND. BUFFER</b>	3 m		3 m	

**LANDSCAPE**

	REQUIRED	PROPOSED
<b>PERCENTAGE OF LOT AREA</b>	30%	38%
	1993.17 m <sup>2</sup>	2540.17 m <sup>2</sup>

**VEHICULAR PARKING**

SUBJECT SITE IS WITHIN 600M OF THE CHAPEL HILL TRANSIT STATION PARKING RATES FOR AREA X APPLY

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0 / UNIT	12	0	0
APARTMENT - REGULAR	0.5 / UNIT	107	54	121
VISITORS	0.1 / UNIT	107	11	11
<b>TOTAL PARKING STALLS</b>			<b>65</b>	<b>132</b>

**OTHER PARKING PROVISIONS**

SMALL CAR	MAX 50%	MAX 71	62
ACCESSIBLE TYPE A		1	1

**BICYCLE PARKING**

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>

**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 <sup>3</sup>	16 y <sup>3</sup>
GMP	2 y <sup>3</sup>	2 y <sup>3</sup>
FIBRE	4 y <sup>3</sup>	4 y <sup>3</sup>
ORGANICS	720L	720L

**BUILDING INFORMATION**

	BUILDING A	
<b>FOOTPRINT</b>	1894.44	m <sup>2</sup>
<b>GROSS BUILDING AREA</b>	11502.94	m <sup>2</sup>

**UNIT BREAKDOWN**

	BUILDING A
<b>1 BEDROOM / 1 BATH</b>	32 UNITS
<b>2 BEDROOM / 1 BATH</b>	6 UNITS
<b>2 BEDROOM / 2 BATH</b>	57 UNITS
<b>2 BEDROOM / DEN / 2 BATH</b>	24 UNITS
<b>TOTAL</b>	<b>119 UNITS</b>

**AMENITY**

	RATE	REQUIRED	PROPOSED
COMMUNITY AMENITY AREA (50% MIN)	6M <sup>2</sup> / DU	714 m <sup>2</sup>	900 m <sup>2</sup>
INDOOR AND PRIVATE TERRACES / DECKS	6M <sup>2</sup> / DU	714 m <sup>2</sup>	906 m <sup>2</sup>
<b>TOTAL AMENITY SPACE</b>		<b>1428 m<sup>2</sup></b>	<b>1806 m<sup>2</sup></b>

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2 SITE PLAN LAYOUT  
1/16" = 1'-0"