



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: 604-692-6918

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

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.

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**



**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 <sup>2</sup>
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	540 m <sup>2</sup>	6689.21 m <sup>2</sup>
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 <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 C APPLY

	REQUIRED UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0.5 / UNIT	119	108
VISITORS	0.2 / UNIT	119	24
<b>TOTAL PARKING STALLS</b>		<b>84</b>	<b>132</b>
<b>OTHER PARKING PROVISIONS</b>			
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
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>
<b>OTHER BICYCLE PROVISIONS</b>				
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
FOOTPRINT	1894.44 m <sup>2</sup>
GROSS BUILDING AREA	11502.94 m <sup>2</sup>

**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
<b>TOTAL</b>	<b>119 UNITS</b>

**AMENITY**

	RATE	REQUIRED	PROPOSED
AMENITY AREA	6M <sup>2</sup> / DU	714 m <sup>2</sup>	714 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>1620 m<sup>2</sup></b>
COMMUNAL AREA	MIN 50% 54m <sup>2</sup> / AREA	357 m <sup>2</sup>	714 m <sup>2</sup>

*John Seigny*  
**JOHN SEIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By seignyjo at 3:23 pm, Jun 21, 2024

2 SITE PLAN LAYOUT  
1: 192

**LEGEND**

	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	EV CHARGER
	WOODEN FENCE
	RETAINING WALL
	CHAINLINK FENCE
	LANDSCAPE AREA
	SIDEWALK LETDOWN
	CROSSWALK 1.5 X .45 STRIPS
	ACCESIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
	SITE SIGNAGE
	DIRECTION SIGNAGE
	PRINCIPAL ENTRANCE
	SECONDARY ENTRANCE
	FIRE HYDRANT
	COMPACT CAR PARKING STALL
	VISITOR PARKING STALL