



1 SITE PLAN  
SP-01 SCALE: 1:250

BLOCK	TYPE	AVERAGE PROPOSED GRADE	BUILDING HEIGHT
100	C	103.77m	11.65m
200	D	103.14m	11.65m
300	C	103.17m	11.14m
400	C	102.74m	11.41m
500	B	102.75m	11.22m
600	A	102.74m	11.23m
700	A	104.47m	11.41m
800	B	103.92m	11.40m

PLEASE NOTE THAT THE AVERAGE PROPOSED GRADES & HEIGHTS FOR EACH BLOCK MAY NOT BE PROPERLY REFLECTED ON ELEVATIONS OR SECTIONS. ENSURE ABOVE ELEVATIONS & HEIGHTS ARE REFERENCED



2 LOCATION PLAN  
SP-01 SCALE: NTS

SITE STATISTICS	
Current Zoning Designation:	R44(2622) S183
Lot Width:	95.99m
Total Lot Area:	12,294.24m <sup>2</sup>
Average Existing Grade:	102.01 ((104.43+102.30+100.81+100.50)/4)

Proposed Development - PUD - 8 Blocks of 3.5 Storey Stacked Townhouses		
No. of units	100 units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 162(A)	No Minimum	95.99m
Minimum Lot Area Table 162(A)	1,400m <sup>2</sup>	12,294.24m <sup>2</sup>
Min. Front Yard Setback Urban Exception 2022	3.5m	Provided
Min. Interior Side Yard Setback Urban Exception 2022	7.5m min for Northwesternly interior side yard 2.6m min for southeasternly interior side yard within 24m of front lot line (otherwise 7.5m)	Provided
Min. Rear Yard Setback Urban Exception 2022	3.5m	3.6m
Maximum Building Height Urban Exception 2022	12m	12m
Parking Space Rates (Residents) Table 107 (Sch. 1A - Area C)	120 Spaces 1.2 spaces per dwelling unit	120 Spaces
Minimum Visitor Parking Rates Table 102 (Sch. 1A - Area C)	20 Spaces 0.2 spaces/unit for stacked units - Table 102	20 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1A - Area C)	50 Spaces 0.5 spaces / unit for 100 units(111A(b)(i))	50 Spaces
Total Amenity Area Table 137(f)	1,410m <sup>2</sup> 6m <sup>2</sup> / unit for 100 units, and 10% of the gross floor area of each unit.	2,503m <sup>2</sup> (TBC) 49 Balconies x 4.5m <sup>2</sup> . Private rear yard area, Shared amenity area
Communal Amenity Area Table 137(f)	752m <sup>2</sup> Min. 50% of Total Amenity Area	781m <sup>2</sup> (TBC) Central Landscaped Area, area in North East corner of site accessing existing MUP

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	INDICATES REDUCED WIDTH PARKING
	BICYCLE PARKING
	INTERLOCKING STONE PAVERS
	PROPERTY LINE
	SETBACK LINE
	FDC FIRE DEPARTMENT CONNECTION
	FH FIRE HYDRANT
	DC DEPRESSED CURB
	NEW LIGHT STANDARD
	UP UTILITY POLE TO BE REMOVED
	OVERHEAD WIRE
	NEW FENCE

SITE PLAN NOTES	
S1	ASPHALT
S2	INTERLOCK PAVERS
S3	DEPRESSED CURB & TWSI, REFER TO CIVIL
S4	SOFT LANDSCAPING
S5	HYDRO TRANSFORMERS, REFER TO ELECTRICAL
S6	EXISTING BUILDING TO BE DEMOLISHED
S7	SOUND BARRIER, REFER TO CIVIL
S8	HYDRO SWITCHBOARD, REFER TO CIVIL
S9	EXISTING RETAINING WALL, REFER TO CIVIL
S10	LINE DENOTES EXTENT OF UNDERGROUND STORMWATER CHAMBER, REFER TO CIVIL
S11	BALCONY OVERHEAD
S12	HYDRO CLOSET, REFER TO MECHANICAL
S13	LINE DENOTES EXTENTS OF AMENITY AREA
S14	ON SITE SNOW STORAGE AREA
S15	END OF EXISTING MULTI-USE PATHWAY ON OLD SECOND LINE ROAD
S16	PROPOSED EXTENSION OF MULTI-USE PATHWAY
S17	PROPOSED RETAINING WALL, REFER TO CIVIL
S18	EXISTING EASTERN MULTI-USE PATHWAY
S19	HYDRO EASEMENT
S20	CANADA POST BOXES
S21	COMMUNAL AMENITY AREA, REFER TO LANDSCAPING

SURVEY INFO	
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 11 CONCESSION 33 GEORGIC TOWNSHIP OF MARCH CITY OF OTTAWA	
FARLEY, SMITH, & DENIS SURVEYING LTD. 2018	
SCALE: 1:100	

APPROVED  
By Kersten Nitsche at 12:10 pm, Sep 11, 2025

KERSTEN NITSCHKE, MCIP RPP  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  - Upon notice in writing, the Architect will provide written/verbal clarification or supplementary information regarding the intent of the Contract Documents.
  - The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  - These documents are not to be used for construction unless specifically noted for such purpose.

10 ISSUED FOR PERMIT COMMENT RESPONSE 25-09-08  
9 ISSUED FOR PERMIT 25-08-14

ISSUE RECORD

project1 studio  
Project1 Studio Incorporated  
(613) 884-3939 | mail@project1studio.ca

1158 OLD SECOND LINE ROAD

1158 OLD SECOND LINE ROAD  
OTTAWA, ON  
K2W 0H9

PROJ	SCALE	DRAWN	REVIEWED
2504	NOTED	RAE	RMK

SITE PLAN

SP-01