

CITY OF OTTAWA ZONING BY-LAW

ZONING MECHANISM (R32 - PUD)	PROVISION	PROVIDED
MINIMUM LOT WIDTH	18.0m	96.0m
MINIMUM LOT AREA	1,400m ²	12,294.4m ²
MAXIMUM BUILDING HEIGHT	AS PER DWELLING TYPE, DWELLING TYPE NOT PERMITTED	11.31m
MINIMUM FRONT YARD SETBACK	3.0m	3.5m
MINIMUM REAR YARD SETBACK	6.0m	3.5m
MINIMUM INTERIOR YARD SETBACK	6.0m	2.6m
MINIMUM REQUIRED VEHICLE PARKING SPACES (AREA C OF SCHEDULE 1A)	RESIDENTIAL: 1.2 PER DWELLING UNIT VISITOR: 0.2 PER DWELLING UNIT	120 20
PROVIDED PARKING	REGULAR SPACES ACCESSIBLE SPACE (TYPE A) ACCESSIBLE SPACE (TYPE B) COMPACT SPACES	80 (20 VISITORS) 2 2 56
BICYCLE PARKING REQUIRED	5% OF 140 SPACES = 7 SPACES	9 BICYCLE PARKING SPACES
MINIMUM DRIVEWAY WIDTH	PARKING LOT: 6.0m	6.0m
MINIMUM AISLE WIDTH	PARKING LOT: 6.0m	6.0m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT	UP TO 40% OF REQUIRED PARKING SPACES MAY BE 4.6m x 2.4m	40% = 56 SPACES
MINIMUM WIDTH OF LANDSCAPED AREA WITHIN A PARKING LOT	ABUTTING A STREET: 3.0m NOT ABUTTING A STREET: 1.5m	3.0m 2.6m
MINIMUM REQUIRED LANDSCAPED AREA WITHIN A PARKING LOT	15%	>15% = 1535.7m ²
PROVIDED SHARED AMENITY SPACE	50% OF AMENITY AREA (100 UNITS x 6m ²) = 600m ² x 50% = 300m ²	867m ²
PROVIDED PRIVATE AMENITY SPACE	N/A	1122m ²
PROVIDED TOTAL LANDSCAPE AREA		3916m ²
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m MIN. SETBACK FROM ANY LOT LINE: 3.0m	>9.0m >3.0m
MINIMUM WIDTH OF PRIVATE WAY	SCREENING MIN. HEIGHT: 2.0m	2.0m
MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	6.0m	6.0m
MINIMUM SEPARATION AREA BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT	NOTWITHSTANDING ANY FRONT YARD SETBACK REQUIREMENT ASSOCIATED WITH ANY ZONE OR SUBZONE, THE MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY IS 1.6m	3.5m
GARBAGE	0.231 CUBIC YARDS PER UNIT: 100 x 0.231 = 23.1	24 YARDS
RECYCLING (MORE THAN 18 UNITS)	0.016 CUBIC YARDS PER UNIT FOR FEL GLASS/METAL/PLASTIC: 100 x 0.016 = 1.6	2 YARDS
ORGANICS	0.062 CUBIC YARDS PER UNIT FOR FEL FIBRE CONTAINERS: 100 x 0.062 = 6.2	6 YARDS
	KITCHEN CATCHER CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	2: 240L CONTAINERS

CLIENT NAME: THE BERGE HOMES

NOTES:
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 3) DO NOT SCALE DRAWINGS.
 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
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UNIT COUNT
 STACKED TOWNS: 100 UNITS

SEALED BY: S.J. LAWRENCE ARCHITECT INCORPORATED

DATE: 2023.11.20

PROJECT: OLD SECOND LINE DEVELOPMENT

15 2023.11.20 ISSUED FOR SFG RESPONSE 01
 14 2023.11.04 ISSUED FOR COORDINATION
 13 2023.11.01 ISSUED FOR COORDINATION
 12 2023.04.12 ISSUED FOR REVIEW
 11 2023.08.21 ISSUED FOR REVIEW
 10 2023.07.13 ISSUED FOR COORDINATION
 09 2023.06.13 ISSUED FOR SFG
 08 2023.03.20 RE-ISSUED FOR PRE-CONSULT
 07 2023.03.14 ISSUED FOR REVIEW
 06 2023.02.22 RE-ISSUED FOR PRE-CONSULT
 05 2023.02.14 ISSUED FOR REVIEW
 04 2023.01.14 ISSUED FOR REVIEW
 03 2022.11.22 ISSUED FOR PRE-CONSULT
 02 2022.11.18 ISSUED FOR REVIEW
 01 2022.11.04 ISSUED FOR REVIEW



KEY PLAN
 TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 11, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF MARCH, CITY OF OTTAWA
 SURVEYED BY FARLEY, SMITH & DENIS SURVEYING LTD.

01 PROPOSED SITE PLAN
 A1.0 SCALE: 1:250

LEGEND

	NEW OVERHEAD DOOR		NEW SIGN, REFER TO SIGN LEGEND		TWO WAY TRAFFIC		MINIMUM SETBACKS (ZONING)
	NEW DOOR / ENTRANCE		FIRE ROUTE SIGN		DEPRESSED CURB (DC)		NEW CONSTRUCTION
	BICYCLE PARKING SPACE (1.8Mx0.6M)		STREET LIGHT		TACTILE WALKING SURFACE INDICATORS (TWSIs)		EXISTING BUILDINGS
	NO PARKING LINES		DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS		PROPERTY LINE		BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
	PARKING STALL COUNT PER ROW		V VISITOR PARKING		PROPOSED FENCE		

BUILDING AREAS (NOT INCLUDING BASEMENT)

BLOCK	BUILDING FOOT PRINT (SQ.M)	GROSS AREA (SQ.M)
BLOCK 1	328m ²	984m ²
BLOCK 2	274m ²	822m ²
BLOCK 3	382m ²	1146m ²
BLOCK 4	382m ²	1146m ²
BLOCK 5	382m ²	1146m ²
BLOCK 6	274m ²	822m ²
BLOCK 7	328m ²	984m ²
BLOCK 8	382m ²	1146m ²
TOTAL	2350m ²	7050m ²

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 s.j.lawrence@sljarchitect.com

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PROJECT: OLD SECOND LINE DEVELOPMENT
 1150 OLD SECOND LINE ROAD, OTTAWA, ON

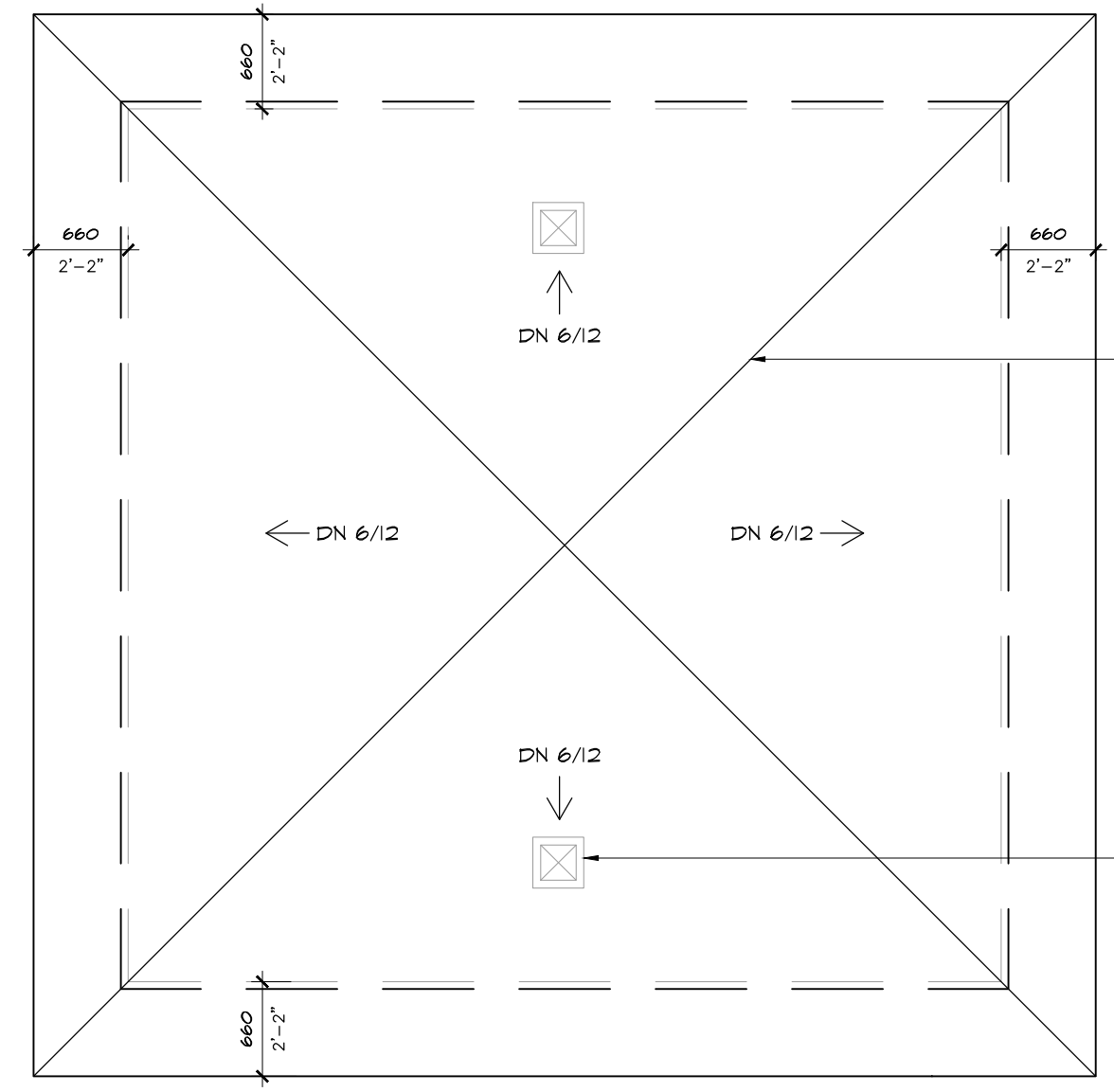
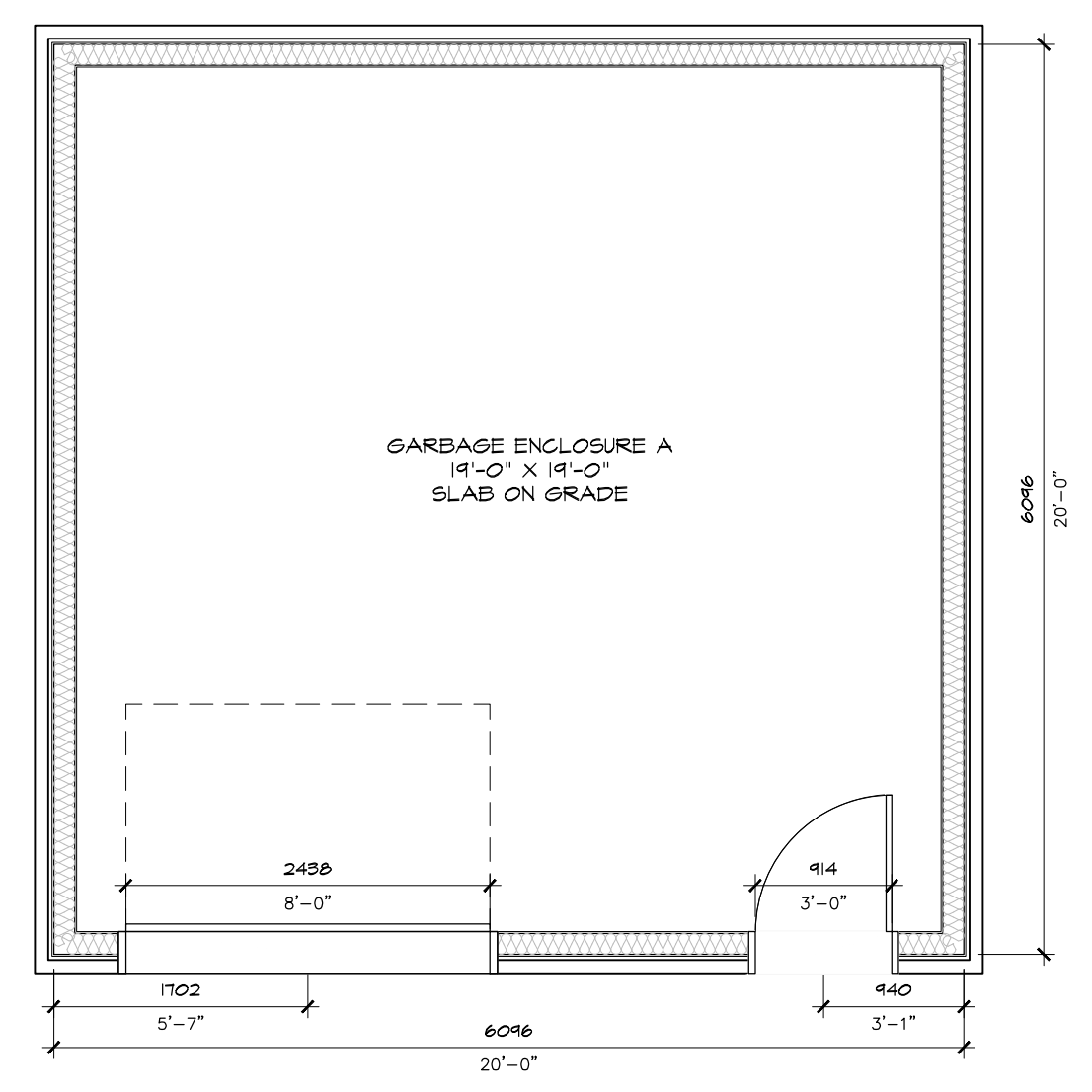
SHEET TITLE: SITE PLAN

DRAWN BY: [Name] CHECKED BY: [Name]
 DATE: 2023.11.20 PROJECT DATE: 2023.11.20

JOB NUMBER: SL-1086-22 SCALE: 1:250
 SHEET NUMBER: A1.0

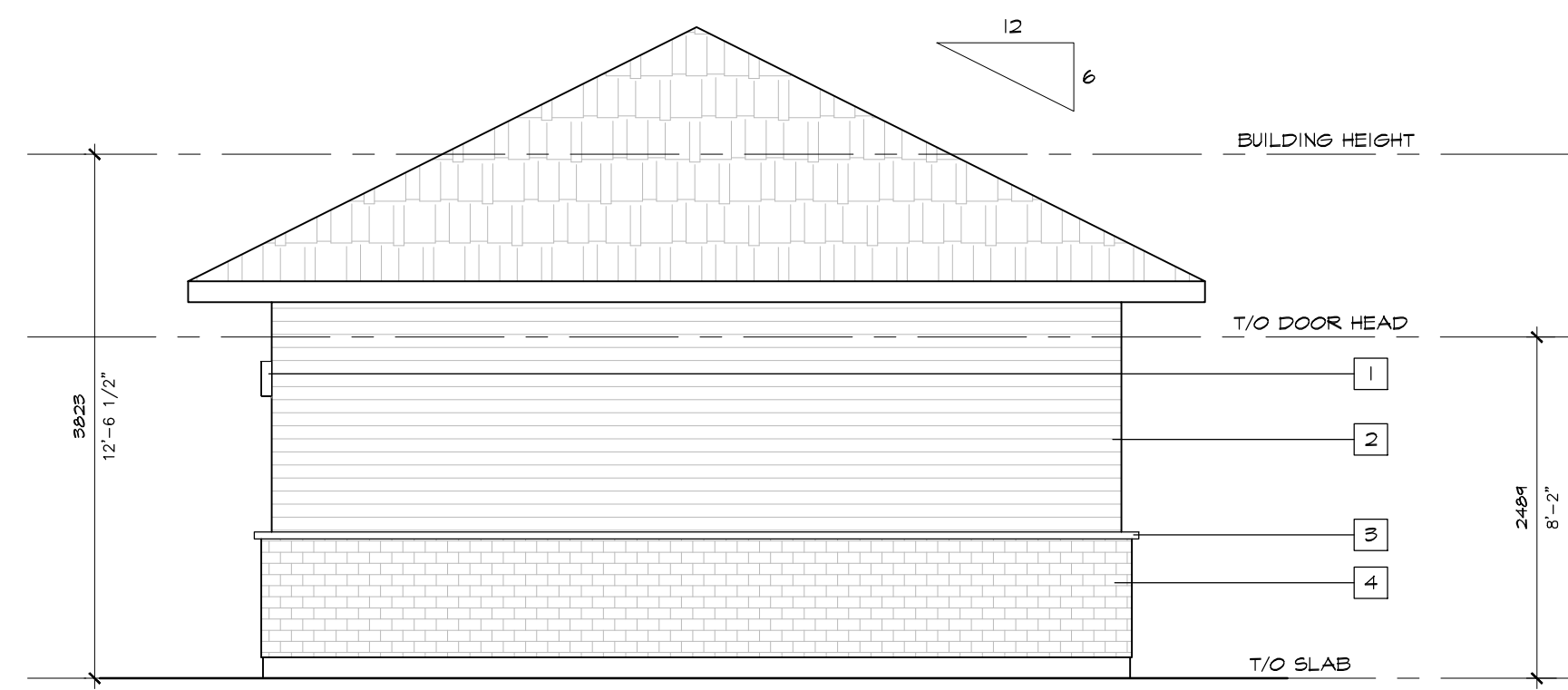
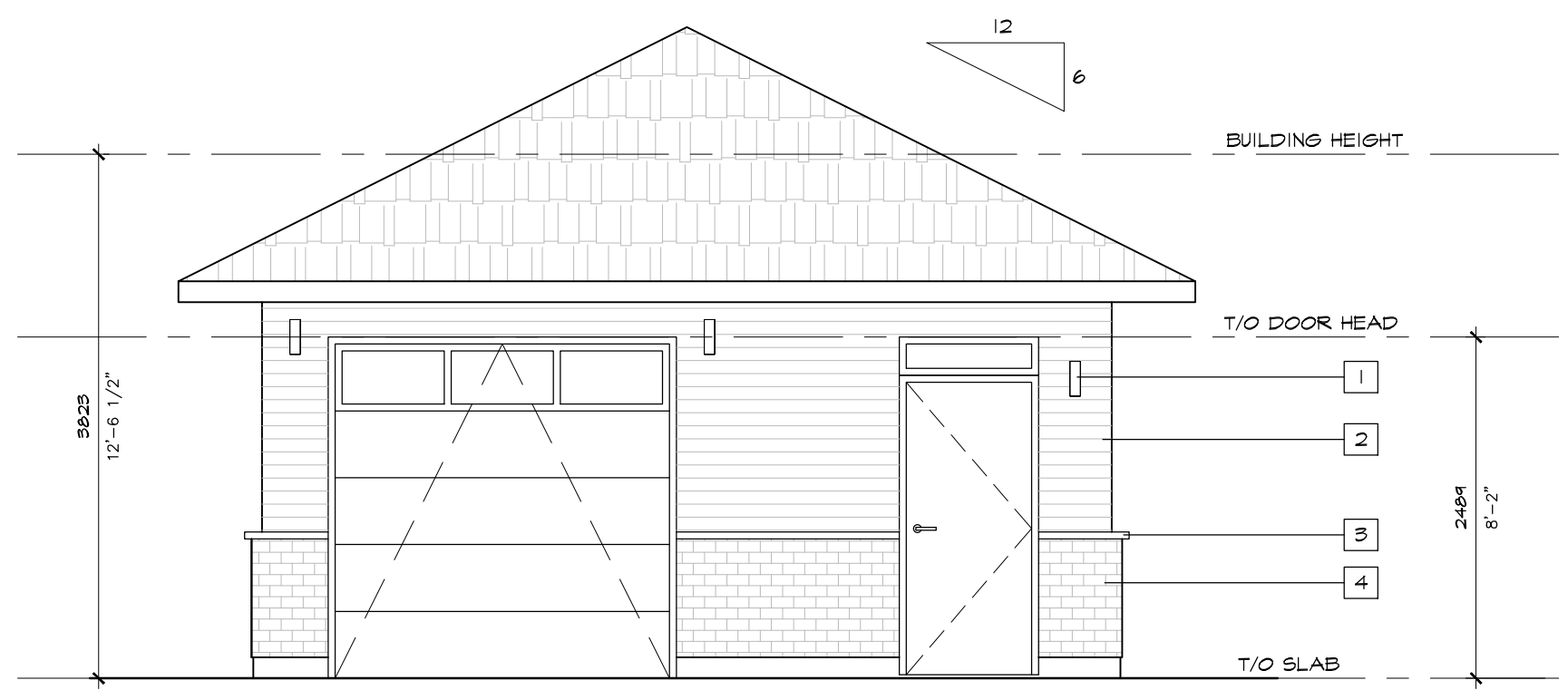
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KEY NOTES:
 1. WALL SCENCE
 2. SIDING
 3. PRECAST CONCRETE SILL
 4. STONE VENEER



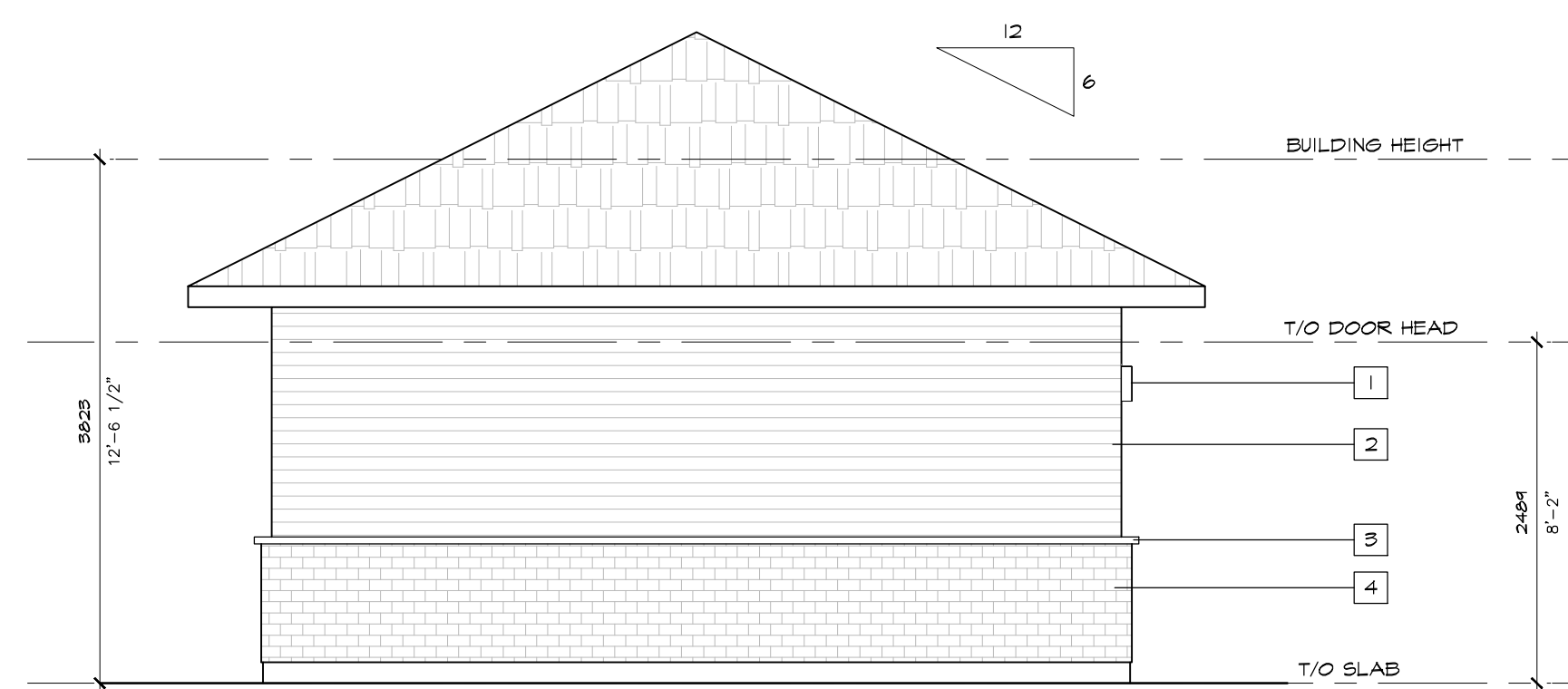
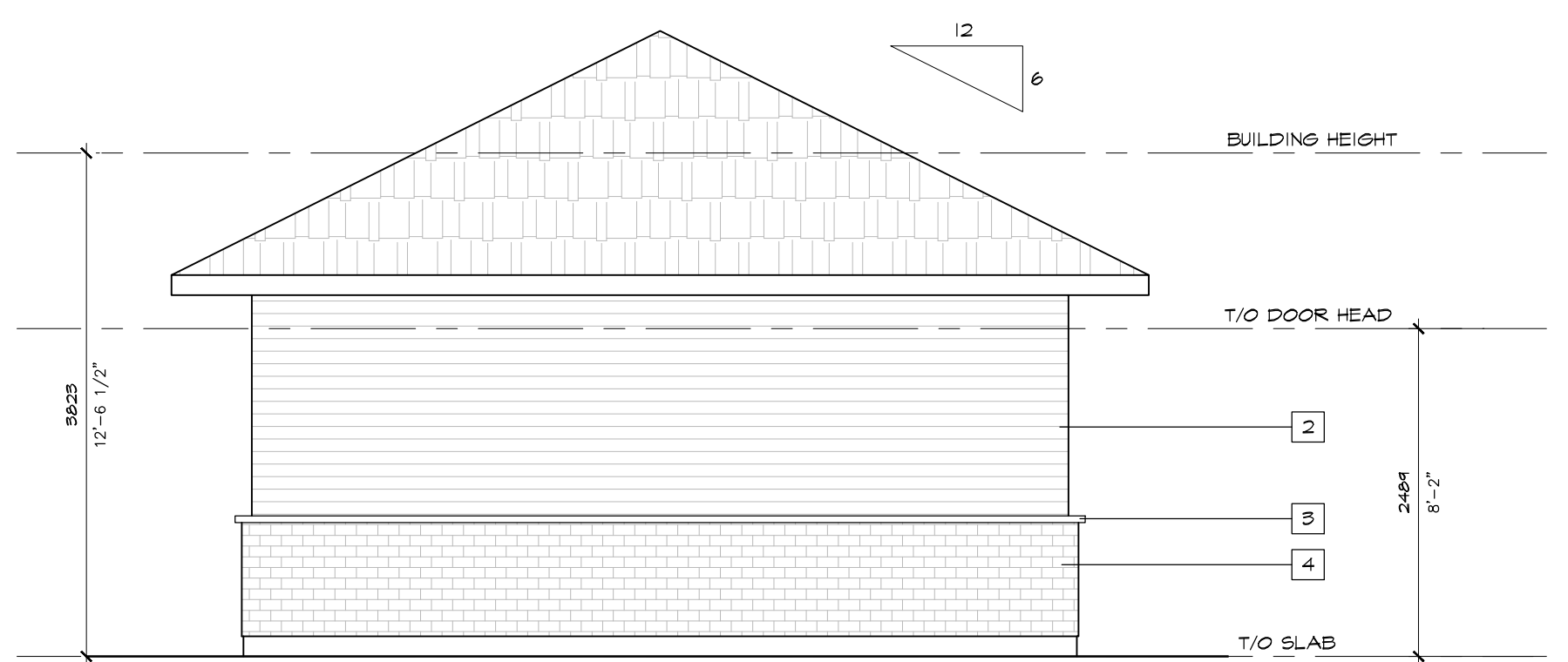
01 ACCESSORY BUILDING A FLOOR PLAN
 A1.1 SCALE: 1/50

02 ACCESSORY BUILDING A ROOF PLAN
 A1.1 SCALE: 1/50



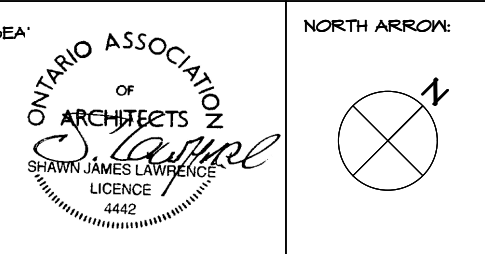
03 ACCESSORY BUILDING A FRONT ELEVATION
 A1.1 SCALE: 1/250

04 ACCESSORY BUILDING A RIGHT ELEVATION
 A1.1 SCALE: 1/250



05 ACCESSORY BUILDING A REAR ELEVATION
 A1.1 SCALE: 1/250

06 ACCESSORY BUILDING A LEFT ELEVATION
 A1.1 SCALE: 1/250



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PROJECT:
OLD SECOND LINE DEVELOPMENT
 1156 OLD SECOND LINE ROAD, OTTAWA, ON

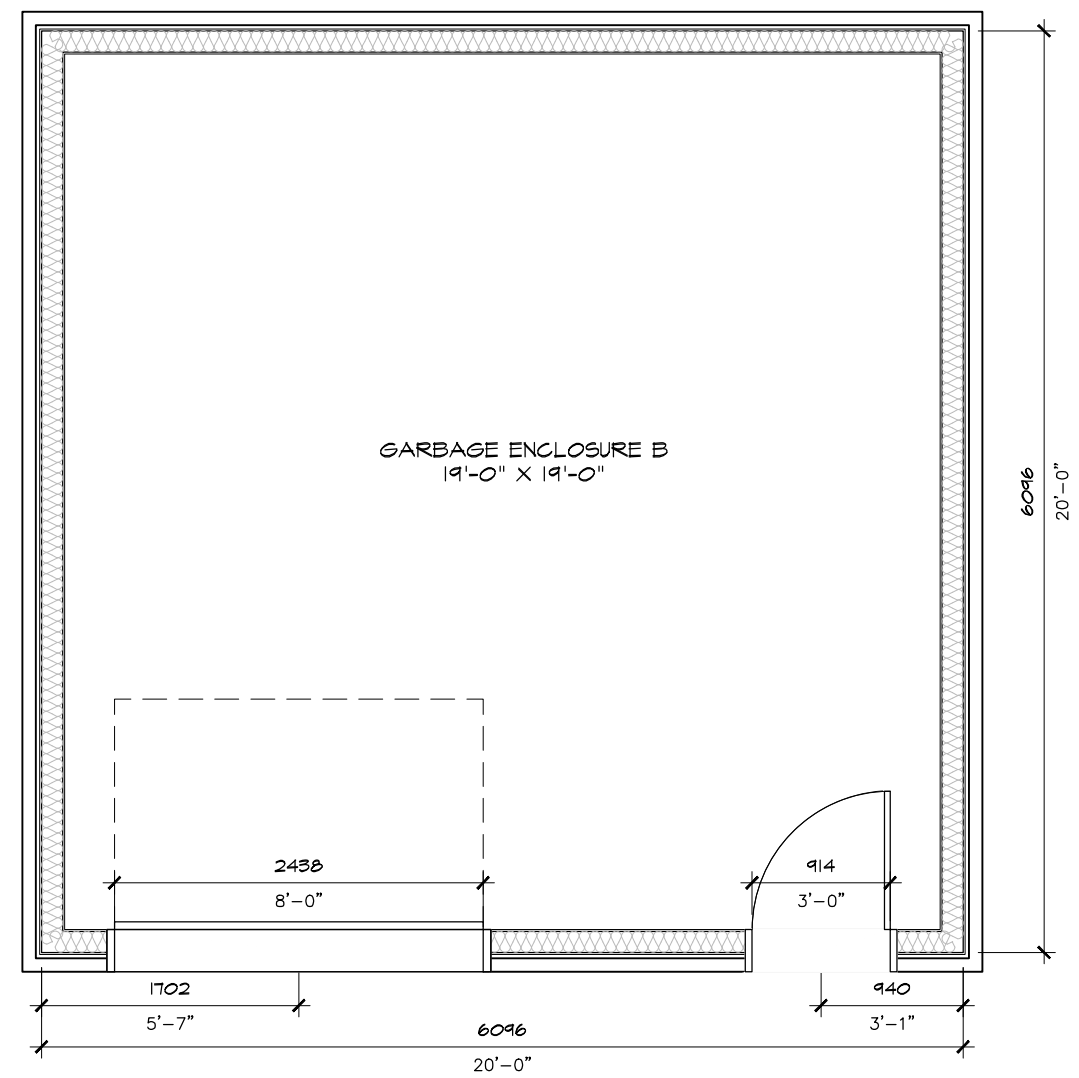
SHEET TITLE:
ACCESSORY BUILDING A

DRAWN BY: S.J.L. CHECKED BY: S.J.L.

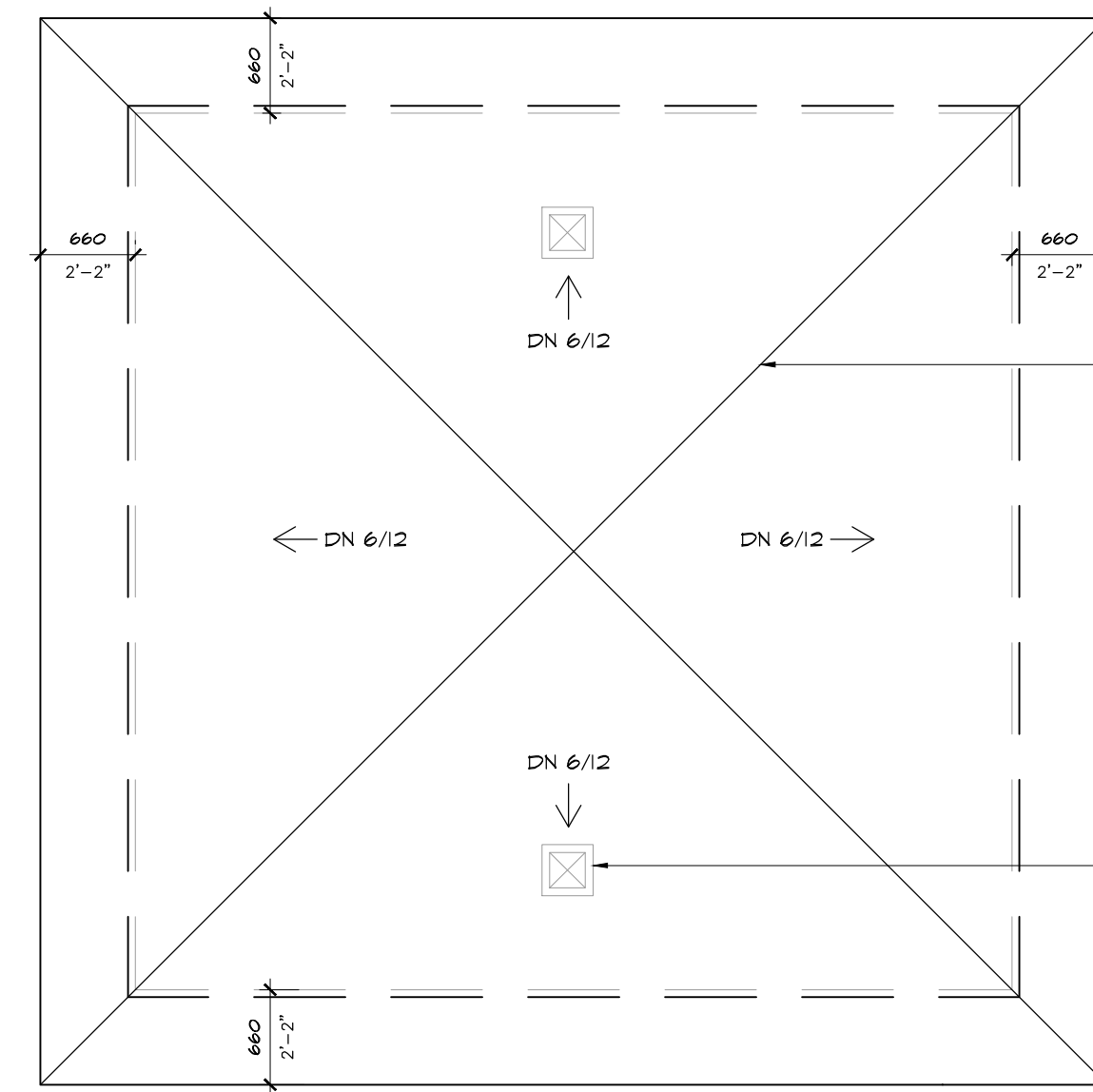
PLOT DATE: 2023.11.20 PROJECT DATE: 2023.11.20

JOB NUMBER: SL-1086-22 SCALE: AS NOTED

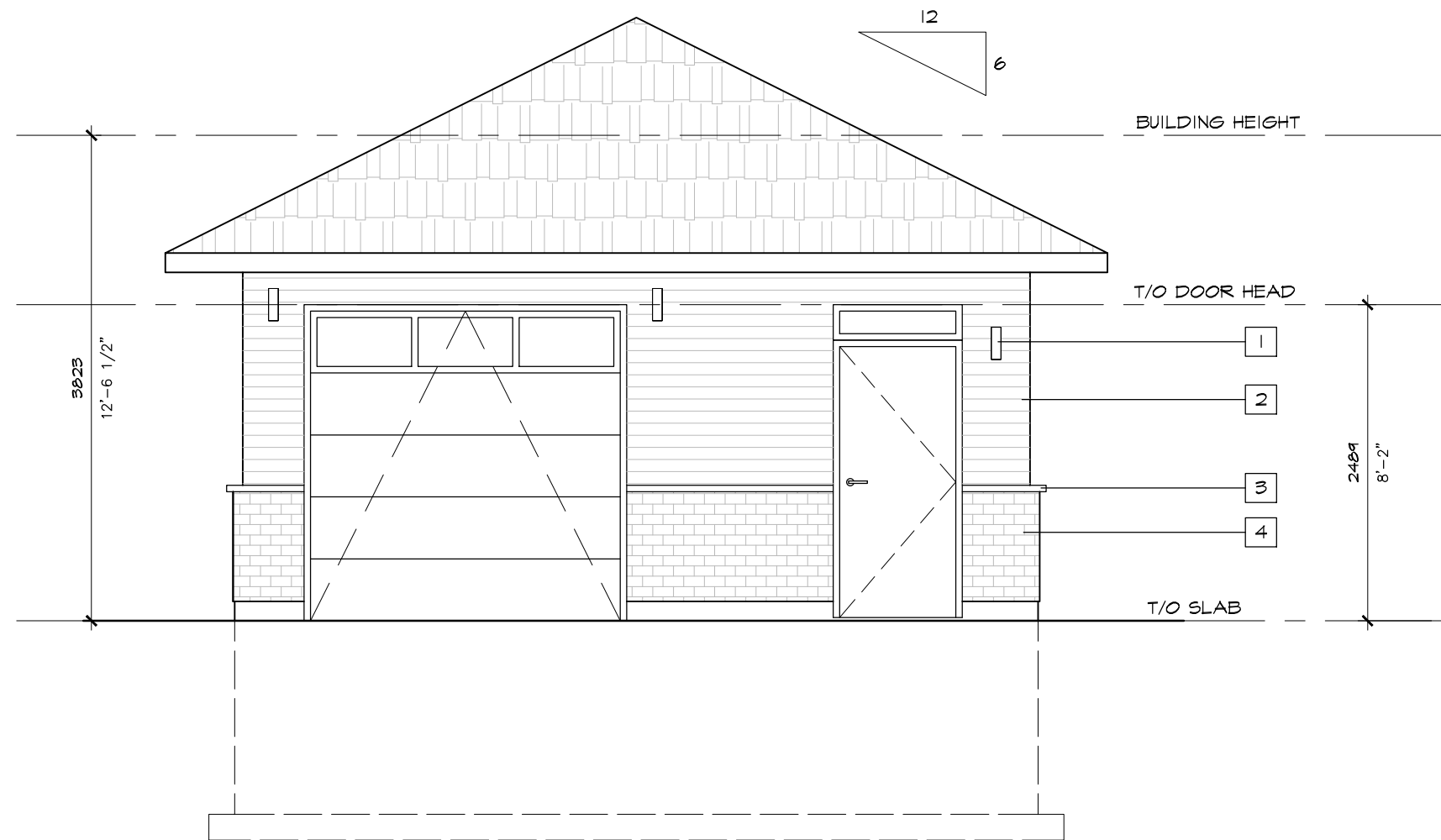
SHEET NUMBER: **A1.1**



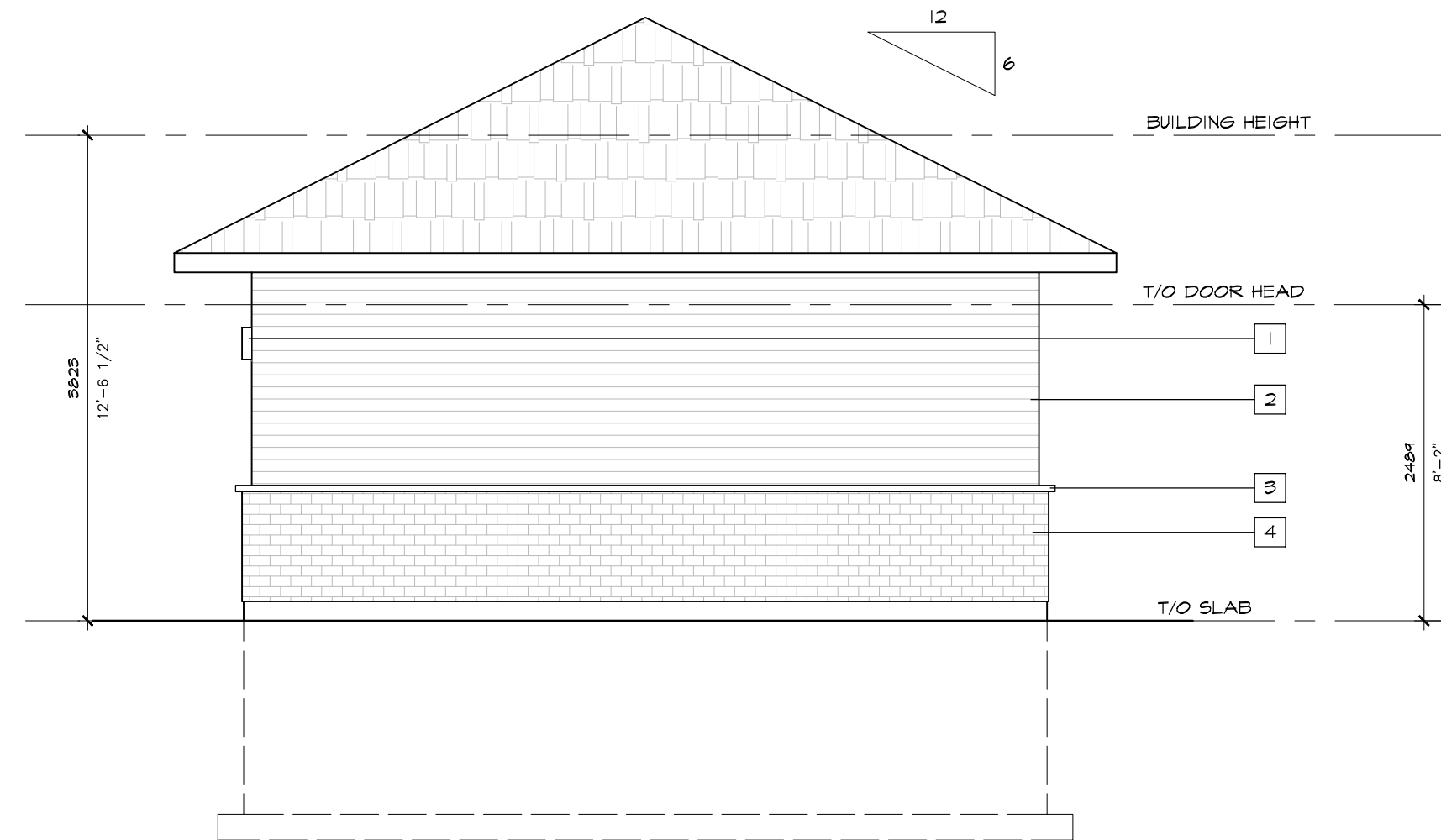
01 ACCESSORY BUILDING B FLOOR PLAN
A1.2 SCALE: 1/50



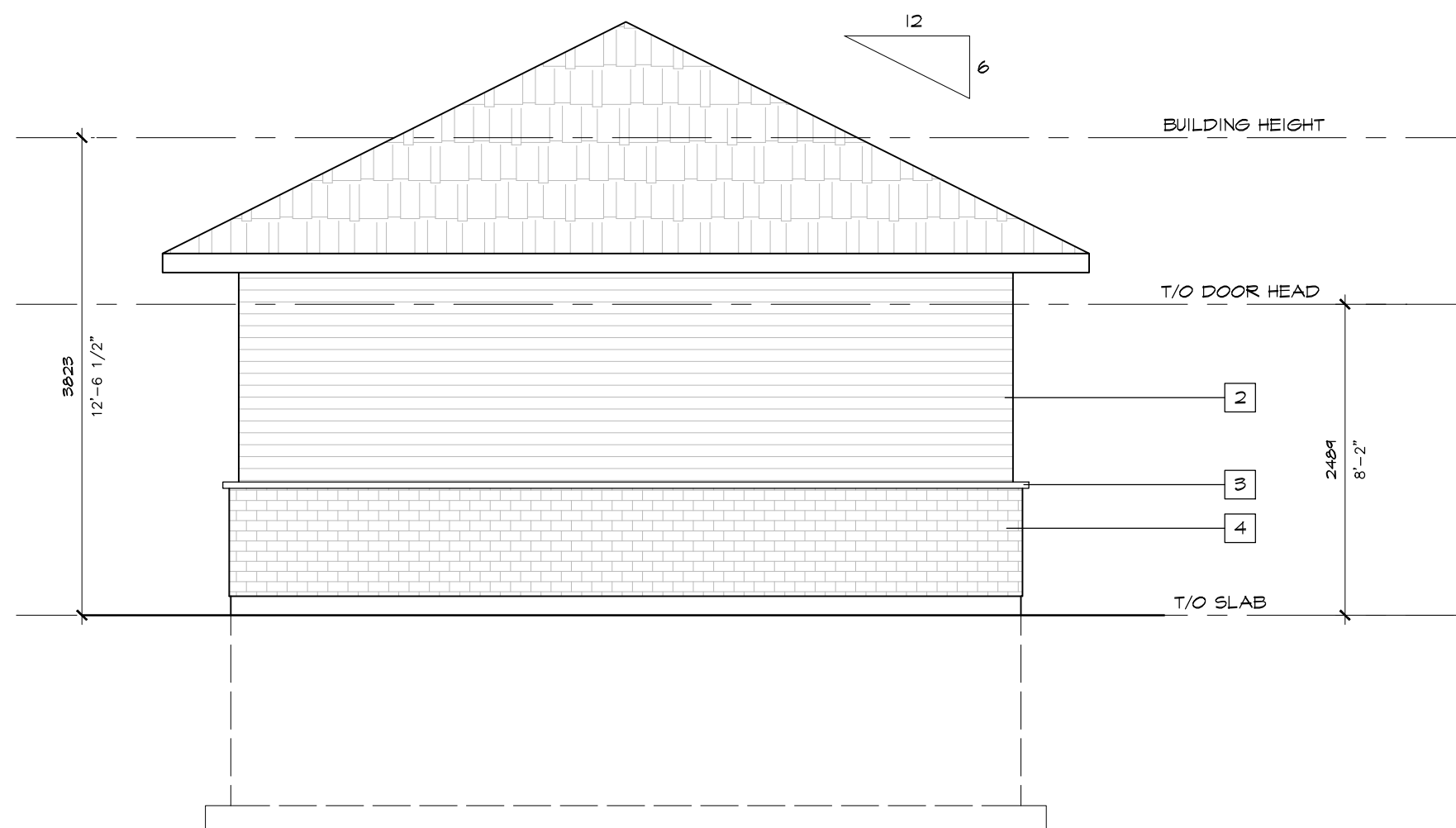
02 ACCESSORY BUILDING B ROOF PLAN
A1.2 SCALE: 1/50



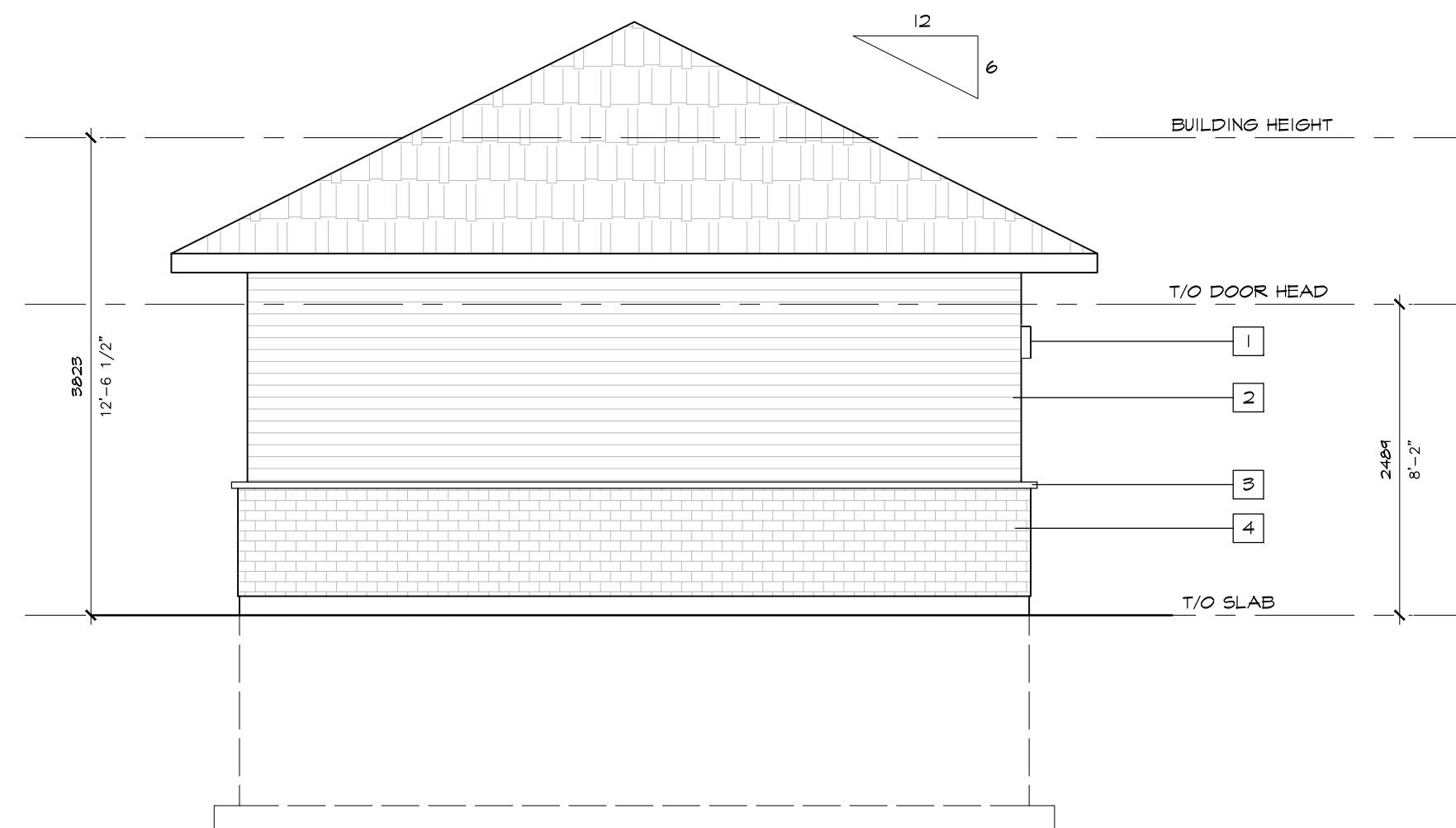
03 ACCESSORY BUILDING B FRONT ELEVATION
A1.2 SCALE: 1/250



04 ACCESSORY BUILDING B RIGHT ELEVATION
A1.2 SCALE: 1/250



05 ACCESSORY BUILDING B REAR ELEVATION
A1.2 SCALE: 1/250



06 ACCESSORY BUILDING B LEFT ELEVATION
A1.2 SCALE: 1/250

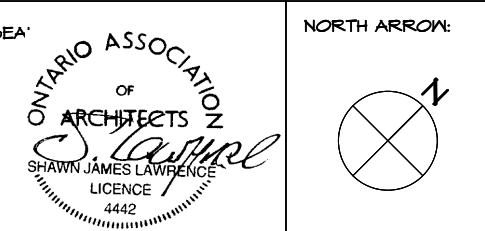
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4. STONE VENEER

PROVIDE 24" PRE-FINISHED METAL FLASHING (COLOUR TO MATCH SHINGLES) & 48" ICE & WATER SHIELD FOR ALL ROOF VALLEYS & ROOF TO WALL INTERSECTIONS. ROOF FLASHING TO COMPLY WITH 9.26 O.B.C. 2012 -TYP.

PROVIDE MIN. 1/800TH CLEAR VENT AREA OF THE INSULATED CEILING AREA. MIN. 25% VENTING AREA THROUGH ROOF VENTS & MIN. 25% VENTING AREA AT SOFFIT. UNIFORM DISTRIBUTION ON OPPOSITE SIDES OF THE BUILDING - TYP.



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OLD SECOND LINE DEVELOPMENT
1150 OLD SECOND LINE ROAD, OTTAWA, ON

SHEET TITLE:
ACCESSORY BUILDING B

DRAWN BY: S.J.L. CHECKED BY: S.J.L.
DATE: 2023.11.20 PROJECT DATE: DATE

JOB NUMBER: SL-1086-22 SCALE: AS NOTED

SHEET NUMBER: A1.2

APPLICATION #