



Lemay Michaud

111, rue Saint-Pierre, Québec QC G1K 4A6

PROJECT

MULTI HOUSING - ORLÉANS
3479 ST. JOSEPH BOULEVARD
OTTAWA, QC

CLIENT

ISABEL CHARBONNEAU
PAUL-ANDRÉ CHARBONNEAU

CONSULTANT

SCALE :

REVISIONS

| No | DATE | DESCRIPTION |
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| 1 | 2020-05-10 | ÉMIS POUR COORDINATION |
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| 5 | 2020-08-16 | ÉMIS POUR INFORMATION |
| 6 | 2022-04-05 | ÉMIS POUR INFORMATION |
| 7 | 2022-08-24 | ÉMIS POUR INFORMATION |
| 8 | 2022-04-20 | ÉMIS POUR INFORMATION |
| 9 | 2022-07-05 | ÉMIS POUR INFORMATION |
| 10 | 2023-07-06 | ÉMIS POUR COORDINATION |
| 11 | 2023-07-14 | ÉMIS POUR COORDINATION |
| 12 | 2023-12-06 | ÉMIS POUR COORDINATION |
| 13 | 2024-06-26 | ÉMIS POUR INFORMATION |
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NOTES

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FOLDER

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PAGE

01

MULTI HOUSING ORLÉANS

3479 ST-JOSEPH BOULEVARD

SUBMISSION PHASE 3 - 2024-06-26





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SITE PLAN

SCALE :

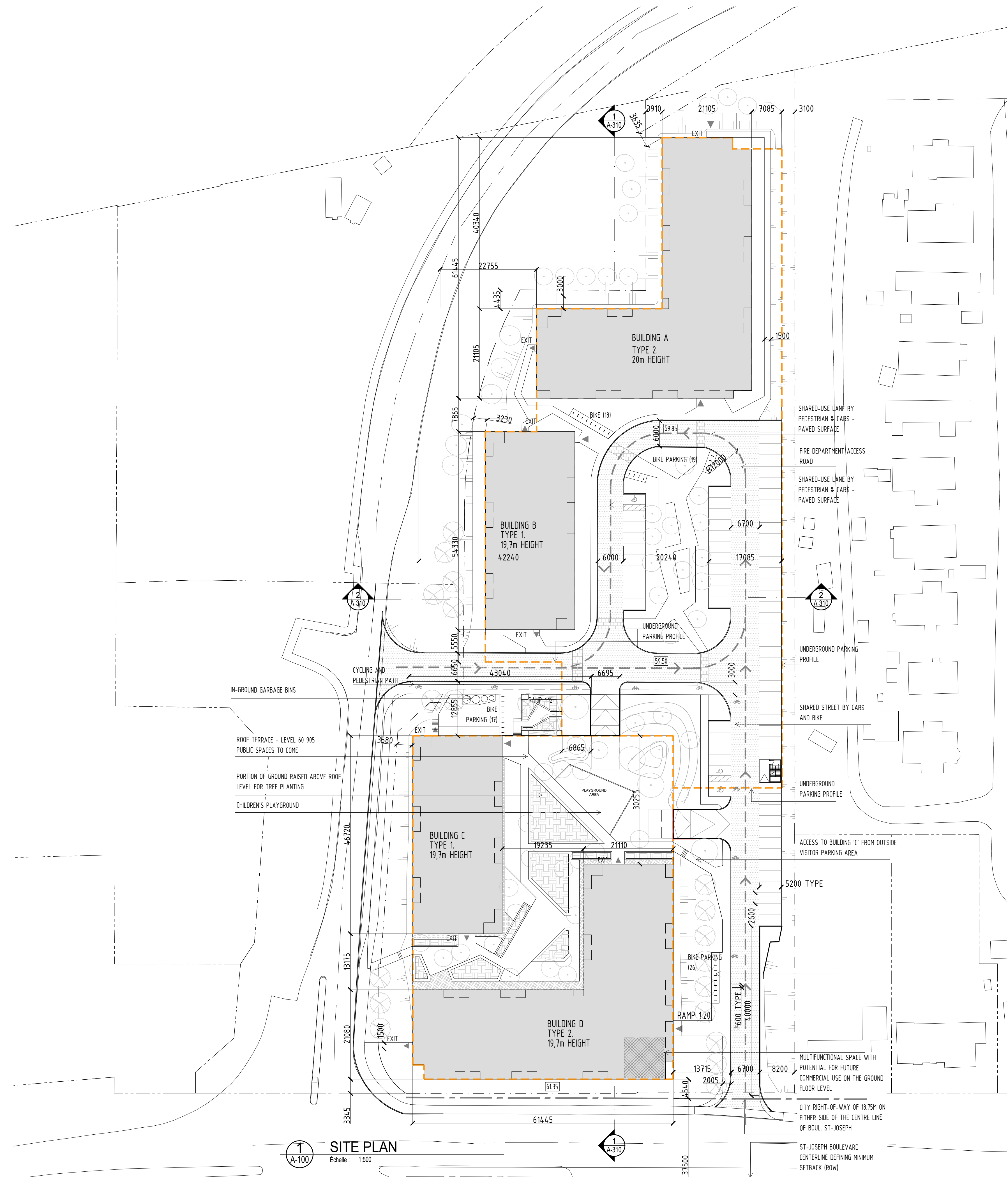
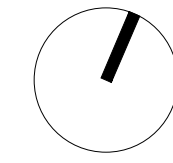
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LÉGENDE

| | |
|--|-----------|
| LOT BOUNDARY | - - - - - |
| GREEN AREA | |
| RAISED GREEN AREA | |
| PARKING PROFILE | - - - - - |
| PROPOSED BUILDING | ▬ |
| PAVED GROUND AREA | ▬ |
| MID-BOULEVARD LINE AND PROTECTION ROW | - - - - - |
| MID-ACCESS ROAD MEDIAN FIRE SERVICE ACCESS | - - - - - |



1 SITE PLAN
Echelle: 1:500

PROJECT'S STATISTICS

NUMBER OF UNITS

| | |
|-------------|-----------|
| BUILDING A: | 103 UNITS |
| BUILDING B: | 60 UNITS |
| BUILDING C: | 60 UNITS |
| BUILDING D: | 103 UNITS |
| TOTAL: | 326 UNITS |

UNIT TYPES

| | |
|-------------|-----------|
| 1 BEDROOM: | 172 UNITS |
| 2 BEDROOMS: | 154 UNITS |

LOT AREA

| | |
|--------------------------|---|
| % OF GREEN AREA ON SITE: | 36.6% (6 533 M ² / 17 813 M ²) |
| % OF BUILT-UP AREA: | 32.45% (5 782.8 / 17 813 M ²) |
| GROSS FLOOR AREA : | 23 082.35 M ² |

AMENITY AREAS

| | |
|---|--|
| OUTDOOR AREA: | 920 M ² |
| BALCONY: | 1 025.5 M ² |
| INDOOR COMMON AREA (GROUND FLOOR OF BUILDINGS A & D): | 178.5 M ² |
| TOTAL: | 2 124 M ² (1 956 M ² REQUIRED) |

WASTE MANAGEMENT

| | |
|----------------------------------|----------------------|
| TRASH ROOMS IN BASEMENT: | 110.5 M ² |
| CONTAINER VOLUMES: | |
| GARBAGE: 4 M3 BIN | |
| PAPER: 4 M3 BIN | |
| GLASS, METAL, PLASTIC: 3 M3 BINS | |
| ORGANIC MATTER: 240-LITRE CARTS | |

PARKING SPACES

| | |
|---------------------------|---------------------------------------|
| UNDERGROUND SPACES: | 371 SPACES (391 REQUIRED - 20 SPACES) |
| NUMBER OF OUTDOOR SPACES: | 70 SPACES (65 REQUIRED) |
| TOTAL: | 441 SPACES |

BIKE PARKING

| | |
|----------------------------|---------------------------|
| NUMBER OF OUTDOOR SPACES: | 80 SPACES |
| NUMBER OF BASEMENT SPACES: | 86 SPACES |
| TOTAL: | 166 SPACES (163 REQUIRED) |

APPLICABLE REGULATIONS

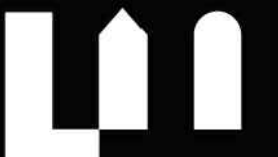
ZONING PROVISIONS: GM13(4-34)H(20)

MINIMUM AREA: NO MINIMUM
 MINIMUM LOT WIDTH: NO MINIMUM
 FRONT YARD SETBACK: MINIMUM 3 M
 INTERIOR SIDE YARD SETBACK: MINIMUM 3 M
 REAR YARD SETBACK: 7.5 M / NO MINIMUM
 MINIMUM NUMBER OF STOREYS: 2
 MAXIMUM BUILDING HEIGHT: 20 M
 MINIMUM LANDSCAPE SPACE WIDTH: MINIMUM 3 M
 RESIDENTIAL PARKING: 1.2 SPACES PER UNIT REQUIRED (AREA C) REDUCED BY 10% OR 20 SPACES, WHICHEVER IS LESS, IF ALL SPACES ARE UNDERGROUND.
 VISITOR PARKING: 0.2 SPACES PER UNIT
 REQUIRED (AREA C)
 MIN. DIMENSIONS OF PARKING SPACES: 2.6 M X 5.2 M
 2.6 M X 6.7 M (PARALLEL SPACES)
 DRIVEWAY FOR UNDERGROUND PARKING: MAX. 6.7 M / MIN. 6 M
 MIN. NUMBER OF BICYCLE PARKING: 0.5 PER DWELLING UNIT
 RECREATION AREA: 6 M² PER DWELLING UNIT

ADDITIONAL PROVISIONS FOR PLANNED UNIT DEVELOPMENT

MIN. PRIVATE ROAD WIDTH: 6 M
 MIN. DISTANCE BETWEEN BUILDING AND ROAD: 1.8 M
 MIN. SEPARATION BETWEEN BUILDINGS: 3 M

PARKING:
 IN ADDITION TO PROVIDING PARKING IN ACCORDANCE WITH ARTICLE 100 OF THIS REGULATION, PARKING IN A PLANNED UNIT DEVELOPMENT MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT, WHETHER THE DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT ARE SEPARATED OR NOT.



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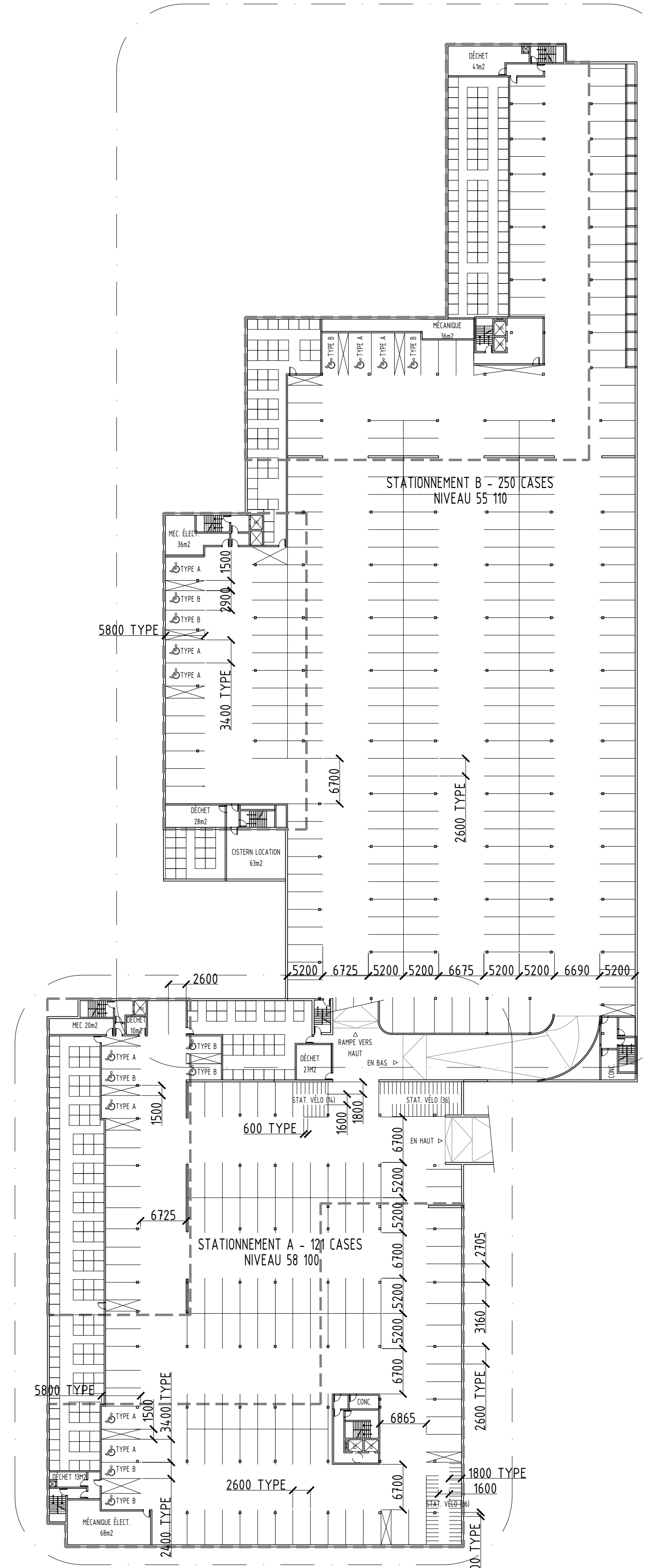
UNDERGROUND PARKING

SCALE :

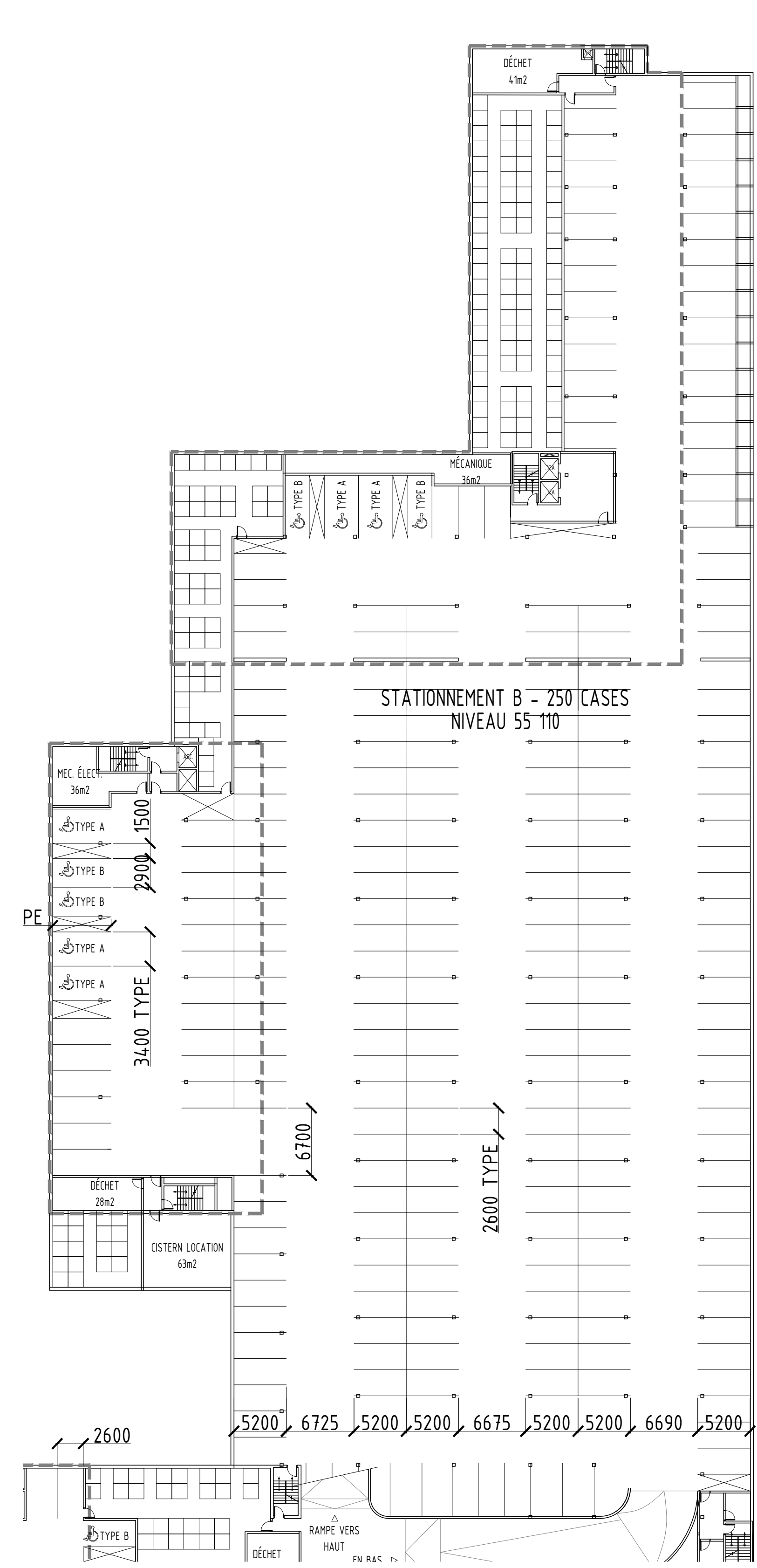
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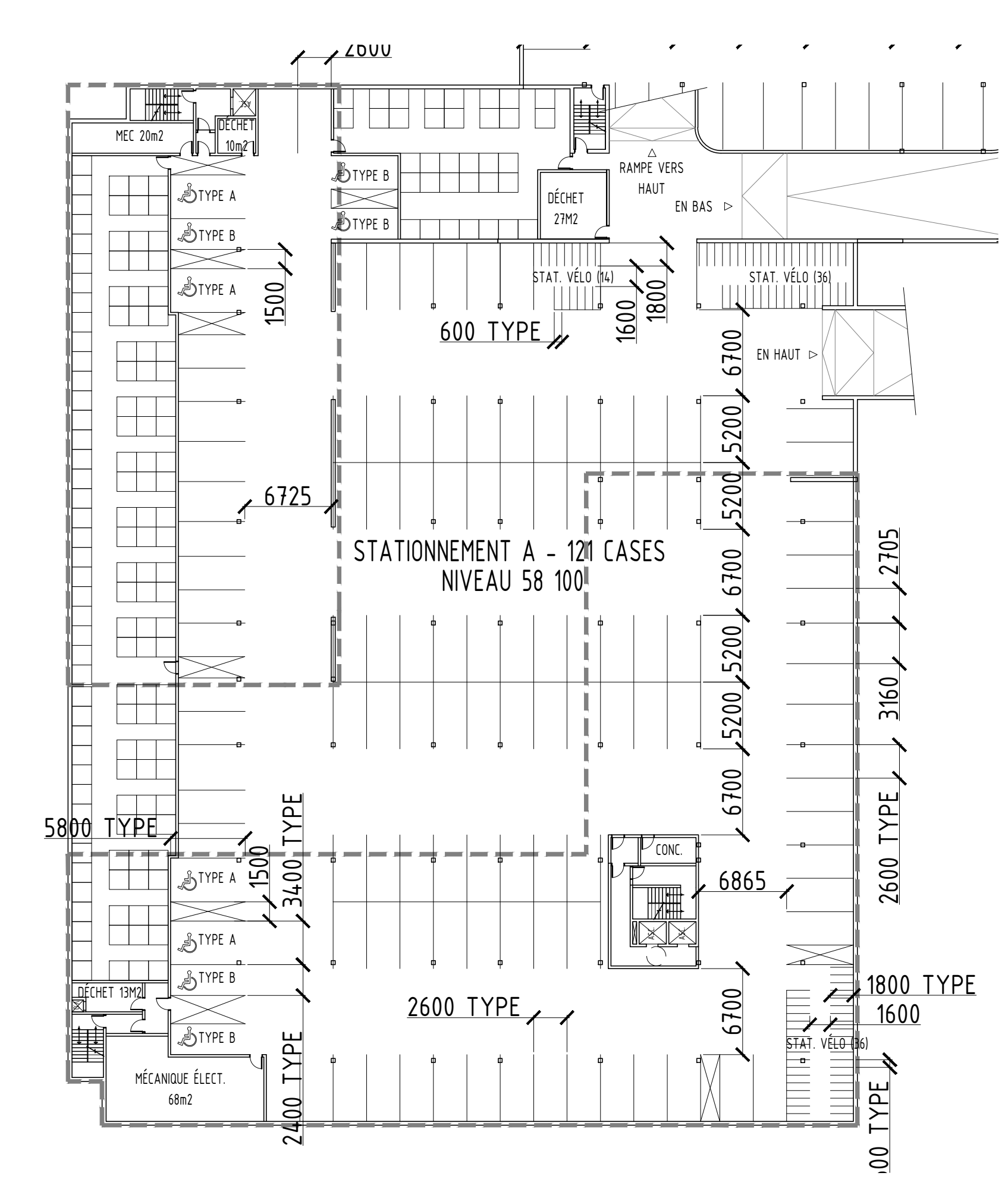
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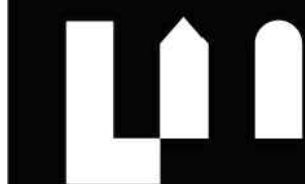
1 PLAN STATIONNEMENT SOUTERRAIN
Echelle : 1:500



2 PLAN STATIONNEMENT NORD
Echelle : 1:350



3 PLAN STATIONNEMENT SUD
Echelle : 1:350



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1 FIRRT FLOOR
A-102 Echelle : 1:125



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1 LEVEL 2-4
A-103 Echelle: 1:125



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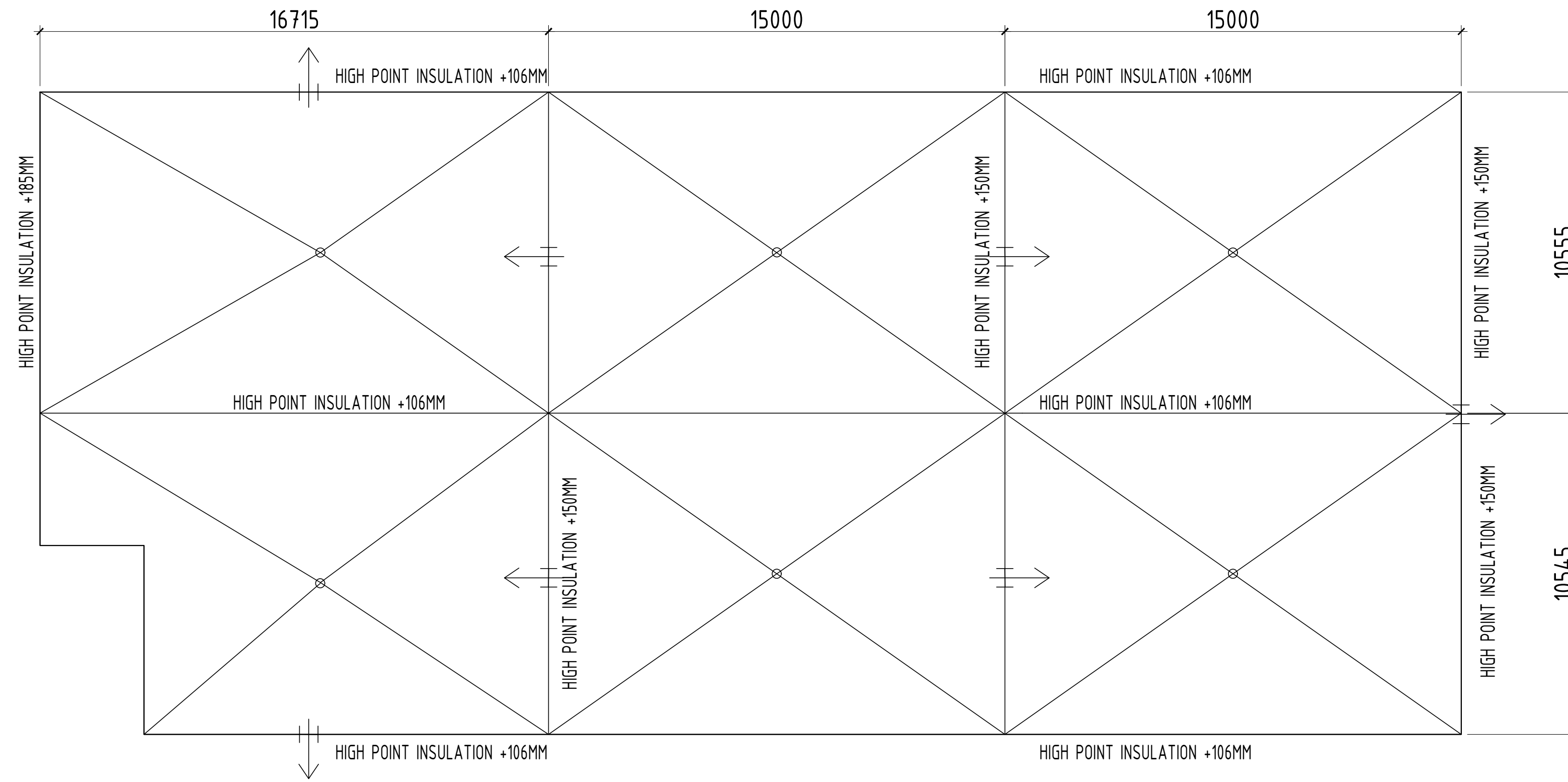
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1
A-104
ROOF PLAN
Echelle : 1:125

**PLANS
BUILDING B & C**

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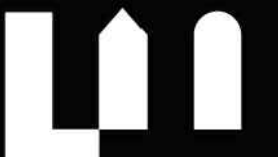
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1 FIRST FLOOR
A-105 Echelle : 1:125



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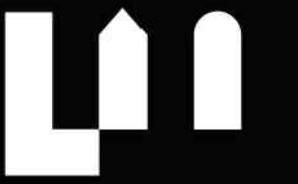
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1 LEVEL 2-4
A-106 Echelle : 1:125



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1 LEVEL 5-6
A-107 Echelle : 1:125



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**PLANS
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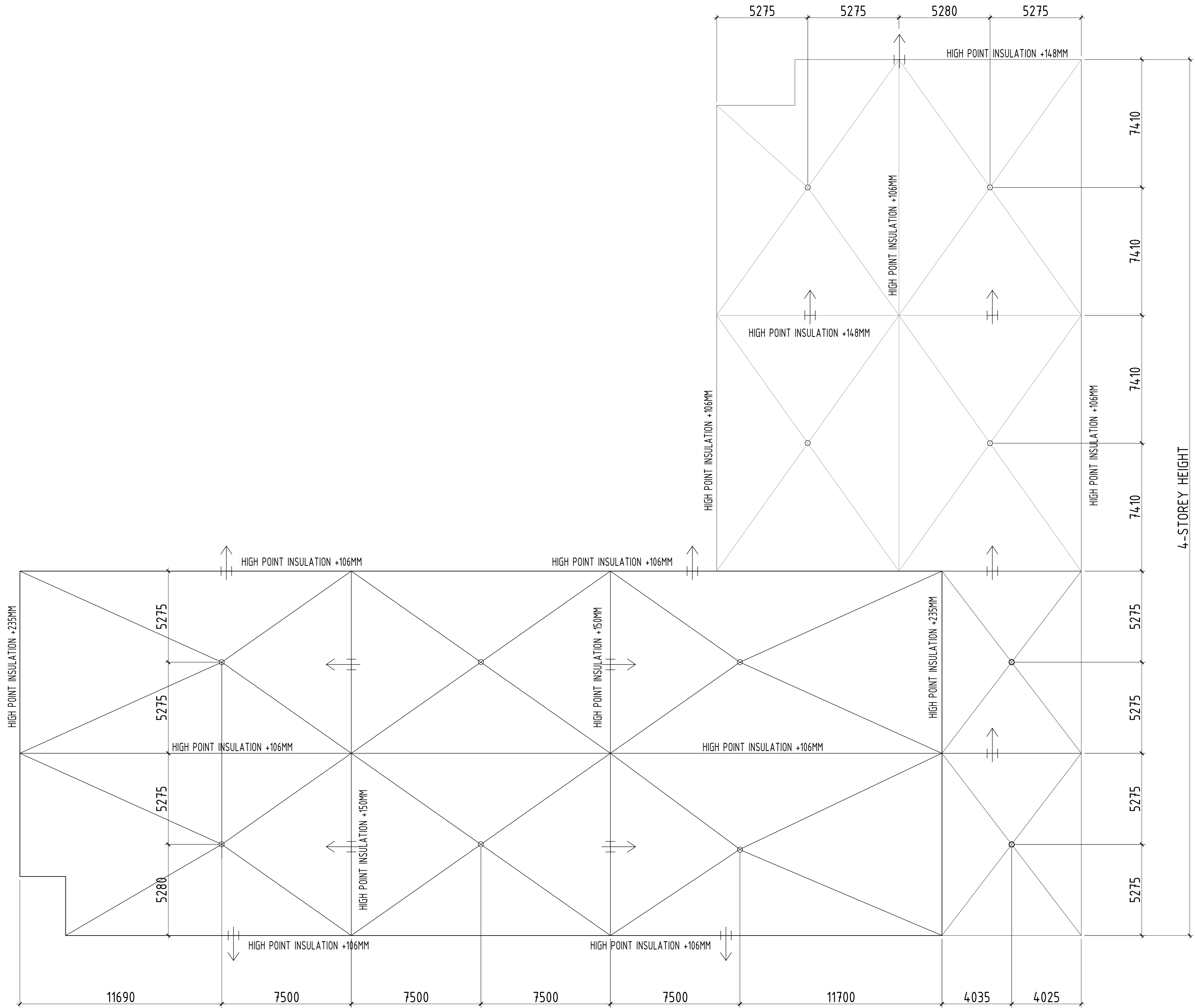
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1 ROOF PLAN
 Echelle : 1:125

4-STORY HEIGHT



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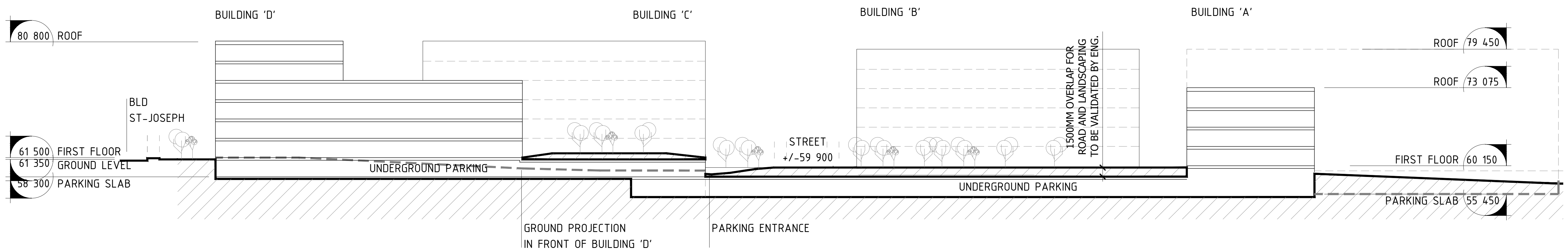
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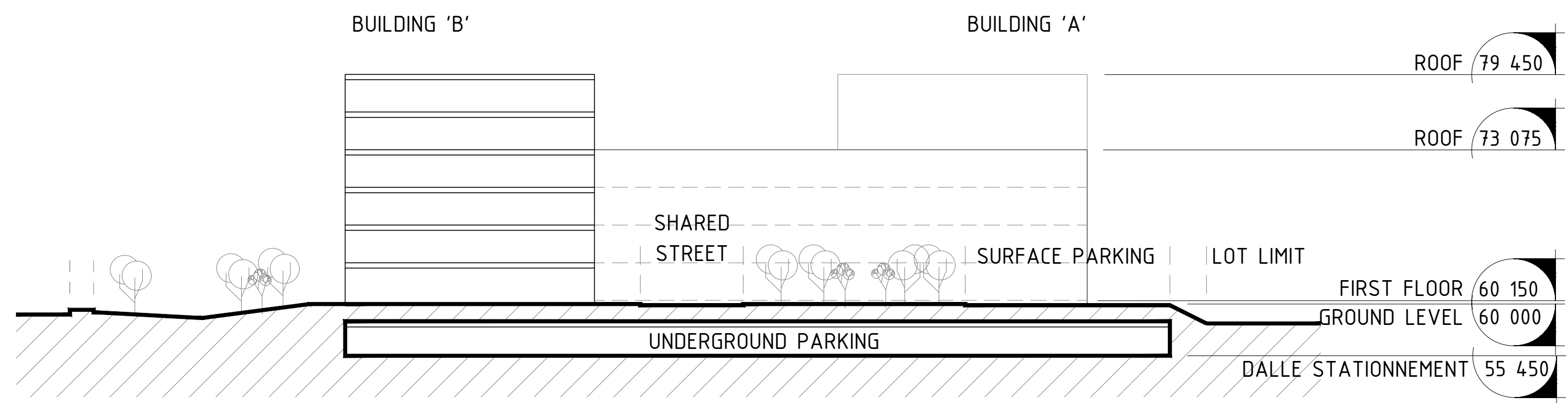
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1 SECTION NORTH-SOUTH
Echelle :



2 SECTION EAST-WEST
Echelle :