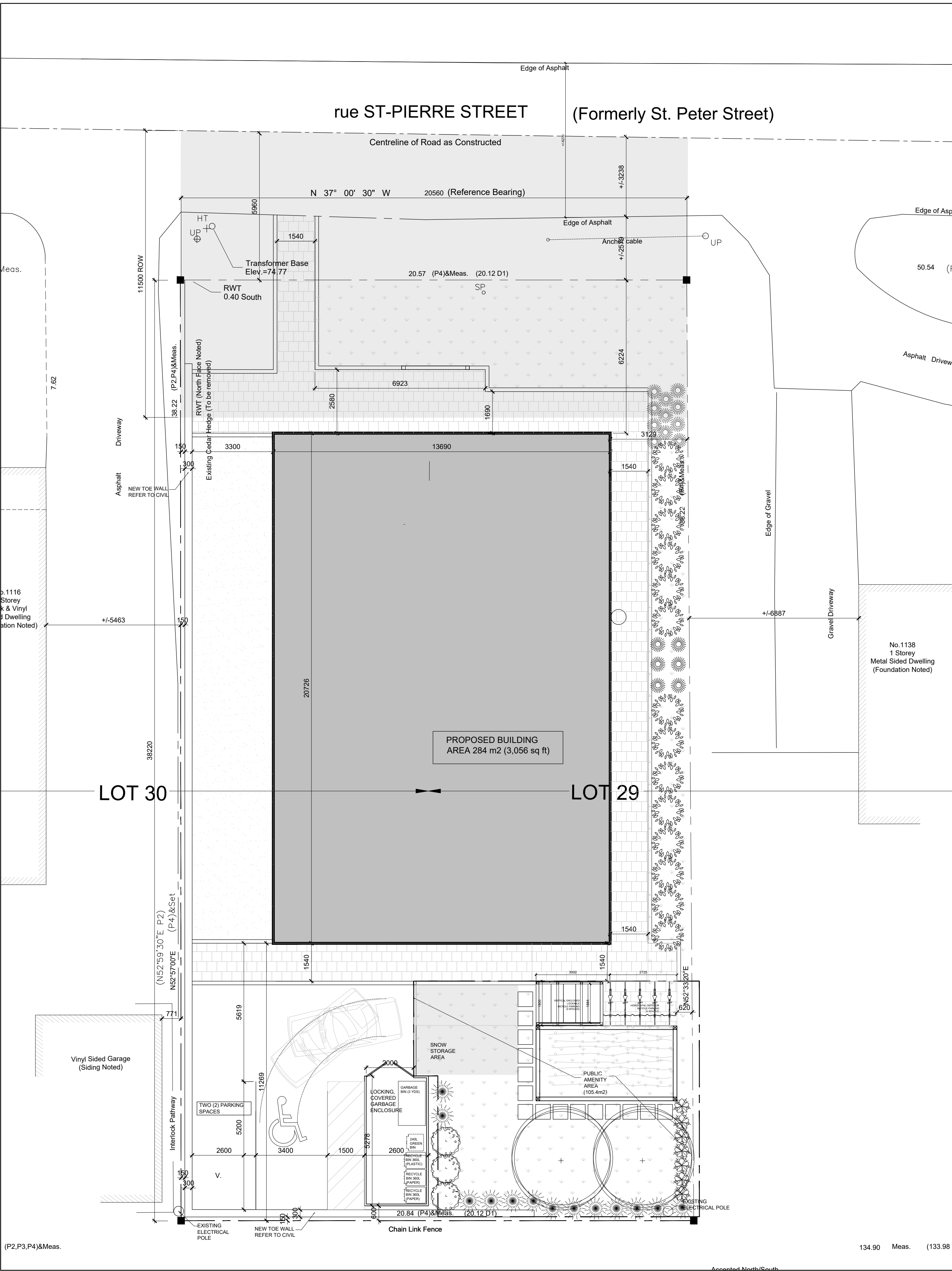




1 SITE PLAN
SCALE = 1 : 100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	785.1m2	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6.224 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS PARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30%	OVER 30%	YES (38%)
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	11.269 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK	3 M	3 M	YES
MAXIMUM BUILDING HEIGHT	15 M	14.8 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	N/A	N/A
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	ONE VISITOR PARKING SPACE	2 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (6 REQUIRED)	10 OUTDOOR	YES

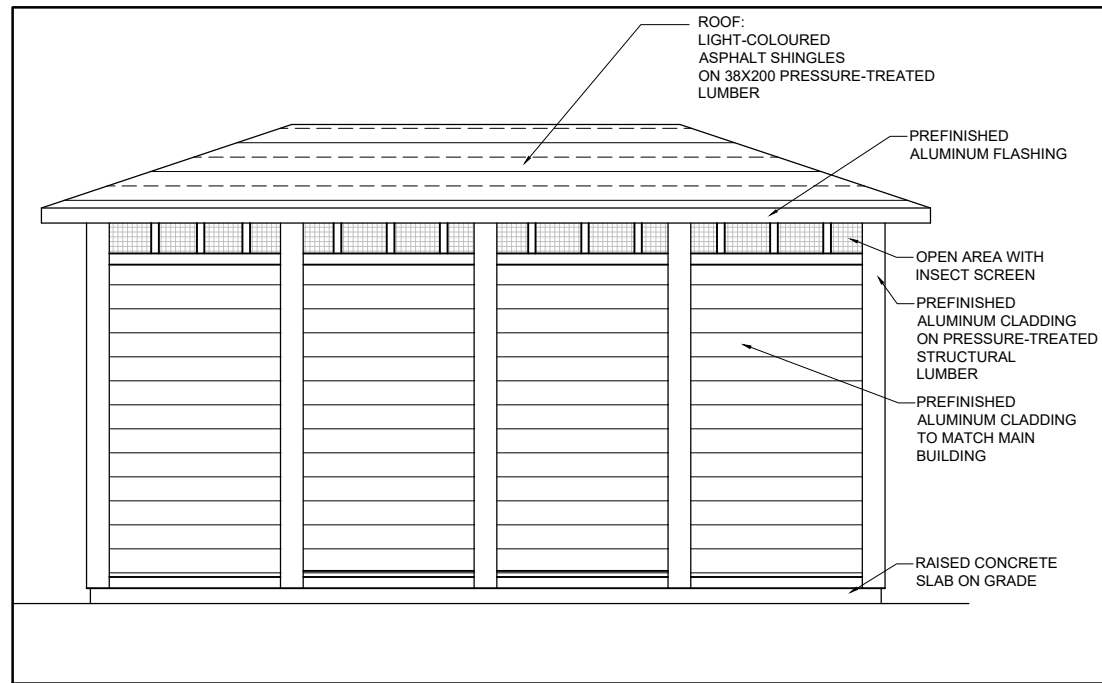
GENERAL NOTES:

- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 21, 2023.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO TIE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL NEW LANDSCAPING AND ANY REQUIRED TREE PRESERVATION.
- ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.
- REFER TO DEMOLITION SITE PLAN FOR ADDITIONAL INFORMATION.

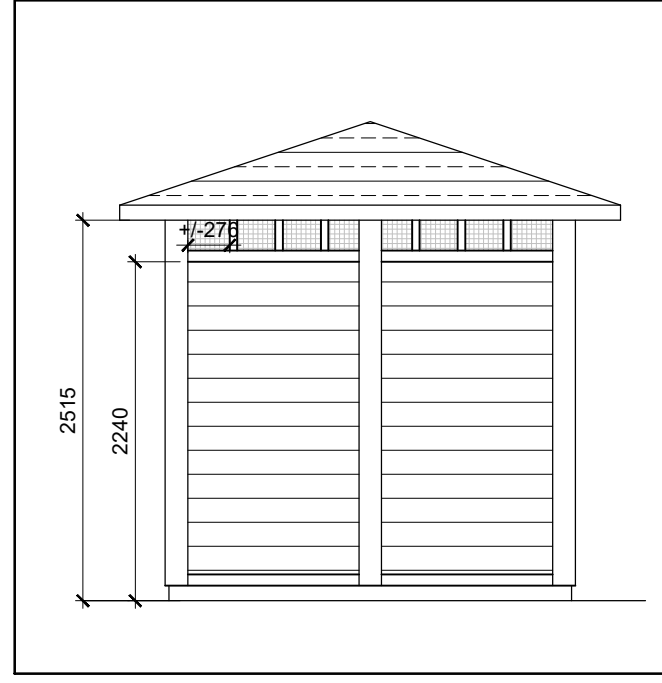
LOT DESCRIPTION:

PIN: 04425-0095 LT
PARTS OF LOTS 29 AND 30; AS IN N620745; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA

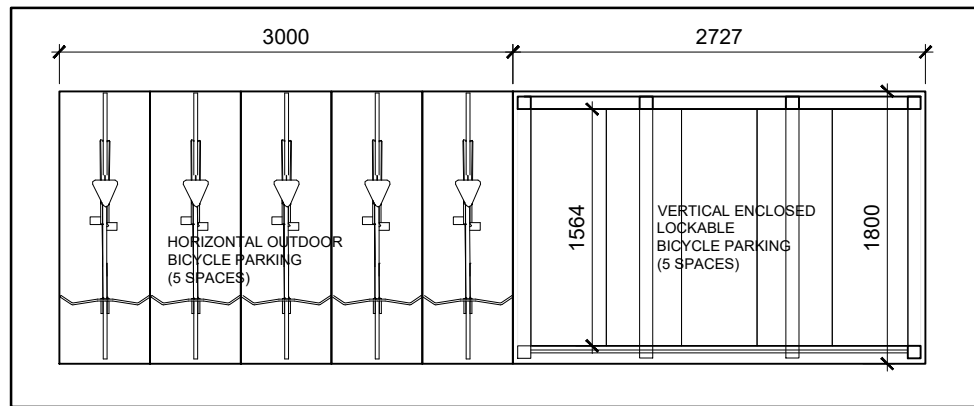
AMENITIES	AREA	QUANTITIES	AREAS (m ²)	REQUIRED (m ²)	PROPOSED (m ²)
AMENITIES	6.0	20	120.0	120.0	127.4
BALCONY 1	5.5	4	22.0		22.0
OUTDOOR	62	1	105.4	120.0	105.4



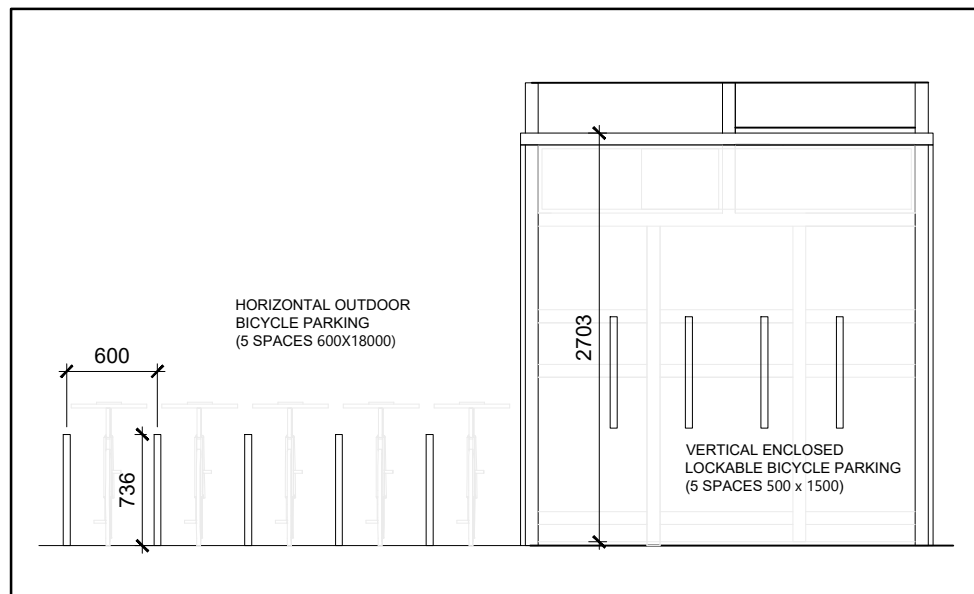
2 GARBAGE ENCLOSURE - SIDE ELEVATION
SCALE = 1 : 50



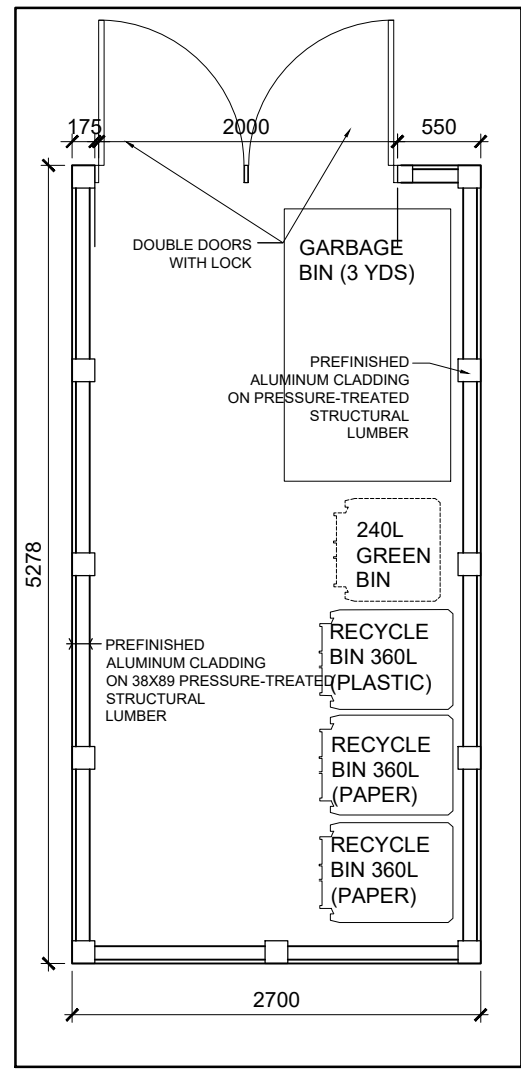
3 GARBAGE ENCLOSURE - REAR ELEVATION
SCALE = 1 : 50



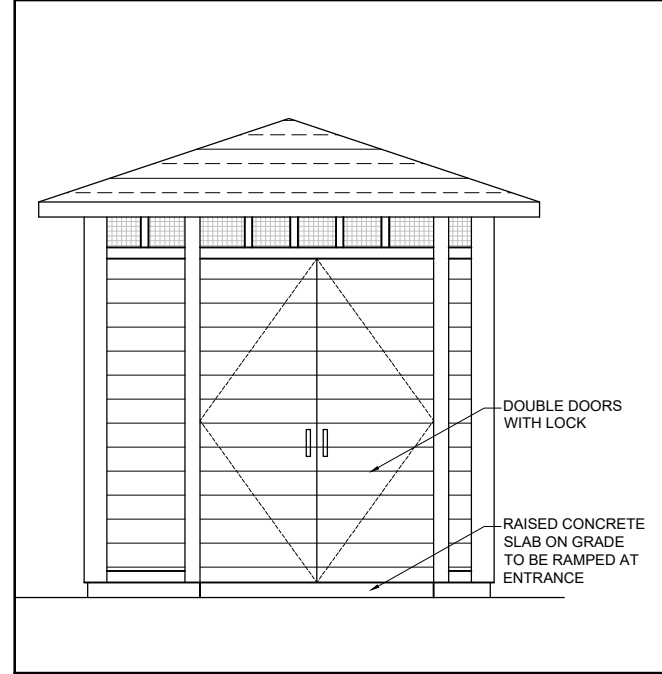
6 BICYCLE PARKING PLAN
SCALE = 1 : 50



7 BICYCLE PARKING INTERIOR ELEVATION
SCALE = 1 : 50



5 GARBAGE ENCLOSURE - PLAN
SCALE = 1 : 50



4 GARBAGE ENCLOSURE - FRONT ELEVATION
SCALE = 1 : 50

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5
PIN:
ZONING USE: RSA - RSA(2179)(H40). RESIDENTIAL ZONE 5, APARTMENT DWELLING, LOW RISE, STACKED
PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING
PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED
BUILDING HEIGHT: ± 14980m (± 491.5')
GROSS FLOOR AREA : 1,136m² (12,228 SQ FT)

PARKING STATISTICS:

STANDARD PARKING:
1 SPACE OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)
ACCESSIBLE PARKING:
1 SPACE OF 3.66m W X 5.2m L (12' - 0" W x 17' - 0" L)
TOTAL PARKING SPACES: 2
BICYCLE PARKING: 5 COVERED, VERTICAL
5 EXTERIOR, HORIZONTAL
LANDSCAPING:
REQUIRED 15% OF PARKING AREA
TOTAL PARKING AREA: 123.2 m²
15% LANDSCAPING REQUIRED: 18.48 m²
AMENITY AREA PROVIDED: min. 70m²
TOTAL LANDSCAPED AREAS PROVIDED: 300.2 m²

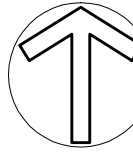
LEGEND

- INTERLOCKING PAVERS
- LAWN
- DENOTES THE EXTENT FOR THE AMENITY AREA

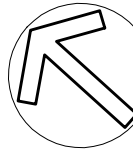
CLIENT

SITE AREA: 8,398.50 SQ FT (780.25m²)

PROJECT NORTH



TRUE NORTH



ARCHITECTURAL

(L+D)

LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2900
Fax: 613.233.1008
159 Neilson Ave.
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
2025/05/12	REISSUED FOR SPA	6
2025/04/14	ISSUED FOR PERMIT	5
2025/03/25	REISSUED FOR SPA	5
2025/03/06	REISSUED FOR SPA	4
2025/02/25	REISSUED FOR PERMIT	3
2024/12/09	REISSUED FOR SPA	2
2024/04/26	ISSUED FOR SPA	1

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR

1132 St. Pierre St, Ottawa, ON K1C 1L5

DRAWING TITLE

SITE PLAN

DATE

09.07.2024

SCALE

AS NOTED

DRAWN BY

BR

REVIEWED BY

LCL

PROJECT NO.

24-002A

DRAWING NO.

A-100