

1 SITE PLAN
A-100 SCALE = 1 : 100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M²)	540 M²	785.1m2	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 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
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	6 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	1 SPACE (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.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
- 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.

PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING

MUNICIPAL ADDRESS: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5

PIN:

ZONING USE: RSA - RESIDENTIAL ZONE S, 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: 1201.6m² (12932 SQ FT)

SITE AREA: 8,398.50 SQ FT (780.25m²)

PARKING STATISTICS:

STANDARD PARKING:
4 SPACES 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: 3

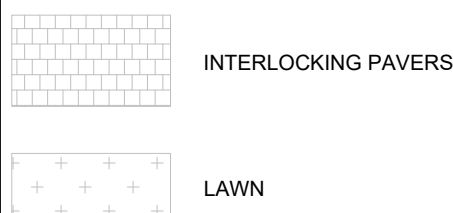
BICYCLE PARKING:
13 EXTERIOR COVERED
6 EXTERIOR

LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 230.7 m²
15% LANDSCAPING REQUIRED: 78 m²

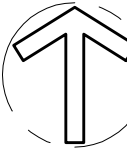
TOTAL LANDSCAPED AREAS PROVIDED: 301.6 m²

LEGEND

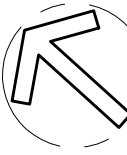


CLIENT

PROJECT NORTH



TRUE NORTH



ARCHITECTURAL

(L+D)

LALANDE + DOYLE ARCHITECTS INC.
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159 Neiland Ave.
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
2024/08/15	REISSUED FOR SPA	05
2024/08/10	ISSUED FOR REVIEW	04
2024/07/31	REISSUED FOR SPA	04
2024/07/09	ISSUED FOR COORDINATION	03
2024/06/26	REISSUED FOR SPA	03
2024/05/21	ISSUED FOR SPA	02
2024/04/26	ISSUED FOR SPA	01

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR

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

DRAWING TITLE

SITE PLAN

DATE 09.07.2024	PROJECT NO. 24-002A
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. A-100
REVIEWED BY LCL	