



# ARCHITECTURE + PLANNING

414 Churchill Avenue North  
Ottawa, Ontario, K1Z 5C6  
613-262-5480 info@rjhll.ca rjhll.ca

5.	2025-11-11	ISSUED FOR REZONING
4.	2025-07-31	REVISED PER CITY SPC COMMENTS
3.	2025-04-08	REVISED SPC APPLICATION
2.	2025-02-04	ISSUED FOR SPC + RE-ZONING
1.	2024-11-25	SITE PLAN COORDINATION
No.	Y / M / D	REVISION

UPSCALE HOMES  
212 DONALD ST.  
OTTAWA ON, K1K 1M8

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



SWEETLAND  
APARTMENTS

83-91 SWEETLAND OTTAWA, ONTARIO, K1N 7T9

## SITE PLAN

Drawn By:  
AW  
Project No:  
2407

Date:  
NOV 2024  
Scale:  
1:100

A1.0

CURRENT ZONING: RAUD[480]  
PROPOSED ZONING: RAUD[xxxx] WITH EXCEPTIONS:  
• MIN. 0 PARKING SPACE REQUIRED  
• MIN. 1 VISITOR PARKING SPACES REQUIRED  
• MIN. 1 BICYCLE PARKING SPACE PER UNIT  
• FIRE ESCAPES, OPEN STAIRWAYS, STOOP, LANDING, STEPS AND RAMPS ARE PERMITTED TO PROJECT UP TO 0.0m FROM THE FRONT LOT LINE  
• MIN. 0.45m WIDTH OF A HORIZONTAL BIKE PARKING SPACE WHEN PART OF A RACKING SYSTEM

AREA X AS PER SCHEDULE 1A  
WITHIN MATURE NEIGHBOURHOODS OVERLAY  
WITHIN 600m OF THE OTTAWA RAPID TRANSIT STATION AS PER SCHEDULE 2A

84-UNIT APARTMENT PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	43.8m
MIN. LOT AREA	450m <sup>2</sup>	1850m <sup>2</sup>
MAX. HEIGHT	14.5m	14.5m
MIN. SIDE YARD SETBACK	1.5m	1.5m, 3.3m
MIN. FRONT YARD SETBACK	4.0m (AVG. OF NEIGHBOURS)	4.4m
MIN. REAR YARD SETBACK (T. 144A)	30% OF LOT DEPTH (11.3m)	11.35m
MIN. GLAZING ON FRONT FACADE (S.161(15a))	25%	PROVIDED
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S.161(15a.ii))	20%	PROVIDED
MIN. 2+ BDRM UNITS (S.161(16b))	25% (21)	25% (21)
MIN. PARKING SPACES (EXC.)	0	0
MIN. VISITOR PARKING SPACES (EXC.)	1	1
MIN. BICYCLE PARKING SPACES (T.111A)	1 PER DWELLING UNIT (84)	87
MIN. WIDTH OF HORIZONTAL BIKE PARKING SPACE WHEN PART OF A RACKING SYSTEM (EXC.)	0.45m	0.45m
MAXIMUM BIKE PKG WHICH MAY BE IN A LANDSCAPED AREA	GREATER OF 50% OF REQ'D OR 15 SPACES (42)	3
MIN. SOFT LANDSCAPING IN THE FRONT YARD (T.138(1)) INCLUDING WALKWAYS (S.138(4))	40%	78%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(15b.ii))	50%	PROVIDED
MIN. AGGREGATED RECTANGULAR AREA (S.161(15b.iii))	25m <sup>2</sup>	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING	-	PROVIDED
PROHIBITORS (S.161(15e))	-	PROVIDED
MAX. PROJECTION OF STEPS AND RAMPS FROM THE FRONT LOT LINE (EXC.)	0m FROM THE LOT LINE	0m

### READ DOCUMENTS IN CONJUNCTION WITH:

#### LEGAL SURVEY BY:

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON, K2E 7S6  
613-727-0850

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 PLAN OF  
LOTS 18 AND 19  
(EAST SWEETLAND AVENUE)  
REGISTERED PLAN 42717  
CITY OF OTTAWA

#### SITE SERVICING & GRADING PLANS BY:

DB GRAY ENGINEERING INC.  
700 LONG POINT CIRCLE  
OTTAWA, ONTARIO K1T 4E9  
613-425-8044

#### GEOTECHNICAL REPORTS BY:

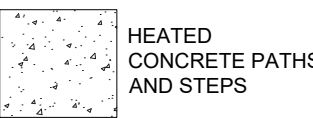
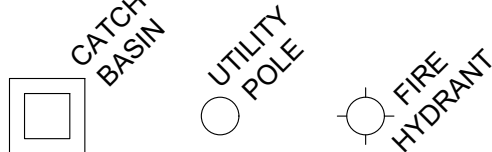
PATERSON GROUP  
9 AURIGA DRIVE  
OTTAWA, ONTARIO K2E 7T9

#### TREE INFORMATION REPORT BY:

INTEGRATED FORESTRY SERVICES  
PO BOX 13593  
OTTAWA, ONTARIO K2K 1X6  
(613) 850-2475

### LEGEND

- AC - AIR CONDITIONING UNIT
- BW - BAY WINDOW
- CB - CATCH BASIN
- CC - CONCRETE CURB
- CP - CONCRETE PAD
- DP - DEPRESSED CURB
- FH - FIRE HYDRANT
- K - KIOSK (BELL, ROGERS, TRAFFIC)
- LS - LIGHT STANDARD
- MB - MAILBOX (CANADA POST)
- MH - MAINTENANCE HOLE
- OHW - OVERHEAD WIRE
- RW - RETAINING WALL
- SBFY - SETBACK FRONT YARD
- SBRY - SETBACK REAR YARD
- SBSY - SETBACK SIDE YARD
- SE - SUNKEN ENTRY
- T - TRANSFORMER
- UP - UTILITY POLE
- WS - WATER ENTRY & SERVICING
- WW - WINDOW WELL



PROPOSED FENCE: REFER TO LANDSCAPE PLAN

PROPOSED RETAINING WALL: REFER TO CIVIL DRAWINGS BY D.B. GRAY ENGINEERING

EXISTING RETAINING WALL: REFER TO SURVEY BY A.O.V. LTD

