

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

CURRENT ZONING: R4UD(480)
PROPOSED ZONING: R4UD(480) WITH EXCEPTIONS:
 • MIN. 0 PARKING SPACE REQUIRED
 • MIN. 1 VISITOR PARKING SPACES REQUIRED
 • MIN. 1 BICYCLE PARKING SPACE PER UNIT
 • FREE BIKE PARKING SPOTS, 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 AREA 43.8m²
 MIN. LOT AREA 43.8m²
 MAX. HEIGHT 14.5m 14.5m
 MIN. SIDE YARD SETBACK 1.5m 1.5m, 3.3m
 MIN. FRONT YARD SETBACK 4.09m (AVG. OF NEIGHBOURS) 4.4m
 MIN. REAR YARD SETBACK (T. 144A) 30% OF LOT DEPTH (13.3m) 11.35m
 MIN. GLAZING ON FRONT FAÇADE 25% PROVIDED
 [S.181(15a)]
 MIN. FRONT FAÇADE RECESSED 20% PROVIDED
 AN ADDITIONAL 0.6m FROM THE FRONT FAÇADE [S.181(15b)]
 MIN. 2 BICYCLE SPOTS [S.181(16a)] 25% (21) 25% (21)
 MIN. PARKING SPACES (EXC.) 0 0
 MIN. VISITOR PARKING SPACES 1 1
 [EXC.]
 MIN. BICYCLE PARKING SPACES 1 PER DWELLING UNIT (84) 87
 MIN. WIDTH OF HORIZONTAL BIKE PARKING 0.45m 0.45m
 PARKING SPACE WHEN PART OF A RACKING SYSTEM [EXC.]
 MAX. PROJECTION OF STEPS AND RAMPS WHICH MAY BE GREATER OF 50% OF REQ'D 3
 IN A LANDSCAPED AREA
 MIN. SOFT LANDSCAPING IN THE FRONT YARD [T.139(1)] INCLUDING 40% 78%
 WALKWAYS [S.139(4d)]
 MIN. 0.45m WIDTH OF RAMPS IN THE REAR YARD [S.161(15b)] 50% PROVIDED
 MIN. AGGREGATED RECTANGULAR AREA [S.161(15b,iv)] 25m²
 FRONT YARD AND TURNER SIDE YARD MUST HAVE PARKING
 BYNKS FORKS S.161(15a)
 MAX. PROJECTION OF STEPS AND RAMPS FROM THE FRONT LOT LINE 0m FROM THE LOT LINE 0m
 [EXC.]

READ DOCUMENTS IN CONJUNCTION WITH:
 LEGAL SURVEY BY:
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 CONCOURSE GATE, SUITE 500
 NEPEAN, ON, K2B 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

CATCH BASIN UTILITY POLE FIRE HYDRANT

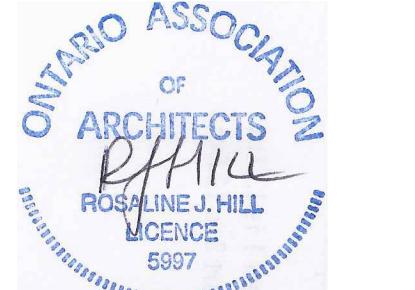
HEATED CONCRETE PATHS AND STEPS

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

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 Date: NOV 2024
 Project No: 2407 Scale: 1:100

A1.0

