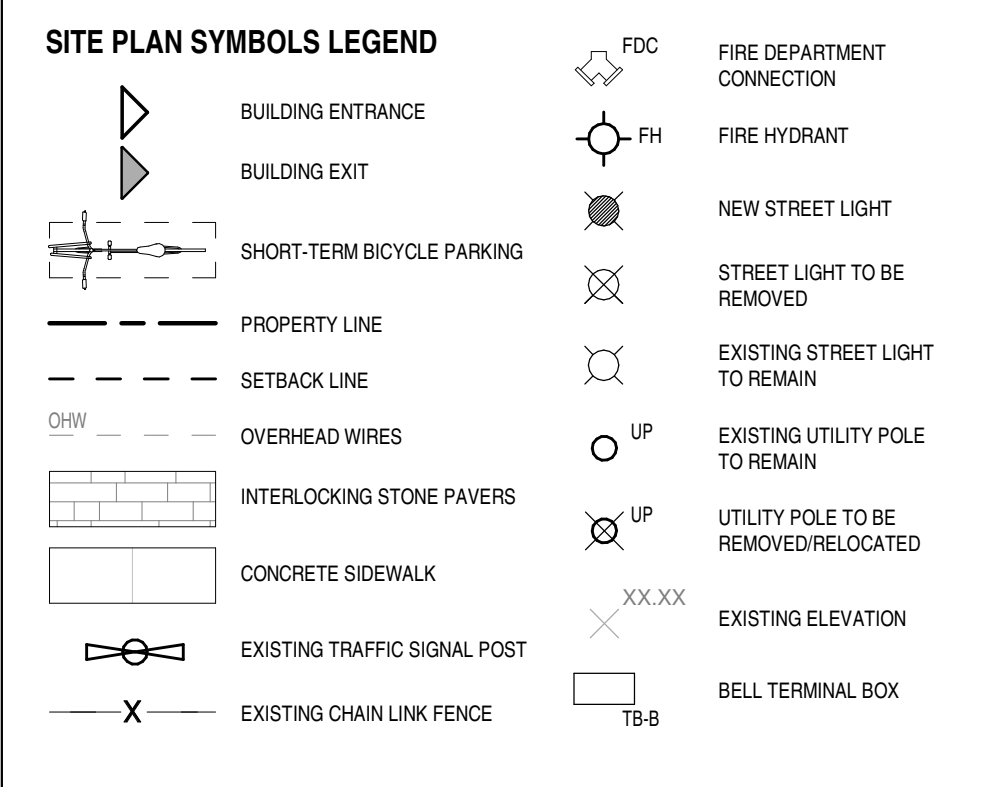


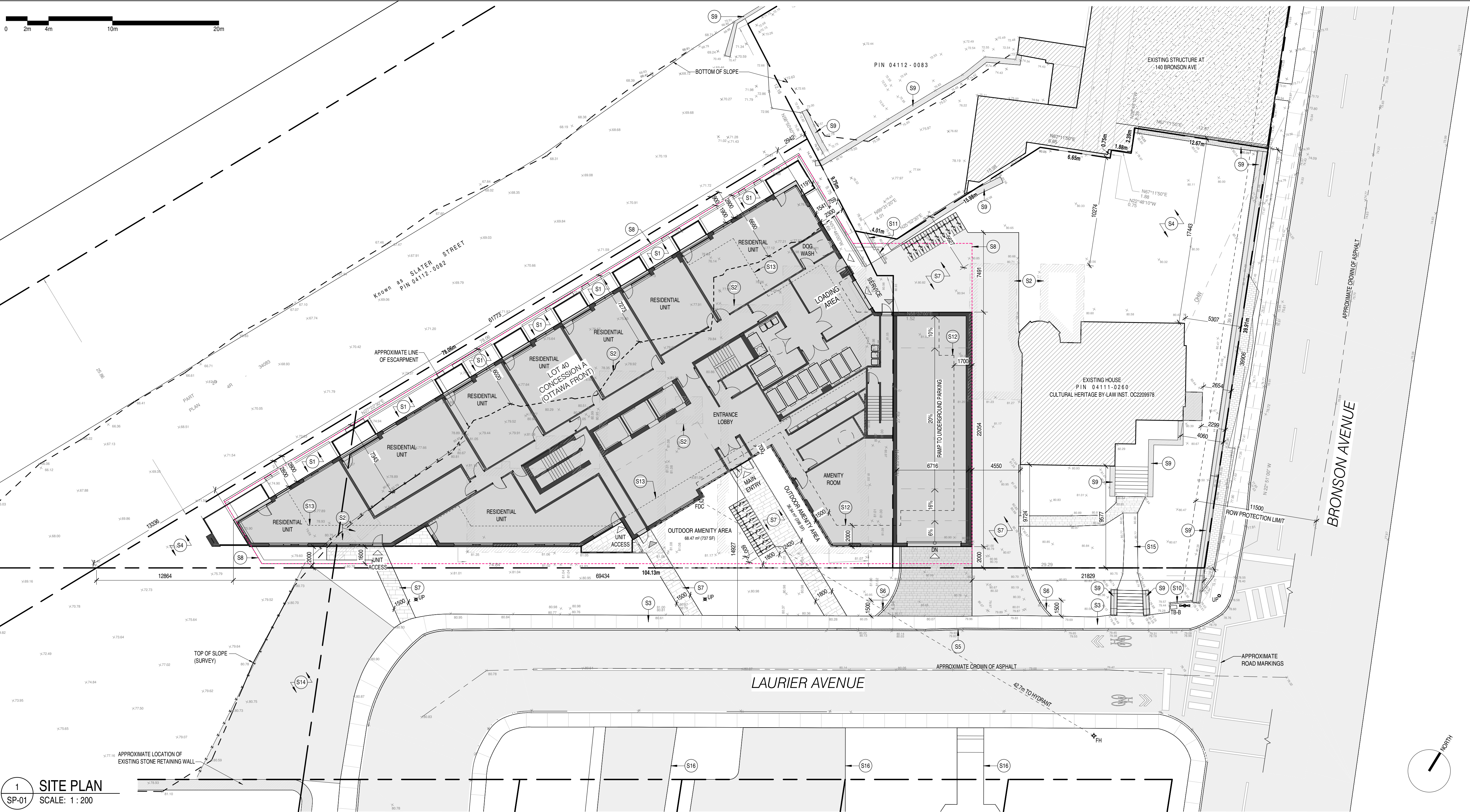
Site Statistics		
Current Zoning Designation:	R4UD & RSQ (2883) S429 - Residential Fifth Density Zone	
Total Lot Area:	2,843.2m ²	
Average Existing Grade:	76.600	
Gross Floor Area:	29,859.5m ²	
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units	326 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 164A	18m	40m
Minimum Lot Area Table 164A	450m ²	2,843.2m ²
Min. Front Yard Setback Table 164A	3m (Bronson Avenue)	4.075m
Min. Corner Side Yard Setback Table 164A	3m (Laurier Avenue)	2m
Min. Interior Side Yard Setback Table 164A	If located within 21m of the front lot line: 1.5m If located further than 21m from the front lot line: 6m	2.3m from level 1 up to level 7
Min. Rear Yard Setback Table 164A	25% of the lot depth but need not exceed 7.5 metres	0.9m below Level 1 2.8m above Level 1
Maximum Building Height S. Schedule 429	9 storeys (28m)	28 storeys (87.7m)
Minimum Landscaped Area S. 163 (B)	853.0m ² Min. 30% of Lot Area	970.3m ² (34%)
Permitted Projections into Required Yards Table 65 (B)(c)	Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.	Max 2m, minimum 1m from lot line
Parking Space Rates 101 (Sch. 1A - Area X)	141 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 314 units - Table 101(R)(2)(iii) - 10% Section 101(6)	71 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	31 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 314 units - Table 102	31 Spaces
Bicycle Parking Rates Table 111A (Sch. 1 - Area B)	163 Spaces 0.5 spaces / unit for 326 units(111A(b)(iii))	345 Total 326 Long-Term Spaces 19 Short-Term Spaces
Bicycle Parking Access S. 111(B)	Minimum Aisle Width: 1.5m	1.5m
Bicycle Parking Space Dimensions Table 111B & S. 111(B8)	Length: 1.8m Width (Stacked): 0.37m (S. 111 (B8))	Length: 1.8m Width: 0.37m
Total Amenity Area Table 137(4)(ii)	1,956m ² 6m ² / unit for 326 units	2,014m ²
Communal Amenity Area Table 137(4)(iii)	979m ² Min. 50% of Total Amenity Area	992m ²

UNIT COUNT		
NAME	TOTAL COUNT	PERCENTAGE
1-BED	173	53%
1-BED + DEN	40	12%
2-BED	80	25%
2-BED + DEN	7	2%
STUDIO	26	8%
TOTAL	326	100%



2 LOCATION PLAN
SP-01 SCALE: NTS

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.



1 SITE PLAN
SP-01 SCALE: 1 : 200

PLAN OF SURVEY OF
PART OF LOT 40
CONCESSION A (OTTAWA FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEY INFO
SCALE: 1 : 100

SITE PLAN NOTES

- S1 RAISED PLANTER
- S2 EXISTING STRUCTURE TO BE DEMOLISHED
- S3 CONCRETE SIDEWALK
- S4 SOFT LANDSCAPING
- S5 DEPRESSED CURB
- S6 CURB TRANSITION
- S7 HARD LANDSCAPING
- S8 LINE OF UNDERGROUND STRUCTURE BELOW
- S9 EXISTING STONE RETAINING WALL
- S10 EXISTING WOOD RETAINING WALL
- S11 EXISTING CONCRETE RETAINING WALL
- S12 BUILDING STEP BACK AT LEVEL 65
- S13 OUTLINE OF TOWER FOOTPRINT
- S14 EXISTING ASPHALT PARKING AREA
- S15 EXISTING CONCRETE WALKWAY
- S16 APPROXIMATE OUTLINE OF NEIGHBOURING HARDSCAPE

9	REISSUED FOR ZBLA	2026-09-28
8	REISSUED FOR ZBLA	2026-07-30
7	ISSUED FOR COORDINATION	2026-07-20
6	REISSUED FOR ZBLA	2025-09-16
5	REISSUED FOR ZBLA	2025-03-21
4	ISSUED FOR COORDINATION	2025-03-13
3	ISSUED FOR ZBLA	2024-10-18
2	ISSUED FOR COORDINATION	2024-08-09
1	ISSUED FOR CITY REVIEW	2024-04-29

ISSUE RECORD



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PLANNER
FOTENN
396 COOPER STREET, SUITE 300
OTTAWA, ON, K2P 2H7

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

LANDSCAPE ARCHITECT
THAKAR ASSOCIATES DESIGN
54 BENNETT STREET
OTTAWA, ON, K1V 9L4

CIVIL ENGINEER
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
OTTAWA, ON, K1T 4E9

SITE PLAN

SP-01