



1 SITE PLAN  
SP1 1-125

**LEGEND**

	EXISTING SIDEWALK
	PROPOSED TEMPORARY ASPHALT ACCESS LANE
	EXISTING TURF TO BE RETAINED
	PROPOSED PLANTING BED W/ WEED BARRIER FABRIC & SHREDDED BARK MULCH
	PROPERTY LINE
	POINT OF ENTRY
	PROPOSED ELEVATION
	EXISTING ELEVATION
	TRANSFORMER

**DEVELOPMENT INFORMATION**

ZONING: R4M (2882) — RESIDENTIAL FOURTH DENSITY	TOTAL # OF UNITS: 45	
<b>BYLAW</b>	<b>REQUIREMENT</b>	<b>PROVIDED</b>
MIN. LOT WIDTH	18.0 M	27.5 M
MIN. LOT AREA	540 SQ.M	1900.0 SQ.M
MAX. LOT COVERAGE	50%	50%
MAX. BUILDING HEIGHT	14.5 M	14.5 M
MIN. FRONT YARD SETBACK	3.0 M	3.0 M / 1.7 M
MIN. REAR YARD SETBACK	4.0 M	15.0 M
MIN. INTERIOR SIDE YARD SETBACK (NORTH)	3.0 M	4.6 M
MIN. INTERIOR SIDE YARD SETBACK (SOUTH)	3.0 M	3.0 M
TOTAL PARKING	21	9
INDOOR PARKING	N/A	0
OUTDOOR PARKING	0.25 / UNIT = 11	8
VISITOR PARKING	0.2 / UNIT = 9	0
BARRIER-FREE PARKING	N/A	1
DRIVEWAY WIDTH	MIN. 3.0 M MAX. 6.7 M	6.0 M
BICYCLE PARKING	0.5 / DU = 22	24
TOTAL AMENITY AREA	270.0 SQ.M	288.1 SQ.M
COMMUNAL AMENITY AREA (50% OF TOTAL AMENITY AREA)	135.0 SQ.M	288.1 SQ.M

**SITE & L.O.S.**

NAME	AREA	% REQUIRED	% PROVIDED
BUILDING	938.2 m <sup>2</sup>	40%	49%
LANDSCAPE	615.8 m <sup>2</sup>	3%	32%
LANDSCAPE	55.3 m <sup>2</sup>	3%	3%
PARKING	294.5 m <sup>2</sup>	15%	15%
TOTAL 4	1902.0 m <sup>2</sup>		

**UNIT BREAKDOWN**

NO. STUDIO UNITS	= 17
NO. 1-BED UNITS	= 14
NO. 2-BED UNITS	= 14
TOTAL NO. UNITS:	45

**UNIT SIZE AND TYPE**

STUDIO TYPE A (ST-A)	= 45.26 SQ.M (16)
STUDIO TYPE B (ST-B)	= 45.26 SQ.M (1)
1-BED TYPE A (1BD-A)	= 67.91 SQ.M (10)
1-BED TYPE B (1BD-B)	= 63.09 SQ.M (3)
1-BED TYPE C (1BD-C)	= 67.91 SQ.M (1)
2-BED TYPE A (2BD-A)	= 83.57 SQ.M (7)
2-BED TYPE B (2BD-B)	= 95.87 SQ.M (1)
2-BED TYPE C (2BD-C)	= 93.61 SQ.M (3)
2-BED TYPE D (2BD-D)	= 92.81 SQ.M (2)
2-BED TYPE E (2BD-E)	= 90.04 SQ.M (1)

**GROSS BUILDING AREA BY LEVEL**

FLOOR LEVEL	AREA	PERCENTAGE
T/O MAIN FLOOR SLAB	938.9 m <sup>2</sup>	25%
T/O SECOND FLOOR	945.9 m <sup>2</sup>	25%
T/O THIRD FLOOR	945.1 m <sup>2</sup>	25%
T/O FOURTH FLOOR	928.6 m <sup>2</sup>	25%
TOTAL	3760.5 m <sup>2</sup>	

BUILDING AREA (PER OBC 2024) = 945.9 SQ.M  
GROSS BUILDING AREA (PER OBC 2024) = 3760.5 SQ.M

**GENERAL NOTES**

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO.	REV DATE	REV DESCRIPTION
02	2026/02/27	ISSUED FOR CONSULTANT COORD.
03	2026/03/06	ISSUED FOR SPC APPLICATION

PROJECT NAME	DRAWING TITLE	SCALE	DRAWING NO.	SEAL
OCH HEATHERINGTON MURB - LOT 1 OTTAWA, ON	SITE PLAN	AS NOTED DRAWN BY BS DATE 26/04/09 PROJECT NO. 018-24	SP1	



PROJECT NAME  
OCH HEATHERINGTON MURB - LOT 1 OTTAWA, ON

DRAWING TITLE  
SITE PLAN

SCALE  
AS NOTED  
DRAWN BY  
BS  
DATE  
26/04/09  
PROJECT NO.  
018-24

DRAWING NO.  
SP1

**CONSULTANT CONTACTS**

**OWNER/APPLICANT:**  
OTTAWA COMMUNITY HOUSING CORPORATION  
39 AURIGA DR  
OTTAWA, ON  
K2E 7Y8  
613-618-9353

**ARCHITECT:**  
COLIZZA BRUNI ARCHITECTURE INC.  
76 CHAMBERLAIN AVENUE  
OTTAWA, ON  
K1S 1V9  
613-236-2944

**MECHANICAL & ELECTRICAL ENGINEERING:**  
BPA ENGINEERING  
1960 ROBERTSON RD.  
NEPEAN, ON  
K2H 5B9  
613-596-6454

**STRUCTURAL ENGINEERING:**  
CUNLIFFE & ASSOCIATES  
200-1550 CARLING AVE.  
OTTAWA, ON  
K1Z 8S8  
613-729-7242

**PASSIVE HOUSE CONSULTANT:**  
GREEN REASON INC.  
215 MCROBERTS AVE  
YORK, ON  
M6E 4P3  
416-656-6606

**ENVELOPE CONSULTANT:**  
SENSE ENGINEERING  
2-76 CHAMBERLAIN AVENUE  
OTTAWA, ON  
K1S 1V9  
613-884-4785

**ENERGY MODELLING CONSULTANT:**  
ARBORUS CONSULTING  
2-43 ECCLES ST  
OTTAWA, ON  
K1R 6S3  
613-612-6821

**CIVIL ENGINEERING:**  
D.B. GRAY ENGINEERING INC.  
700 LONG POINT CIRCLE  
OTTAWA, ON  
K1T 4E9  
613-425-8044

**GEOTECHNICAL ENGINEERING:**  
PATTERSON GROUP  
9 AURIGA DR.  
OTTAWA, ON  
K2E 7T9  
613-226-7381

**LANDSCAPE ARCHITECTURE:**  
STUDIO RED LANDSCAPE ARCHITECTURE INC.  
76 CHAMBERLAIN AVENUE  
OTTAWA, ON  
K1S 1V9  
613-866-4551

**SURVEYOR:**  
STANTEC GEOMATICS LTD.  
ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
300-1331 CLYDE AVE.  
OTTAWA, ON  
K2C 3G4  
613-722-4420

