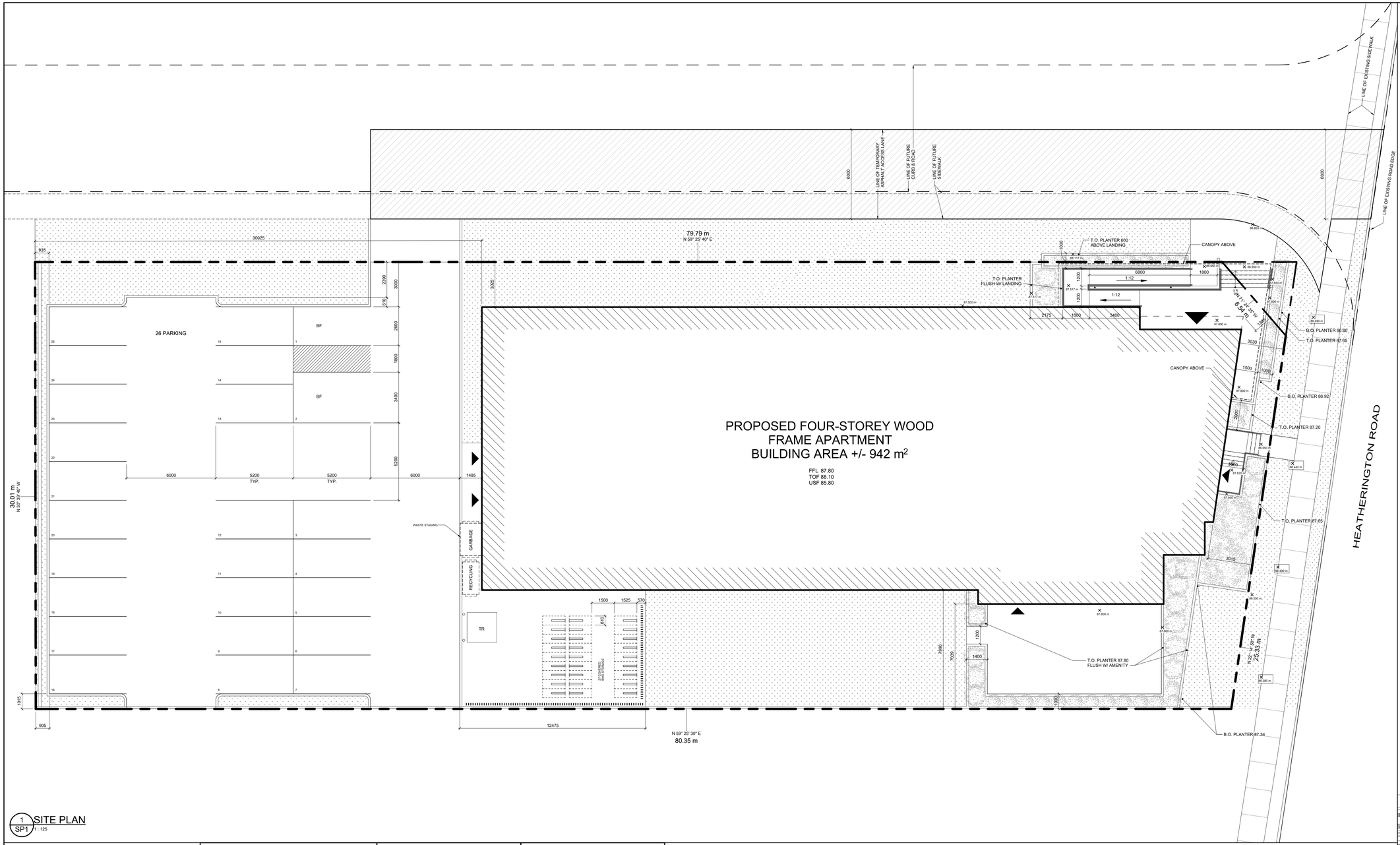


1 SP1 SITE PLAN
1 : 125

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
- XX.XXX PROPOSED ELEVATION
- XX.XXX EXISTING ELEVATION
- TR TRANSFORMER

DEVELOPMENT INFORMATION

ZONING: R4 — RESIDENTIAL FOURTH DENSITY — TOTAL # OF UNITS: 45

BYLAW	REQUIREMENT	PROVIDED
MIN. LOT WIDTH	18.0 M	30.0 M
MIN. LOT AREA	540 SQ.M	2478.0 SQ.M
MAX. LOT COVERAGE		38%
MAX. BUILDING HEIGHT	14.5 M	13.2 M
MIN. FRONT YARD SETBACK	3.0 M	3.0 M
MIN. REAR YARD SETBACK	4.0 M	30.0 M
MIN. INTERIOR SIDE YARD SETBACK	3.0 M	7.0 M
MIN. CORNER SIDE YARD SETBACK	3.0 M	1.9 M / 3.0 M
TOTAL PARKING	21	25
INDOOR PARKING	N/A	0
OUTDOOR PARKING	0.25 / UNIT = 11	23
VISITOR PARKING	0.2 / UNIT = 9	0
BARRIER-FREE PARKING	N/A	2
DRIVEWAY WIDTH	MIN. 3.0 M, MAX. 6.7 M	6.0 M
BICYCLE PARKING	0.5 / UNIT = 22	27
TOTAL AMENITY AREA	270.0 SQ.M	328.1 SQ.M
COMMUNAL AMENITY AREA (50% OF TOTAL AMENITY AREA)	135.0 SQ.M	328.1 SQ.M

SITE & L.O.S.

NAME	AREA	% REQUIRED	% PROVIDED
BUILDING	938.2 m²		38%
LANDSCAPE	683.9 m²	40%	28%
LANDSCAPE	93.9 m²		4%
LANDSCAPE	10.5 m²		0%
PARKING	751.6 m²		30%
TOTAL	2478.0 m²		

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 (11)
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 C (2BD-C) = 93.61 SQ.M (3)
2-BED TYPE F (2BD-F) = 95.03 SQ.M (2)
2-BED TYPE G (2BD-E) = 92.02 SQ.M (1)

GROSS BUILDING AREA BY LEVEL

FLOOR LEVEL	AREA	PERCENTAGE
T/O MAIN FLOOR SLAB	941.9 m²	25%
T/O SECOND FLOOR	945.9 m²	25%
T/O THIRD FLOOR	945.9 m²	25%
T/O FOURTH FLOOR	928.1 m²	25%
TOTAL	3761.8 m²	

BUILDING AREA (PER OBC 2024) = 945.9 SQ.M
GROSS BUILDING AREA (PER OBC 2024) = 3761.8 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
OCH HEATHERINGTON MURB - LOT 13
OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED

DRAWN BY
BS

DATE
26/04/09

PROJECT NO.
018-24

DRAWING NO.
SP1

SEAL

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

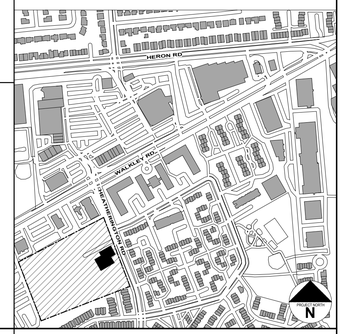
ENERGY MODELLING CONSULTANT:
ARBORUS CONSULTING
2-43 ECCLES ST
OTTAWA, ON
K1R 6S3
613-612-6821

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



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