



STAMP

REV DATE	ISSUE
4 2026/01/16	ISSUED FOR BUILDING PERMIT
3 2025/09/24	ISSUED FOR 66%
2 2025/08/06	ISSUED FOR SPCA
1 2025/07/04	ISSUED FOR 33%

NOTES
1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED FOR OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

PROJECT
MANOTICK AFFORDABLE SENIORS RESIDENCE
5581 Dr Leach Dr. Manotick, ON K4M 1J6

TITLE
OVERALL SITE PLAN

PROJECT NO: 2022-0740
DRAWN: AS / JW
APPROVED: JS
SCALE: As Indicated
DATE REVISION: 2026/01/16
DATE ISSUED: 2026-02-06 5:06:53 PM

REV DRAWING NO.
4 A100

OVERALL SITE PLAN LEGEND:

- PROPERTY LINE
- - - SETBACK
- - - - PROJECTED BUILDING FACE
- [Hatched Box] NOT IN CONTRACT
- [Solid Grey Box] EXISTING CONSTRUCTION

SUITE COUNT:

	GROUND FLOOR	SECOND FLOOR	TOTAL
STUDIO APARTMENTS	4	3	7
1 BEDROOM APARTMENTS	15	13	28
2 BEDROOM APARTMENTS	0	3	3

AMENITIES/BUILDING SERVICES:

	GROUND FLOOR	SECOND FLOOR	TOTAL
INDOOR TENANT STORAGE	0 m²	0 m²	0 m²
OUTDOOR TENANT STORAGE	15 m²	0 m²	15 m²
MECHANICAL / ELECTRICAL	25 m²	4 m²	29 m²
COMMON ROOM	60 m²	0 m²	60 m²
LAUNDRY	11.4 m²	0 m²	11.4 m²
GARBAGE ROOM	20 m²	0 m²	20 m²

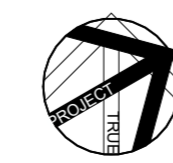
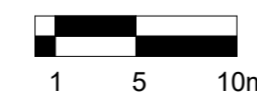
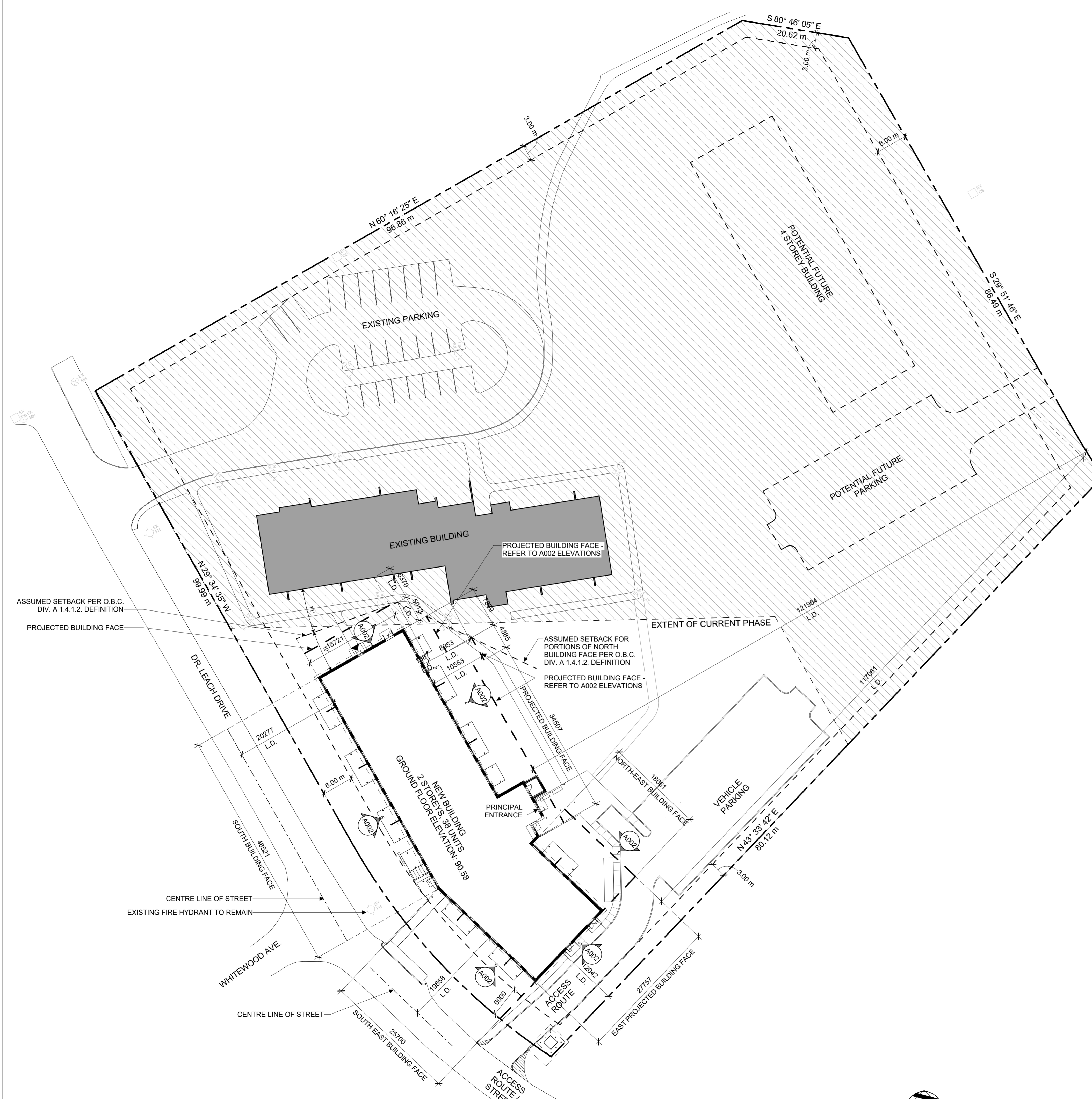
LEGAL DESCRIPTION
Part of Lot 3
Concession A (Broken Front)
Geographic Township of North Gower
City of Ottawa

REFERENCE SURVEY
Annis, O'Sullivan, Vollebakk Ltd
Job # 22645-22
Rideau Non-Profit Housing Hyfield Place POS F2

MUNICIPAL ADDRESS
5581 Doctor Leach Drive

SITE AREA	20917m²
BUILDING AREA	1302m²
GROSS FLOOR AREA	2604m²
BUILDING HEIGHT	7.7m - 2 STOREYS
ZONE	V3G[580r]
SCHEDULE 1:	AREA D

ZONING PROVISION	REQUIRED (FULL SITE)	REQUIRED FOR PROPOSED 38 UNIT BUILDING	PROVIDED IN CURRENT PHASE
MIN. LOT WIDTH	40m		110.66m
MIN. LOT AREA	18,740m²	10,640m²	20,917m²
MIN. FRONT YARD SETBACK	6m		6m
MIN. CORNER YARD SETBACK	6m		N/A
MIN. REAR YARD SETBACK	7.5m		N/A
MIN. INTERIOR YARD SETBACK	3m		3m
MAX. HEIGHT	11m		7.7m
AMENITY AREA	408m² TOTAL 204m² COMMUNAL AREA	228m² TOTAL 114m² COMMUNAL AREA	65m² common interior amenity space +MIN 5.5m² patio/balcony space @ each suite (208m² total) +MIN 150m² additional common exterior amenity space
LANDSCAPED AREA	4183.4m²	1176m²	2961m² soft landscaping +478m² unit pavers and concrete surfaces
PARKING QUEUING + LOADING	REQUIRED 68	REQUIRED 38	PROVIDED 48 (29 New Spaces)
RESIDENTIAL SPACES	14	8	8
VISITOR SPACES	3 including: -1 type A space -2 type B space	2 including: -1 type A space -1 type B space	2 including: -1 type A space -1 type B space
BICYCLE PARKING	34	19	19





4	2026/01/16	ISSUED FOR BUILDING PERMIT
3	2025/09/24	ISSUED FOR 66%
1	2025/07/04	ISSUED FOR 33%

NOTES
1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED FOR OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

PROJECT
MANOTICK AFFORDABLE SENIORS RESIDENCE
5581 Dr Leach Dr. Manotick, ON
K4M 1J6

TITLE
SITE PLAN

PROJECT NO: 2022-0740
DRAWN: AS
APPROVED: JS
SCALE: 1:200
DATE REVISED: 2026/01/16
DATE ISSUED: 2026-02-06 4:47:30 PM

REV 4 DRAWING NO. A101

SITE PLAN LEGEND:

- EXISTING BUILDING
- ASPHALT PAVING
- NEW GRASS AND SOFT LANDSCAPING
- CONCRETE SIDEWALK
- CONCRETE PAD
- GRAVEL/RIVERSTONE/MAINTENANCE STRIP
- PAVER TYPE 1
- PAVER TYPE 2
- BUILDING MAIN ENTRANCE
- SUITE EXIT / EMERGENCY EXIT
- SERVICE DOORS
- PROPERTY LINE
- FENCE PER LANDSCAPE
- NEW DOMESTIC WATER SERVICE
- NEW SANITARY
- NEW STORM
- NEW ELECTRICAL SERVICE (BELOW GRADE)
- GAS
- EXISTING DOMESTIC WATER TO REMAIN
- NEW CATCH BASIN
- MANHOLE
- LIGHT STANDARD
- FIRE HYDRANT
- EXISTING LIGHT STANDARD TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING CATCH BASIN TO REMAIN
- EXISTING MANHOLE TO REMAIN
- DROPPED CURB
- NEW TREE PER LANDSCAPE
- EXISTING PLANTING TO REMAIN WITH CRITICAL ROOT ZONE DASHED

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED
10. PARKING SPACE NUMBERING IS PROVIDED FOR ZONING/SPCA COORDINATION ONLY. DO NOT PAINT NUMBERING ON ASPHALT.

SITE PLAN KEYNOTES:

- 1 EXISTING MAILBOXES ON EXISTING CONCRETE PAD TO REMAIN
- 2 WOOD PRIVACY SCREEN
- 3 EXTENT OF CANOPY ABOVE
- 4 GREEN HOUSE
- 5 EXTENT OF 2ND FLOOR BALCONIES ABOVE
- 6 NEW ELECTRICAL TRANSFORMER C/W BOLLARDS PER ELECTRICAL SERVICE AUTHORITY REQUIREMENTS
- 7 OIL & GREASE INTERCEPTOR PER CIVIL
- 8 UNDERGROUND STORMWATER STORAGE PER CIVIL
- 9 BENCHES PER LANDSCAPE ARCHITECT
- 10 FUTURE ASPHALT PATH
- 11 FUTURE GAZEBO/SHADE STRUCTURE
- 12 DRAINAGE SWALE PER CIVIL
- 13 EXTENT OF ROOF OVERHANG (ABOVE)
- 14 1800x600mm BICYCLE PARKING SPACE C/W PARKING RACK/RING CENTERED BETWEEN EVERY TWO PARKING SPACES.
- 15 FIRE ROUTE SIGNAGE PER CITY OF OTTAWA REQUIREMENTS SPACED MAX. 25m
- 16 DEMOUNTABLE CURB TO ALLOW FOR FIRE ROUTE ACCESS.
- 17 600mm DEEP TACTILE INDICATION SURFACE INSTALLED FLUSH WITH PAVERS

