

SITE PLAN

SCALE :

No	DATE	DESCRIPTION
1	2020-05-10	EMIS POUR COORDINATION
2	2020-05-26	EMIS POUR INFORMATION
3	2020-06-25	EMIS POUR INFORMATION
4	2020-06-30	EMIS POUR INFORMATION
5	2020-08-16	EMIS POUR INFORMATION
6	2022-04-05	EMIS POUR INFORMATION
7	2022-04-20	EMIS POUR INFORMATION
8	2022-04-20	EMIS POUR INFORMATION
9	2022-07-05	EMIS POUR INFORMATION
10	2023-07-06	EMIS POUR COORDINATION
11	2023-07-14	EMIS POUR COORDINATION
12	2023-12-06	EMIS POUR COORDINATION
13	2024-06-26	EMIS POUR INFORMATION
14	2024-12-20	SUBMISSION PHASE 3 CITY - V2
15	2025-05-07	SUBMISSION PHASE 3 CITY - V3

SEAL



NOTES

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MEASUREMENTS AND DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH THIS WORK.
THIS DOCUMENT REMAINS THE PROPERTY OF LEMAYMICHAUD ARCHITECTURE/DESIGN AND IS TO BE USED ONLY FOR THE SPECIFIC PURPOSE FOR WHICH IT IS INTENDED.

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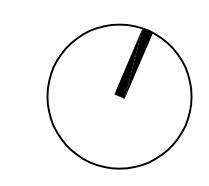
A-100

John Seigny
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PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By seignyjo at 4:03 pm, May 05, 2026

LÉGENDE

LOT BOUNDARY	---
GREEN AREA	▨
RAISED GREEN AREA	▨
PARKING PROFILE	---
PROPOSED BUILDING	▨
PAVED GROUND AREA	▨
MID-BOULEVARD LINE AND PROTECTION ROW	---
MID-ACCESS ROAD MEDIAN	---
FIRE SERVICE ACCESS	---
TACTILE PAVING	▨
DEPRESSED CURB	DC



PROJECT'S STATISTICS

NUMBER OF UNITS	
BUILDING A:	103 UNITS
BUILDING B:	60 UNITS
BUILDING C:	60 UNITS
BUILDING D:	103 UNITS
TOTAL:	326 UNITS

UNIT TYPES	
1 BEDROOM:	172 UNITS
2 BEDROOMS:	154 UNITS

LOT AREA	
% OF GREEN AREA ON SITE:	36.6% (6 533 M ² / 17 813 M ²)
% OF BUILT-UP AREA:	32.45% (5 782.8 / 17 813 M ²)
GROSS FLOOR AREA :	23 082.35 M ²

AMENITY AREAS	
OUTDOOR AREA:	920 M ²
BALCONY:	1 025.5 M ²
INDOOR COMMON AREA (GROUND FLOOR OF BUILDINGS A & D)	178.5 M ²
TOTAL:	2 124 M² (1 956 M² REQUIRED)

WASTE MANAGEMENT	
CONTAINER VOLUMES OUTSIDE	
GARBAGE: 5 M ³ x 2 BIN	
PAPER: 5 M ³ x 2 BIN	
GLASS, METAL, PLASTIC: 3 M ³ x 2BINS	
ORGANIC MATTER: 1,3 M ³ x 1BIN + 3 M ³ x 1BIN	

PARKING SPACES	
UNDERGROUND SPACES:	375 SPACES
(391 REQUIRED - 20 SPACES)	
TOTAL:	440 SPACES

BIKE PARKING	
NUMBER OF OUTDOOR SPACES:	80 SPACES
NUMBER OF BASEMENT SPACES:	86 SPACES
TOTAL:	166 SPACES (163 REQUIRED)

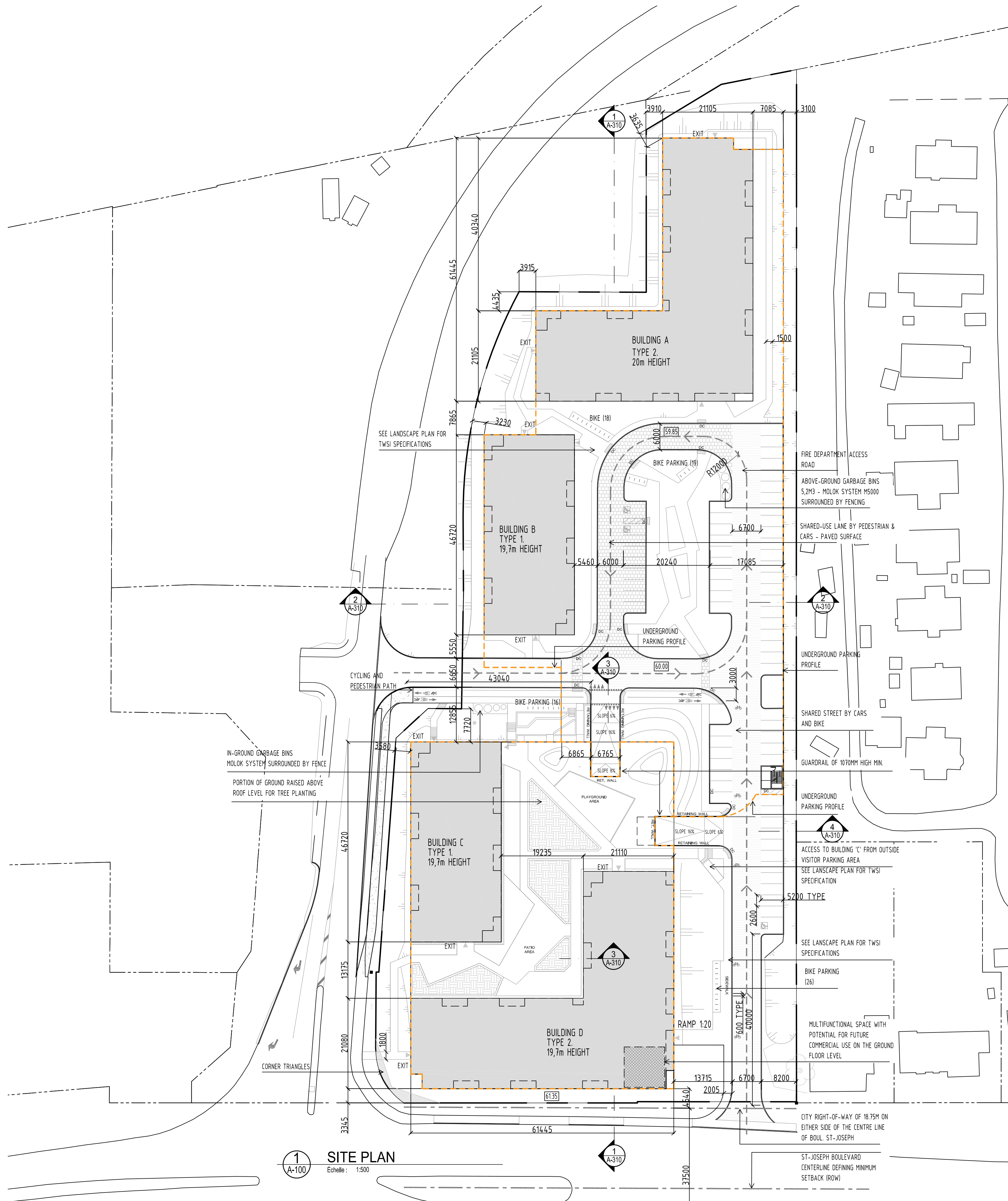
APPLICABLE REGULATIONS

ZONING PROVISIONS: GM13(434)H120	
MINIMUM AREA:	NO MINIMUM
MINIMUM LOT WIDTH:	NO MINIMUM
FRONT YARD SETBACK:	MINIMUM 3 M
INTERIOR SIDE YARD SETBACK:	MINIMUM 3 M
REAR YARD SETBACK:	7.5 M / NO MINIMUM
MINIMUM NUMBER OF STOREYS:	2
MAXIMUM BUILDING HEIGHT:	20 M
MINIMUM LANDSCAPE SPACE WIDTH:	MINIMUM 3 M
RESIDENTIAL PARKING:	12 SPACES PER UNIT REQUIRED (AREA C) REDUCED BY 10% OR 20 SPACES, WHICHEVER IS LESS, IF ALL SPACES ARE UNDERGROUND.
VISITOR PARKING:	0.2 SPACES PER UNIT
REQUIRED (AREA C)	
MIN. DIMENSIONS OF PARKING SPACES:	2.6 M X 5.2 M
	2.6 M X 6.7 M (PARALLEL SPACES)
DRIVEWAY FOR UNDERGROUND PARKING:	MAX. 6.7 M / MIN. 6 M
MIN. NUMBER OF BICYCLE PARKING:	0.5 PER DWELLING UNIT
RECREATION AREA:	6 M ² PER DWELLING UNIT

ADDITIONAL PROVISIONS FOR PLANNED UNIT DEVELOPMENT

MIN. PRIVATE ROAD WIDTH:	6 M
MIN. DISTANCE BETWEEN BUILDING AND ROAD:	1.8 M
MIN. SEPARATION BETWEEN BUILDINGS:	3 M

PARKING:
IN ADDITION TO PROVIDING PARKING IN ACCORDANCE WITH ARTICLE 100 OF THIS REGULATION, PARKING IN A PLANNED UNIT DEVELOPMENT MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT, WHETHER THE DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT ARE SEPARATED OR NOT.



1 SITE PLAN
Echelle: 1:500