

John Seigny

JOHN SEIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By seignyjo at 10:32 am, Aug 22, 2025

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M ²)	540 M ²	796.1m ²	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6.224 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS PARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30%	OVER 30%	YES (88%)
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	11.269 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK	3 M	3 M	YES
MAXIMUM BUILDING HEIGHT	15 M	14.8 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	N/A	N/A
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	ONE VISITOR PARKING SPACE	2 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	1.0 PER DWELLING UNIT (20 REQUIRED)	20 OUTDOOR-COVERED	YES

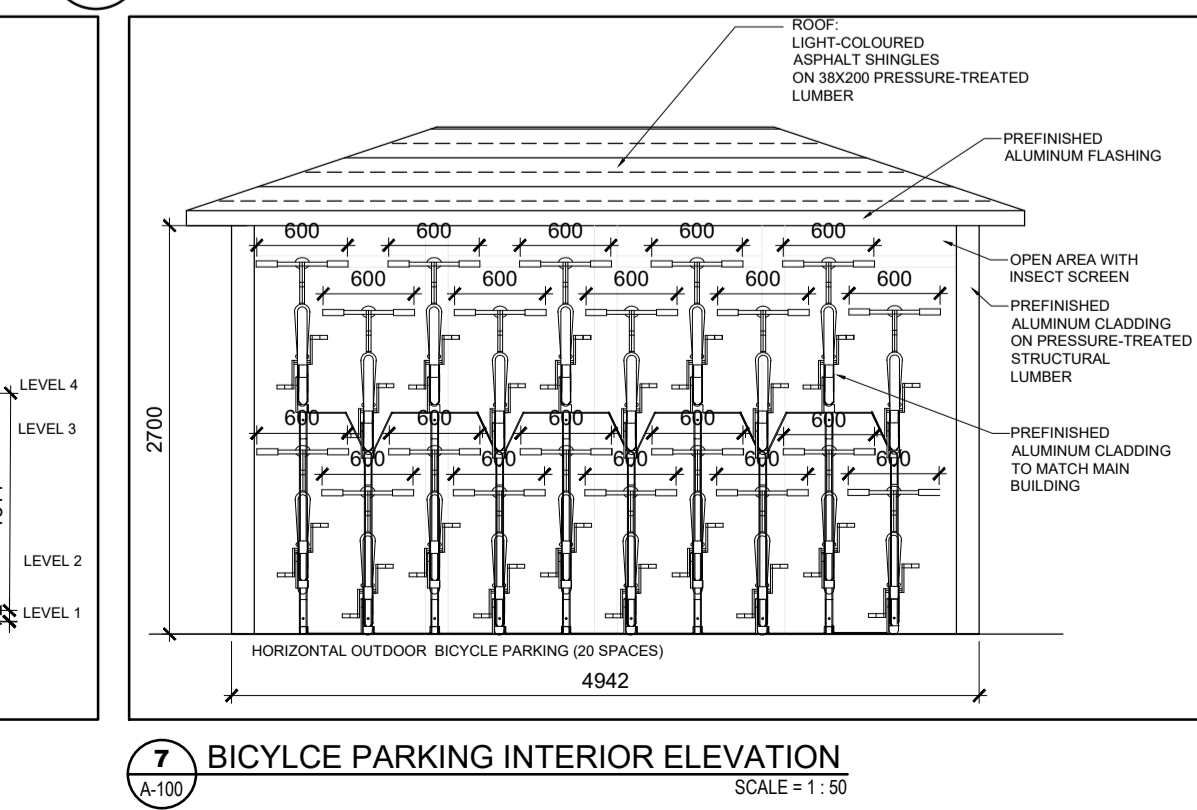
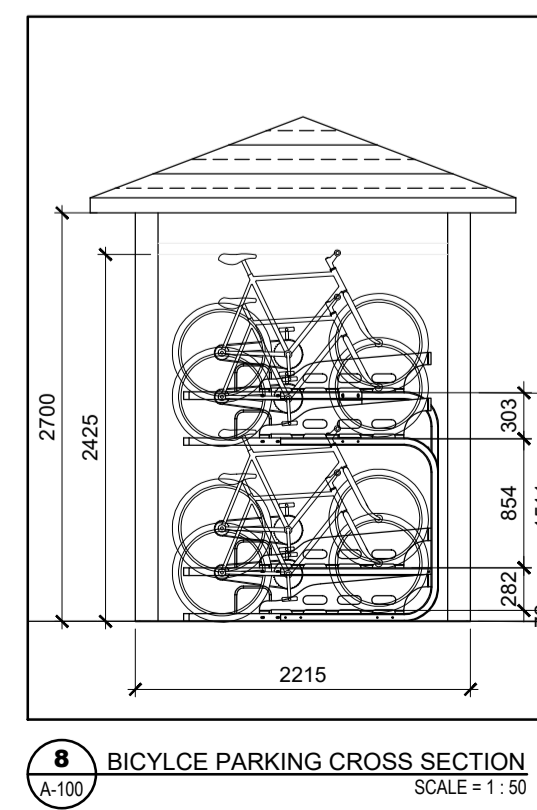
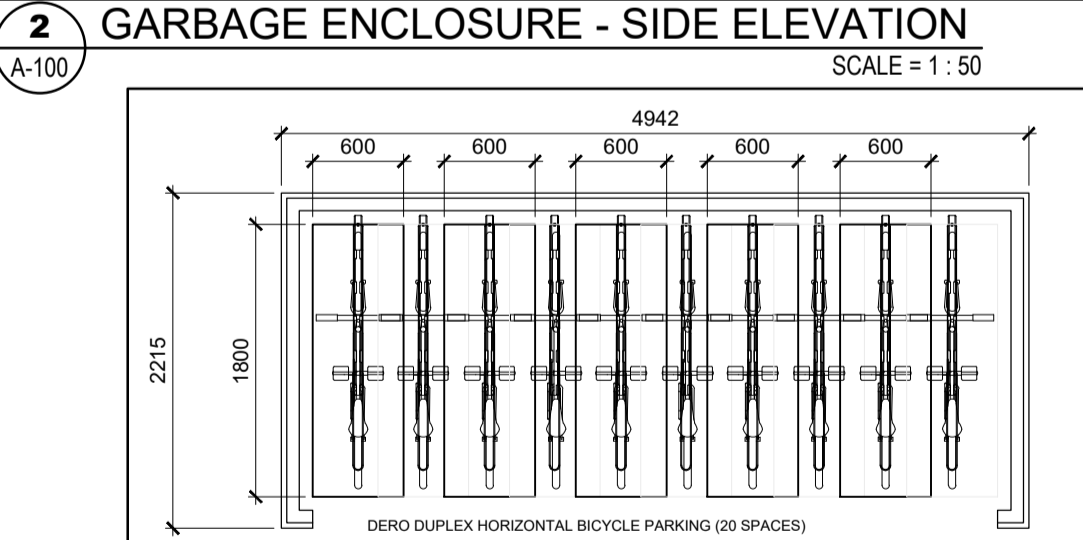
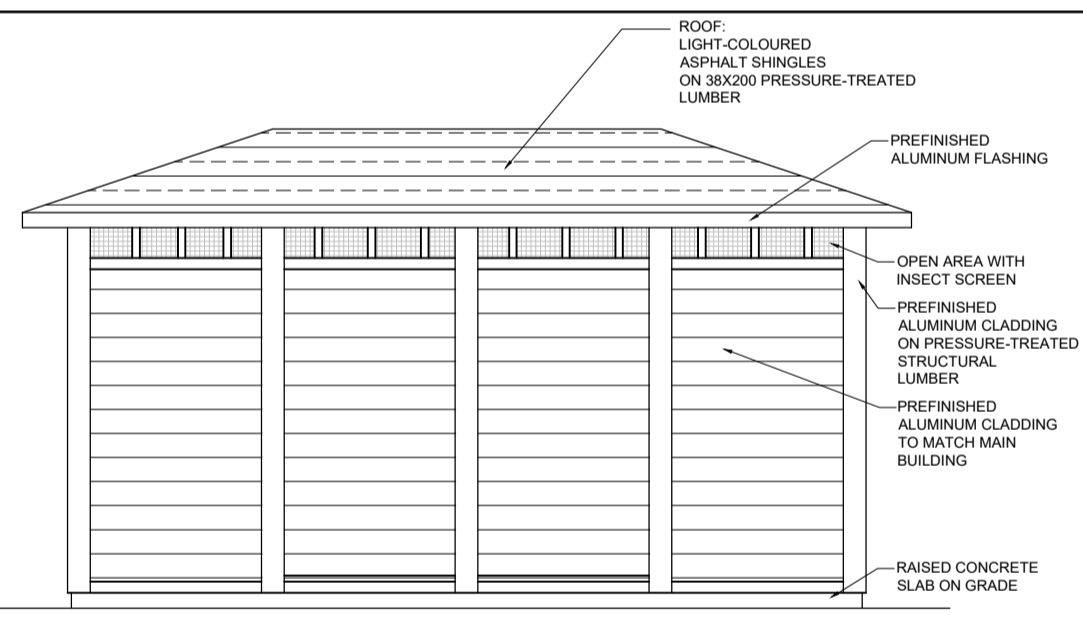
- GENERAL NOTES:**
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 - PROPERTY BOUNDARIES HAVE BEEN ESTABLISHED FROM SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. JUNE 7, 2024.
 - ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON NEW CONSTRUCTION CIVIL PLANS. NEW GRADES TO BE INTO EXISTING GRADES. REFER TO CIVIL DRAWINGS.
 - CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
 - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL NEW LANDSCAPING AND ANY REQUIRED TREE PRESERVATION.
 - ALL NOTES ARE AS PER CITY/PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.
 - REFER TO DEMOLITION SITE PLAN FOR ADDITIONAL INFORMATION.

LOT DESCRIPTION:

PIN: 04425-0095 LT PARTS OF LOTS 29 AND 30; AS IN N620745; GLOUCESTER REGISTERED PLAN 86 CITY OF OTTAWA

AMENITIES

AMENITIES	AREA	QUANTITIES	AREAS (m ²)	REQUIRED (m ²)	PROPOSED (m ²)
BALCONY 3RD	6.0	20	120.0	124.74	
BALCONY 4TH	5.66	2	11.32	11.32	
OUTDOOR	62	1	102.1	60.00	102.1



PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING
MUNICIPAL ADDRESS: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5

PIN:
ZONING USE: R5A-RSA(2179)(H)40, RESIDENTIAL ZONE 5, APARTMENT DWELLING, LOW RISE, STACKED

PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING

PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED

BUILDING HEIGHT: ± 14980m (± 491.5')

GROSS FLOOR AREA: : 1,136m² (12,228 SQ FT)

SITE AREA: 8,398.50 SQ FT (780.25m²)

PARKING STATISTICS:

STANDARD PARKING:
1 SPACE OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)

ACCESSIBLE PARKING:
1 SPACE OF 3.66m W X 5.2m L (12' - 0" W x 17' - 0" L)

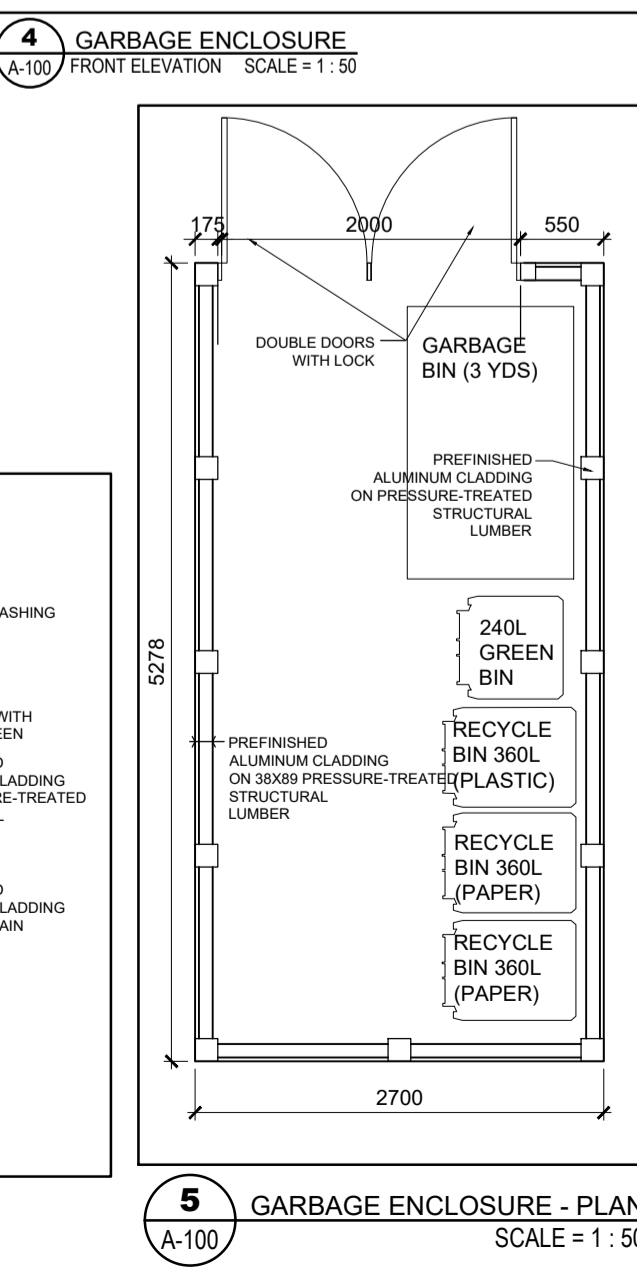
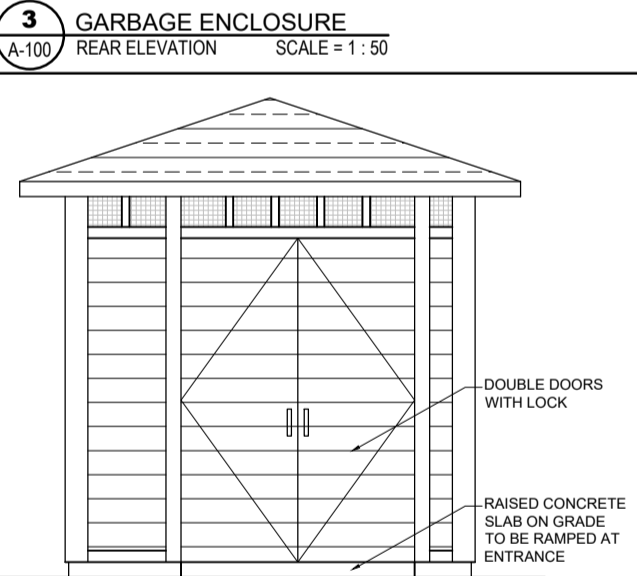
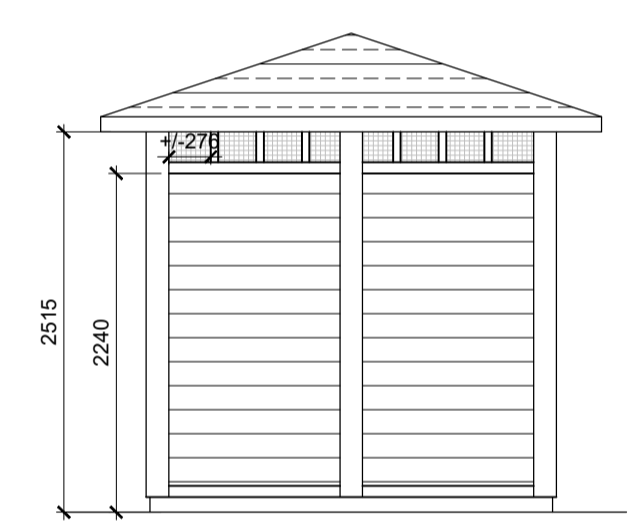
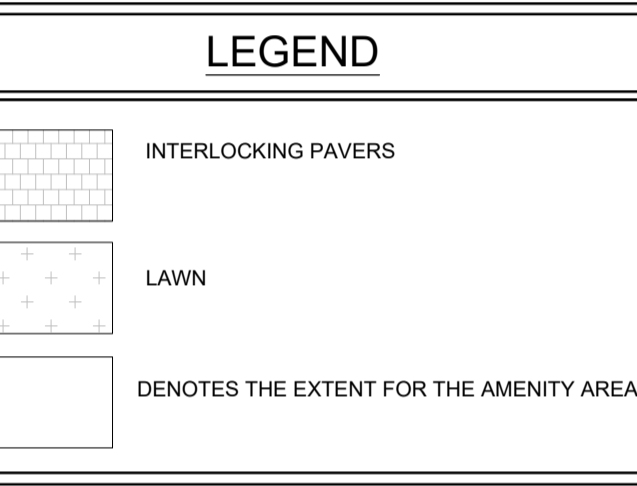
TOTAL PARKING SPACES: 2

BICYCLE PARKING: 20 COVERED, HORIZONTAL

LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 123.2 m²
15% LANDSCAPING REQUIRED: 18.48 m²

AMENITY AREA PROVIDED: 124.42m²
TOTAL LANDSCAPED AREAS PROVIDED: 300.2 m²



CLIENT

PROJECT NORTH SEAL

TRUE NORTH

ARCHITECTURAL

(L+D) LALANDE + DOYLE ARCHITECTS INC.
www.l+d.ca
Tel: 613.233.2900
Fax: 613.233.1008
159 Neilson Ave
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE DESCRIPTION ISSUE REV.

DATE	DESCRIPTION	ISSUE REV.
2025/08/12	ISSUED FOR CONSTRUCTION	9
2025/07/11	REISSUED FOR SPA	8
2025/07/09	ISSUED FOR CONSTRUCTION	7
2025/07/04	REISSUED FOR SPA	7
2025/05/12	REISSUED FOR SPA	6
2025/04/14	ISSUED FOR PERMIT	5
2025/03/25	REISSUED FOR SPA	5
2025/03/06	REISSUED FOR SPA	4
2025/02/25	REISSUED FOR PERMIT	3
2024/12/09	REISSUED FOR SPA	2
2024/04/26	ISSUED FOR SPA	1

PROJECT NAME
PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - PRR

1132 St. Pierre St, Ottawa, ON K1C 1L5

DRAWING TITLE
SITE PLAN

DATE: 09.07.2024
PROJECT NO.: **24-002A**

SCALE: AS NOTED

DRAWN BY: BR
DRAWING NO.: **A-100**

REVIEWED BY: LCL