2012 ONTARIO BUILDING CODE (OBC) CONFORMITY MATRIX PARTS 3 AND 9									OBC REFERENCES	
1	Project Description: 1410/1412 Stittsville Main Street Stittsville, Ontario K2S 1V7				New:	YES	Part 11: NO		Part 3: NO	Part 9: YES
					Addition:	NO			2.1.1	
					Alteration:	NO				
					Change of use	NO				9.10.1.3
2	MAJOR OCCUPANCY(S)								3.1.2.1.(1)	9.10.2
3	Building Area (m2):	Existing	0.00	New	305.00	Total	305.00		1.1.3.2	1.1.3.2
4	Gross Area (m2):	Existing	0.00	New	915.00	Total	915.00		1.1.3.2	1.1.3.2
5	Number of Storeys:	Above grade:		3	Below grade:		1		3.2.1.1 et 1.3.3.2	2.1.1.3
6	Height of Building (m):		12.8							2.1.1.3
7	Number of Streets/Access Routes:		1						3.2.2.10 & 3.2.5.5	
8	Building Classification:		C						3.2.2.20.-83	9.10.4
9	Sprinkler System Proposed:		Not required						3.2.2.20.-83, 3.2.1.5, 3.2.2.17	9.10.8
10	Standpipe required:		NO						3.2.9	
11	Fire Alarm required:		YES						3.2.4	9.10.18.2.
12	Water Service/Supply is Adequate:		YES						3.2.5.7, 3.2.5.8	
13	High Building:		NO						3.2.6	
14	Permitted Construction:		Combustible						3.2.2.20.-83	9.10.6
	Actual Construction:		Combustible							
15	Mezzanine(s) Area (m2):		n/a						3.2.1.1.(3)-(8)	9.10.4.1
16	Occupant load based on:		building design						3.1.1.6	9.9.1.3
	Basement:	Occupancy:	2 per bedroom			Load:	10 Persons			
	Above Grade:	Occupancy:	2 per bedroom			Load:	30 Persons			
17	Barrier-free Design:		YES		Explain:		passenger lift provided		3.8	9.5.2
18	Hazardous Substances:		NO						3.3.1.2.(1) et 3.3.1.19(1)	9.10.1.3
19	REQUIRED FIRE RESISTANCE RATING (FRR)								3.2.2.20.-83 et 3.2.1.4	9.10.8, 9.10.9
	Horizontal Assemblies FRR (Hours)				Listed Design No. or Description (SG-2)					
	Floors: Combustible		Hours: 0.75							
	Roof		Hours: n/a							
	Mezzanine:		Hours: 0.75							
	FRR of Supporting Members				Listed Design No. or Description (SG-2)					
	Floors:		Hours: 0.75							
	Roof		Hours: n/a							
	Mezzanine:		Hours: 0.75							
20	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS								3.2.3., 3.2.3.7	9.10.14
	Wall	Area of EBF (m²)	L/D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR	Listed Design or Description	Non-comb. Cladding	Non-comb. Constr.
	NorthEast	29.58	16.3	n/a	100.00%	43.57%	N/A	9.10.14.5	combustible	combustible
	SouthEast	35.991	7	n/a	88.31%	17.34%	45 min.	9.10.14.5	combustible	combustible
	SouthWest	29.58	40.4	n/a	100.00%	41.02%	N/A	9.10.14.5	combustible	combustible
	NorthWest	35.991	1.8	n/a	10.20%	8.45%	1 hour	9.10.14.5	incombustible	combustible
21	EXIT REQUIREMENTS								3.4.2.1, 3.4.3.2B, 3.4.6.16	
	Level	Minimum number of exists required	Minimum corridor width	Minimum ramp width	Minimum stair width	Minimum door opening width	Maximum distance of travel	Maximum exit distance	Pushbar requirement	
	B1	2	1100mm	1100mm	900mm	860mm	30m	30m	NO	
	1-3	2	1100mm	1100mm	900mm	860mm	30m	30m	NO	

APPROVED
By Sean Moore at 3:23 pm, Jan 23, 2026

SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

BOMA Area Schedule

Number	Name	Area	Level	Occupancy
LOBBY				
S01	EXT.AMENITY	64.7 m²	LOBBY	AMENITY
S02	WASTE	11.1 m²	LOBBY	AMENITY
		75.8 m²		
SEMI-BASEMENT				
B00	CORRIDOR	20.6 m²	SEMI-BASEMENT	COMMON
B01	STUDIO	34.4 m²	SEMI-BASEMENT	INTERIOR
B02	2 BED + DEN	77.1 m²	SEMI-BASEMENT	INTERIOR
B03	STUDIO	34.4 m²	SEMI-BASEMENT	INTERIOR
B04	2 BED +DEN BF	81.6 m²	SEMI-BASEMENT	INTERIOR
B05	MECHANICAL	28.3 m²	SEMI-BASEMENT	INTERIOR
S-A	STAIRCASE A	12.5 m²	SEMI-BASEMENT	STAIR
S-B	STAIRCASE B	12.5 m²	SEMI-BASEMENT	STAIR
		301.6 m²		
LEVEL 1				
100	CORRIDOR	22.5 m²	LEVEL 1	COMMON
101	STUDIO	34.8 m²	LEVEL 1	INTERIOR
102	2 BED + DEN	78.0 m²	LEVEL 1	INTERIOR
102 - A	BALCONY	4.3 m²	LEVEL 1	EXTERIOR
102 - B	BALCONY	4.3 m²	LEVEL 1	EXTERIOR
102 - C	BALCONY	4.3 m²	LEVEL 1	EXTERIOR
103	STUDIO	34.9 m²	LEVEL 1	INTERIOR
104	2 BED +DEN BF	82.6 m²	LEVEL 1	COMMON
104 - B	BALCONY	1.6 m²	LEVEL 1	EXTERIOR
105	LOBBY	27.0 m²	LEVEL 1	COMMON
S-A	STAIRCASE A	12.6 m²	LEVEL 1	STAIR
S-B	STAIRCASE B	12.7 m²	LEVEL 1	STAIR
		319.8 m²		
LEVEL 2				
200	CORRIDOR	11.4 m²	LEVEL 2	COMMON
201	1 BED	49.7 m²	LEVEL 2	INTERIOR
201 - B	BALCONY	4.3 m²	LEVEL 2	EXTERIOR
202	STUDIO	48.3 m²	LEVEL 2	INTERIOR
202 - B	BALCONY	4.3 m²	LEVEL 2	EXTERIOR
203	1 BED	49.7 m²	LEVEL 2	INTERIOR
203 - B	BALCONY	4.3 m²	LEVEL 2	EXTERIOR
204	1 BED BF	57.2 m²	LEVEL 2	INTERIOR
204 - B	BALCONY	4.2 m²	LEVEL 2	EXTERIOR
205	1 BED + DEN	57.9 m²	LEVEL 2	INTERIOR
205 - B	BALCONY	4.2 m²	LEVEL 2	EXTERIOR
S-A	STAIRCASE A	12.8 m²	LEVEL 2	STAIR
S-B	STAIRCASE B	12.7 m²	LEVEL 2	STAIR
		320.9 m²		
LEVEL 3				
300	CORRIDOR	11.4 m²	LEVEL 3	COMMON
301	1 BED+DEN	49.7 m²	LEVEL 3	INTERIOR
301 - B	BALCONY	4.3 m²	LEVEL 3	EXTERIOR
302	STUDIO	48.3 m²	LEVEL 3	INTERIOR
302 - B	BALCONY	4.3 m²	LEVEL 3	EXTERIOR
303	1 BED+DEN	49.7 m²	LEVEL 3	INTERIOR
303 - B	BALCONY	4.3 m²	LEVEL 3	EXTERIOR
304	1 BED BF	57.2 m²	LEVEL 3	INTERIOR
304 - B	BALCONY	4.2 m²	LEVEL 3	EXTERIOR
305	1 BED + DEN	57.9 m²	LEVEL 3	INTERIOR
305 - B	BALCONY	4.2 m²	LEVEL 3	EXTERIOR
S-A	STAIRCASE A	12.8 m²	LEVEL 3	STAIR
S-B	STAIRCASE B	12.7 m²	LEVEL 3	STAIR
		320.9 m²		
Grand total: 48		1,338.9 m²		

Area Schedule (NET)

Number	Name	Area
SEMI-BASEMENT		
B01	STUDIO	29.4 m²
B02	2 BED + DEN	66.8 m²
B03	STUDIO	29.4 m²
B04	2 BED + DEN BF	72.9 m²
		198.4 m²
LEVEL 1		
101	STUDIO	29.9 m²
102	2 BED + DEN	67.9 m²
103	STUDIO	29.9 m²
104	2 BED + DEN BF	74.0 m²
		201.8 m²
LEVEL 2		
201	1 BED	42.7 m²
202	STUDIO	43.1 m²
203	1 BED	42.7 m²
204	1 BED + DEN	51.8 m²
205	1 BED BF	51.1 m²
		231.3 m²
LEVEL 3		
301	1 BED	42.7 m²
302	STUDIO	43.1 m²
303	1 BED	42.7 m²
304	1 BED + DEN	51.8 m²
305	1 BED BF	51.1 m²
		231.3 m²
Grand total: 18		862.8 m²

SITE CONTEXT

LEGEND

SURFACES

- GRASS
- RIVERSTONE
- CONCRETE PAVERS
- POURED CONCRETE
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- EXISTING BUILDING TO REMAIN
- EXISTING BUILDING TO BE DEMOLISHED

LINES

- PROPERTY LINE
- SETBACK LINE
- STREET CENTER LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES
- BUS LINE

VEGETATION

- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS

PARKING

- BIKE PARKING H: HORIZONTAL 0.6M x 1.8M V: VERTICAL 0.5M x 1.5M S: STACKED 0.37M x 1.8M
- CAR PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING R: RESIDENTIAL V: VISITOR
- BF PARKING (TYPE A) R: RESIDENTIAL V: VISITOR
- BF PARKING (TYPE B) R: RESIDENTIAL V: VISITOR

PROJECT INFORMATION

SITE SUMMARY

ADDRESS	1410 Stittsville Main St, Stittsville, ON
CURRENT ZONING	TM9 H[15]
SITE AREA	1408.60 m²
PROPOSED USE	Residential (Part 9)
BUILDING AREA	306.00 m²

ZONING SUMMARY

	REQUIRED	PROPOSED
LOT AREA	NA	1409.53 m²
LOT WIDTH	NA	20.00 m
LOT DEPTH	NA	70.50 m
MAX. BUILDING HEIGHT	4 Storeys/15m	12.8 m
MAX. PARAPET HEIGHT	NA	0.30 m
MIN. BUILDING HEIGHT *for 20m from Front Lot Line*	6.7 m	12.8 m
SET BACKS : - FRONT YARD	2.00 m*(min.)* 3.00 m*(max.)*	2.30 m
- INTERIOR SIDE YARD (1)	1.20 m*(min.)*	7.00 m
- INTERIOR SIDE YARD (2)	1.20 m*(min.)*	1.80 m
- REAR YARD	3.00 m*(min.)*	40.30 m
MIN LANDSCAPED AREA	*NA*	339.41 m²
LAND COVERAGE	*NA*	0.22

VEHICULAR PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	22	14
MIN VISITOR PARKING SPACES	4	4
MIN ACCESSIBLE SPACES*	1	1
*INCLUDED IN PARKING COUNT		

BICYCLE PARKING

	REQUIRED	PROPOSED
MIN PARKING SPACES	9	18

WASTE CONTAINERS

	REQUIRED	PROPOSED
GARBAGE (0.11 y³ / unit)	1.98	*360L x 3*
FIBRE (0.062 y³ / unit)	1.116	*360L x 4*
GMP (0.018 y³ / unit)	0.324	*240L x 1*
ORGANICS (0.062 y³ / unit)	1.116	

AMENITY AREA

	REQUIRED	PROPOSED
PRIVATE	54.00 m²	56.65 m²
COMMUNAL	54.00 m²	64.73 m²

BUILDING SUMMARY

UNITS	GFA - OBC	GFA - CITY
18	961.50 m²	868.90 m²

GENERAL NOTES

NOTE-A :
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B :
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C :
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

NOTE-D :
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E :
- DO NOT SCALE DRAWINGS.

NOTE-F :
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

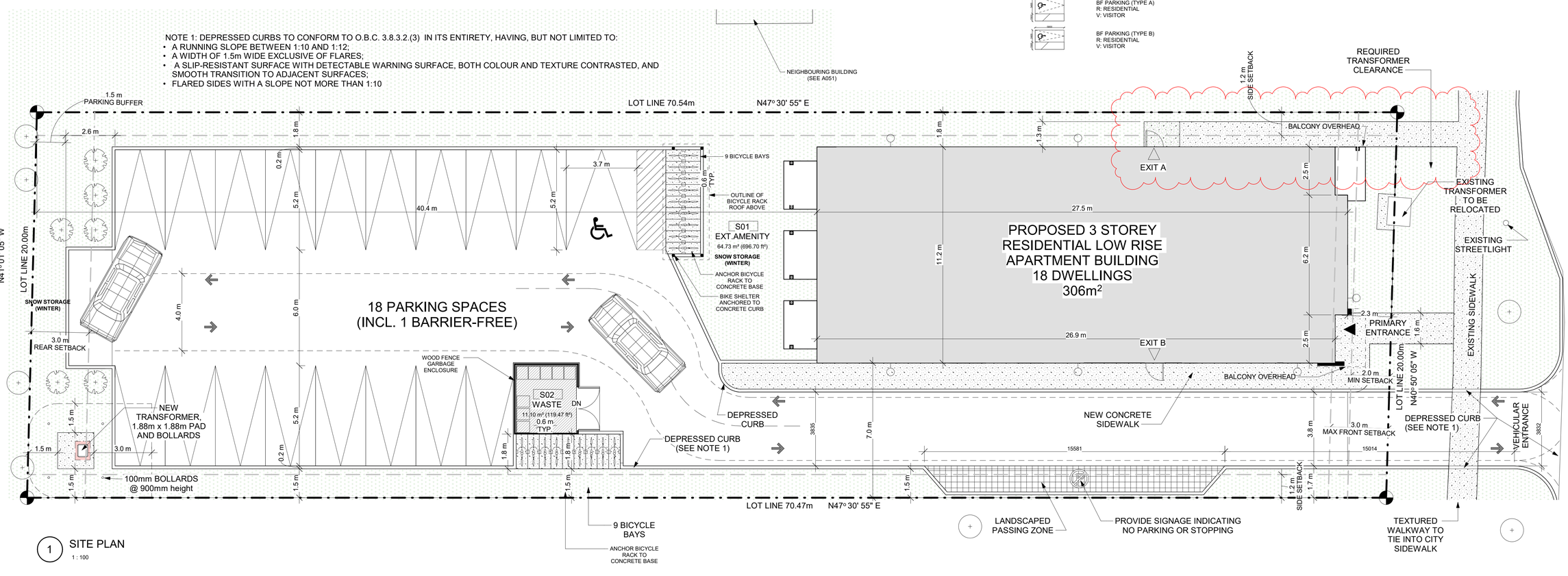
SURVEY INFO

TOPOGRAPHIC SURVEY OF :
PART OF LOT 23
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2022
FILE NO. : 651-21

N

0m 0.5m 1m 2m 4m

NOTE 1: DEPRESSED CURBS TO CONFORM TO O.B.C. 3.8.3.2.(3) IN ITS ENTIRETY, HAVING, BUT NOT LIMITED TO:
- A RUNNING SLOPE BETWEEN 1:10 AND 1:12;
- A WIDTH OF 1.5m WIDE EXCLUSIVE OF FLARES;
- A SLIP-RESISTANT SURFACE WITH DETECTABLE WARNING SURFACE, BOTH COLOUR AND TEXTURE CONTRASTED, AND SMOOTH TRANSITION TO ADJACENT SURFACES;
- FLARED SIDES WITH A SLOPE NOT MORE THAN 1:10



1 SITE PLAN
1 : 100

Autodesk Docs://1412 Stittsville Main/24002_1412StittsvilleMain_DOCUMENTATION.rvt

PRIME ARCHITECTURE
Suite L450 - 323 Coventry Road, Ottawa ON K1K 3X6
Tel : 613-416-6228

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PROJECT TEAM / ÉQUIPE DU PROJET :

Planner - Q9 Planning & Design
Unit C - 43 Eccles St, Ottawa, ON K1R 6S3
613-850-8345

Civil Engineering - Tatham Engineering
5335 Canotek Rd, Ottawa, ON K1J 9L4
613-747-3636

Structural - D+M Structural Ltd.
Suite 110 - 333 Preston St, Ottawa, ON K1S 5N4
613-651-9490

Mechanical & Electrical - Mriton Ltd.
#31 - 2000 Thurston Dr, Ottawa, ON K1G 4K7
613-722-5486

Landscaping - Levstek Consulting Inc.
240 Grandview Rd, Nepean, ON K2H 8A9
613-829-5318

KEY PLAN / PLAN CLÉ :

CLIENT :

GOULET REAL PROPERTY
PROPERTY INVESTORS/ PROPERTY MANAGEMENT

Tel : (613) 617-4550

rev.	description	date
1.14	LAYOUT MOD	2026-01-16
1.12	PERMIT R5	2025-12-01
1.10	SPA	2025-10-14
1.9	PERMIT R3	2025-09-21
1.8	SPA REVISION 2	2025-07-24
1.7	PERMIT REVISION 2	2025-07-04
1.6	SPA REVISION	2025-06-25
1.5	ISSUED FOR COOR.	2025-05-26
1.2	PERMIT REVISION	2025-04-22
1.0	SPA REVISIONS	2025-03-22
1.1	ISSUED FOR PERMIT	2025-03-27

PROJECT NAME / NOM DU PROJET :

1412 Stittsville Main

1412 Stittsville Main Street, Stittsville

DRAWING NAME / NOM DU DESSIN :

SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	**24002**
DATE :	**2025-05-26**
DRAWN BY / DESSINÉ PAR :	**LaG**
REVIEWED BY / VÉRIFIÉ PAR :	**LaG**
SCALE / ÉCHELLE :	**As indicated**
PROJECT PHASE / PHASE DU PROJET :	**IFP**

DWG NO. / NO. DESSIN :

A050

REVISION NO. / NO. DE RÉVISION : 1.14

FILE No. D07-12-24-0167
PLAN No. 19298