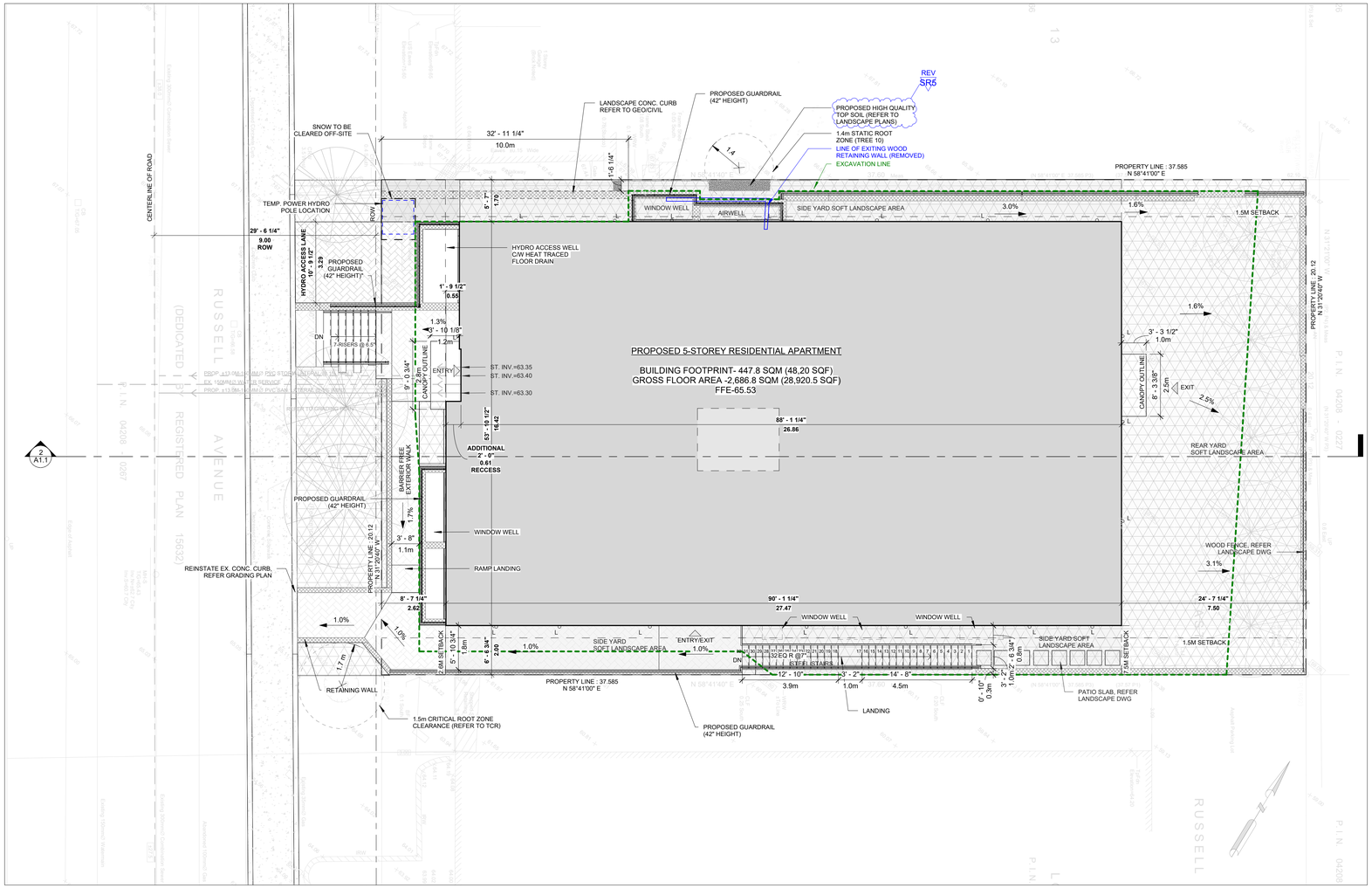


0 1 2 3 4 5 10

BAR SCALE 1:100

1 A1.0 SITE PLAN
SCALE 1 : 100



2 A1.0 LOCATION PLAN
SCALE 1" = 80'-0"

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES; SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELEC.
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP., - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL

ZONING PROVISIONS (R4UD[480])

- O/H — NEW OVERHEAD DOOR
- NEW DOOR/ENTRANCE
- BICYCLE PARKING SPACE(1.8Mx0.6M)
- NO PARKING LINES
- SI# — NEW SIGN, REFER TO SIGN LEGEND
- S1 — FIRE ROUTE SIGN
- SL — STREET LIGHT
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA
- L — BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWG'S
- PROPERTY LINE
- MINIMUM SETBACKS (ZONING)
- FENCE
- TWO WAY TRAFFIC
- DEPRESSED CURB (DC)
- TACTILE WALKING SURFACE INDICATORS (TWSI)
- NEW CONSTRUCTION
- CONCRETE SIDEWALK
- PROPOSED RETAINING WALL
- PERMEABLE PAVERS (WITH GREY BACKGROUND FOR SIDE YARD) *
- SOFT LANDSCAPE (WITH GREY BACKGROUND FOR SIDE YARD) *
- EXCAVATION LINE
- REV SR5 — HIGH QUALITY TOP SOIL *

NOTE:
* REFER TO LANDSCAPE PLAN

PROJECT LEGAL DESCRIPTION
PIN 04208-0265 LOT 14 REGISTERED PLAN 58319 **EAST SIDE OF RUSSELL AVENUE** **CITY OF OTTAWA** FARLEY, SMITH & DNIS SURVEYING LTD. FILE NO.: 591-17 DATE: JANURARY, 2018

PROJECT ZONING REVIEW / STATISTICS	
MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	71 RUSSELL AVE, OTTAWA, ON K1N 7X2
REGISTERED OWNER:	JERSEY DEVELOPMENT INC.
LOT AREA:	756.32 sq.m [LOT AREA TAKEN FROM GEO-OTTAWA PARCEL INFORMATION]
ZONING ANALYSIS OTTAWA ZONE:	R4UD LOW-RISE APARTMENT DWELLING (9 OR MORE UNITS), 5 STOREY APARTMENT BUILDING (28 RESIDENTIAL UNITS)
PROPOSED USE:	

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	447.8 M²	4,820 FT²
GROSS FLOOR AREA:		
BASEMENT	447.8 M²	4,820 FT²
SUB-BASEMENT	447.8 M²	4,820 FT²
GROUND FLOOR	447.8 M²	4,820 FT²
SECOND FLOOR	447.8 M²	4,820 FT²
THIRD FLOOR	447.8 M²	4,820 FT²
FOURTH FLOOR	447.8 M²	4,820 FT²
TOTAL	2,686.8 M²	28,920 FT²

ZONING PROVISIONS (R4UD[480])	SECTION	REQUIRED	PROVIDED
MIN. LOT WIDTH	S162, TABLE 162A	15M	20.12M
MIN. LOT AREA	S162, TABLE 162A	450M²	756.5M²
MAX. BUILDING HEIGHT	S162, TABLE 162A	14.5M	14.36M
MIN. FRONT YARD SETBACK	S144(1)(A); S162, TABLE 162A	1.4 SO (D) MIN. 1.5 APPLIES	2.62M
MIN. REAR YARD SETBACK TABLE 144A(III)	S143(3)(A)	11.27M (30% OF LOT DEPTH)	7.5M (20.02% OF LOT DEPTH)
MIN. REAR YARD AREA	S143(3)(A)	189.12M² (25% OF LOT AREA)	151.67M² (20.04% OF LOT AREA)
MIN. INTERIOR YARD SETBACK	S162, TABLE 162A	1.5M	2.0M, 1.7M
MIN. AREA OF SOFT LANDSCAPING IN REAR YARD	S161(15)(B)(i) S161(15)(B)(i)	AREA=450M² ; 50% OF REAR YARD AREA MIN. AGGREGATE AREA OF 25M², W/ ONE DIMENSION <= 2M	100%
MIN. LANDSCAPED AREA	S161(8)	226.95M²(30% OF LOT AREA)	294.6M²(38.9% OF LOT AREA)
MIN. AGGREGATE FRONT YARD SOFT LANDSCAPED AREA	S161, TABLE 161	10.46M² (20% FOR LOT WITH FYS 1.5M-3M)	41.9M²(78.5% OF FRONT YARD AREA)
MIN. FENESTRATION REQUIREMENT	S161(15)(G)	FRONT FACADE : 25% WINDOWS=52.5M²	29.4%=61.73M²
MIN. FRONT FACADE ADDITIONAL RECESS	S161(15)(H)	0.6M (MIN. 20% OF FRONT FACADE)	0.61M (28.3M²-13.4%), 0.56 (63M²-29.9%)
MIN. PARKING SPACE	S106(1)	2.6m (WIDTH) x 5.2m (LENGTH) MAX. WIDTH=3.1M	N/A
UNIT BREAKDOWN	S161(16)	25% 2 BEDROOM UNITS TOTAL UNITS: 28 MIN. 2-BEDROOM UNITS: 7	43% PROVIDED TOTAL 2-BEDROOM UNITS: 12
MAX. DRIVEWAY WIDTH	S139, TABLE 139(3)(iii)	3M, NO DOUBLE DRIVEWAY PERMITTED	N/A
DRIVEWAY SEPARATION FROM INTERIOR LOT LINE	S139, TABLE 139(3)(iii)	0.15M (LANDSCAPED / DECORATIVE BRICK)	N/A
MIN. BICYCLE PARKING	S111, TABLE 111A(B)	1# (0.5 PER DWELLING UNIT)	32
MIN. NUMBER OF PARKING SPACES (RESIDENT)	S110	S101(3)(A) PARKING ONLY REQUIRED FOR UNITS > 12 : 16 UNITS @ 0.5 SPACES PER D/U = 8 SPACES	0 SPACES
MIN. NUMBER OF PARKING SPACES (VISITOR)	S102	S.102(2) 0 SPACES </= 12 SPACES TABLE 102: 0.1 SPACES PER D/U @ 16 UNITS = 1.6 (2 SPACES)	0 SPACES
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(i)	A DISTANCE OF 1/2 THE DEPTH OF THE FRONT, REAR OR CORNER SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO THE LOT LINE	FRONT - 1.2M REAR - 1.0M
ENCROACHMENTS: CANOPIES (LOW-RISE, MULTIPLE RESIDENTIAL)	S65(4)(B)(ii)	1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	N/A
ENCROACHMENTS: OPEN STAIRWAYS	S65(5)(B)(i)	WHERE AT OR BELOW THE FLOOR LEVEL OF THE FIRST FLOOR: 1. IN THE CASE OF THE INTERIOR SIDE YARD OR REAR YARD : NO LIMIT, AND 2. IN THE CASE OF THE FRONT YARD OR CORNER SIDE YARD: NO CLOSER THAN 0.6M TO A LOT LINE, AND	2.3M / 7'-9" BEYOND FRONT PROPERTY LINE
ENCROACHMENTS: OPEN STAIRWAYS	S65(4)(B)(ii)	OTHER CASES: IN THE CASE OF ANY YARD: 1.5 M, BUT NOT CLOSER THAN 1 M TO A LOT LINE; EXCEPT THAT, SWITCHBACK STAIRS AND LANDINGS MAY PROJECT 2.2M INTO THE REAR YARD WHERE THESE ARE INTENDED TO PROVIDE A MEANS OF EGRESS FOR DWELLING UNITS LOCATED ON THE SECOND AND HIGHER STOREYS.	0.3M / 1'-1" EXTERIOR FACE OF STAIR TO PROPERTY LINE

BUILDING FLOOR STATISTICS-APARTMENT TYPES (TOTAL)				
FLOOR LEVEL	SUITE COUNT	SUITE TYPES		
		ONE BEDROOM	TWO BEDROOM	TWO BED + OFFICE/PANTRY
SUB-BASEMENT	3	2	1	N/A
BASEMENT	5	4	1	N/A
GROUND FLOOR	5	4	1	N/A
SECOND FLOOR	5	2	3	N/A
THIRD FLOOR	5	2	2	1
FOURTH FLOOR	5	2	2	1
TOTAL	28	16	10	2
SUITE MIX	100%	16/28=57.14%	12/28= 42.86%	

BUILDING FLOOR STATISTICS-APARTMENT TYPES (BARRIER FREE UNITS - OBC 2024 3.8.2.1(7))				
FLOOR LEVEL	SUITE COUNT (B.F. ONLY)	SUITE TYPES		
		ONE BEDROOM	TWO BEDROOM	TWO BED + OFFICE/PANTRY
SUB-BASEMENT	1	1	N/A	N/A
BASEMENT	1	1	N/A	N/A
GROUND FLOOR	1	1	N/A	N/A
SECOND FLOOR	2	N/A	1	1
THIRD FLOOR	2	N/A	1	1
FOURTH FLOOR	2	N/A	1	1
TOTAL	9	3	3	3
SUITE MIX	100%	33.33%	33.33%	33.33%

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS

4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY

5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE — LICENCE 9092

NORTH ARROW:

No.	DATE	REVISION
20	2026.10.26	ISSUED FOR SPA RESPONSE 5.1
19	2026.10.15	ISSUED FOR SPA RESPONSE 5 (SR5)
18	2026.08.26	ISSUED FOR SPA RESPONSE 4 (SR4)
17	2026.07.17	ISSUED FOR BP RESPONSE 1
16	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
15	2026.07.08	ISSUED FOR COORDINATION
14	2026.06.26	ISSUED FOR COORDINATION
13	2026.06.11	ISSUED FOR COORDINATION
12	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
11	2026.05.26	ISSUED FOR COORDINATION
10	2026.05.19	ISSUED FOR BUILDING PERMIT
09	2026.05.05	ISSUED FOR COORDINATION
08	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
07	2026.02.09	ISSUED FOR SPC SUBMISSION
06	2026.01.29	ISSUED FOR COORDINATION
05	2025.12.23	ISSUED FOR COORDINATION
04	2025.12.11	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7

T: (613) 739.7770
E: INFO@LAWRENCEARC.COM

THIS DRAWING IS THE SOLE PROPERTY OF LAWRENCE ARCHITECT INCORPORATED REPRODUCTION IS NOT PERMITTED

PROJECT:

RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:

SITE PLAN

DRAWN BY:	CHECKED BY:
Y.R.	B.L.
PLOT DATE:	PROJECT DATE:
2026-10-26 11:31:05 AM	24-06-2025
JOB NUMBER:	SCALE:
LA-1158-25	As indicated

A1.0

PLAN # 19441

APPLICATION # D07-12-26-0014