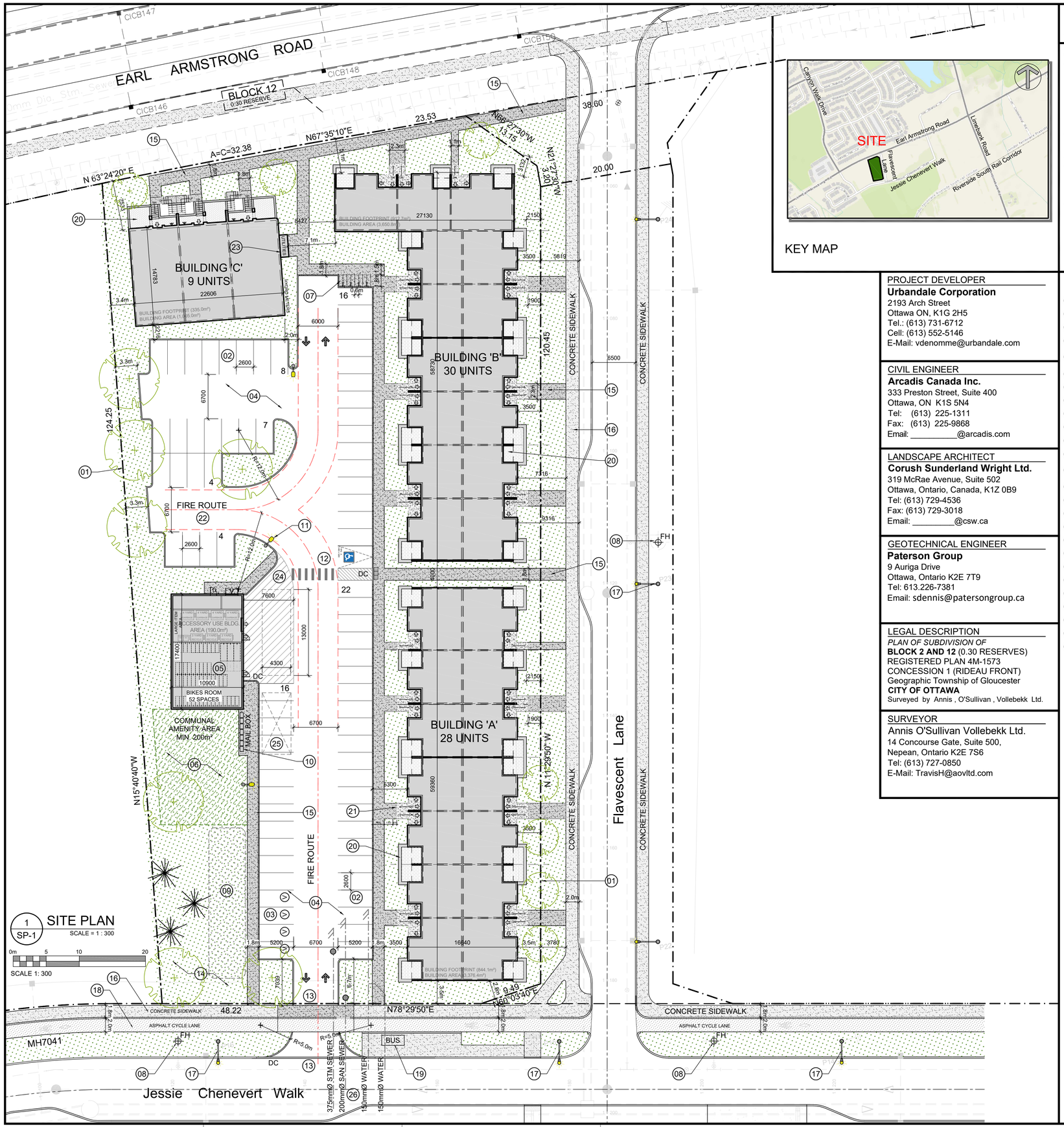


1 SITE PLAN
SP-1
SCALE = 1 : 300
0m 5 10 20
SCALE 1: 300

KEY MAP

PROJECT INFORMATION

Zoning By-law 2026-50 H2D [2952] SITE AREA 0.8 ha. 7,999.4 m² 86,105 ft²

ZONING	REQUIRED	PROVIDED
ZONE: PLANNED UNIT DEVELOPMENT: TOWNHOUSE	H2D [2952]	H2D [2952]
BUILDING HEIGHT	MIN. 3 STOREYS / MAX. ±57m (19 STOREYS)	9.7m & 12.47m (3 STOREYS)
FRONT YARD SETBACK:	Min. 0.0m / Max. 3.5m	3.5m
CORNER YARD SETBACK:	Min. 0.0m / Max. 3.5m	3.5m
INTERIOR YARD SETBACK:	0.0m	3.4m
REAR YARD SETBACK	0.0m	5.1m
BUILDING SETBACK TO A PRIVATE WAY	1.8m	2.0m
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m	7.1m
ACCESSORY USE BUILDING (MAX. SIZE AND HEIGHT)	200.0m² / 4.5m	198.0m² / 3.2m
AMENITY AREA - TOTAL 6.0m² PER UNIT (67 Units)	402.0m²	720.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	201.0m²	220.0m²
VEHICLE PARKING: RESIDENTIAL (NO MINIMUM / MAX. = 1.5 PER UNIT)	Max. 101	73
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 24 UNITS	4	4
BICYCLE PARKING - LONG TERM - 0.75 PER UNIT	51	52
BICYCLE PARKING - SHORT TERM - 2 + 1 PER 20 UNITS	6	6
BICYCLE PARKING: 5% OF PROVIDED, INCLUSIVE SPACES (UNDER APPEAL)	WITHIN TOTAL 3	WITHIN TOTAL 3
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.7m
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.0m	6.9m
MINIMUM WIDTH OF LANDSCAPED AREA - NOT ABUTTING A STREET	1.5m	3.3m
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%	41.0%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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LEGAL DESCRIPTION
PLAN OF SUBDIVISION OF
BLOCK 2 AND 12 (0.30 RESERVES)
REGISTERED PLAN 4M-1573
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis , O'Sullivan , Vollebekk Ltd.

SURVEYOR
Annis O'Sullivan Vollebekk Ltd.
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
E-Mail: TravisH@aovltd.com

DRAWING NOTES

1. PROPERTY LINE
2. PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
3. VISITOR PARKING SPACE: NOTED WITH SIGNAGE
4. ASPHALT DRIVING SURFACE
5. ACCESSORY USE BUILDING: GARBAGE / BIKE PARKING / ELECTRICAL EQUIPMENT
6. EXTERIOR COMMUNAL AMENITY AREA
7. BICYCLE PARKING SPACES 0.6m x 1.8m (8) WITH RACK
8. EXISTING FIRE HYDRANT
9. SEASONAL SNOW STORAGE
10. CANADA POST MAIL BOXES ON CONCRETE SURFACE
11. LIGHT POLE: LOCATION TO BE CONFIRMED BE ELEC
12. 1.8m WIDE CONCRETE CROSSWALK PAINTED WITH TWSI
13. DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
14. SOFT LANDSCAPED AREA, SEE LANDSCAPING
15. 1.8m WIDE CONCRETE WALK, SEE PLAN
16. EXISTING CITY SIDEWALK, WIDTH VARIES
17. EXISTING STREET LIGHT POLE
18. EXISTING 2.0m WIDE CYCLE TRACK
19. CITY BUS STOP AND SHELTER
20. PRIVATE SUNKEN TERRACES / BALCONIES ABOVE
21. RAISED ENTRY WITH STAIRS
22. 6.0m WIDE FIRE ROUTE
23. WATER METER ENCLOSER
24. PAINTED LINES AT LOADING AREA
25. BELOW GRADE STORM WATER TANK: SEE CIVIL
26. PROPOSED SERVICE LINES

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / PATH
- BIKE RACK / BIKE PARKING SPOT (0.6 x 1.8m)
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE 2.6m x 5.2m
- VISITOR PARKING SPACE 2.6m x 5.2m

GROSS BUILDING - AREAS

(CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	3,376.4 m² / 36,343 ft²
PROPOSED BUILDING 'B'	3,650.8 m² / 39,297 ft²
PROPOSED BUILDING 'C'	1,005.0 m² / 10,818 ft²
TOTAL PROPOSED AREA	8,032.2 m² / 86,458 ft²
ACCESSORY USE BUILDING	190.0 m² / 2,045 ft²

UNIT STATISTICS

2 BEDROOM UNIT	67

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	NOT REQUIRED	0
VISITOR	0.1 PER UNIT AFTER 24	4
TOTAL		4

PROVIDED

RESIDENCE	1.1 PER UNIT	73
VISITOR		4
TOTAL		77

BICYCLE PARKING

REQUIRED

LONG-TERM	0.75 PER UNIT (67 UNITS)	51
SHORT-TERM	2 + 1.0 PER 20 UNITS	6
TOTAL		57
INCLUSIVE	5% OF TOTAL	3

PROVIDED

LONG-TERM	INTERIOR: ACCESSORY USE BLDG.	51
SHORT-TERM	EXTERIOR	6
TOTAL		57
INCLUSIVE	INTERIOR: ACCESSORY USE BLDG.	3

WASTE COLLECTION

GUIDELINES (REQUIRED)

GARBAGE	- 0.231 YARDS³ / UNIT	15.5 YARDS³
RECYCLING (GMP)	- 0.018 YARDS³ / UNIT	1.2 YARDS³
RECYCLING (FIBRE)	- 0.062 YARDS³ / UNIT	4.2 YARDS³
ORGANICS	- 240L CONTAINER / 50 UNITS	1.3 x 240L

PROVIDED

GARBAGE	4 - 4 YARD CONTAINERS
RECYCLING (GMP)	1 - 3 YARD CONTAINERS
RECYCLING (FIBRE)	2 - 3 YARD CONTAINERS
ORGANICS	2 - 240L CONTAINER
LARGE ITEM GARBAGE	5 m³

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE

6.0 m² PER UNIT=	402.0 m²
50% COMMUNAL AMENITY AREA =	201.0 m²

PROVIDED AMENITY SPACE

PRIVATE BALCONY / PATIOS =	500.0 m²
COMMUNAL EXTERIOR AREA =	220.0 m²
TOTAL =	820.0 m²

SITE COVERAGE

BUILDING FOOTPRINT =	29.4%	2,350.8 m²
DRIVING SURFACE =	28.6%	2,286.9 m²
LANDSCAPE AREA =	42.0%	3,361.7 m²
TOTAL =	100.0%	7,999.4 m²
HARD SURFACE WALK AREA =	7.3%	584.0 m²
SOFT LANDSCAPE AREA =	34.7%	2,777.7 m²
LANDSCAPE BUFFER @ PARKING LOT =	41.0%	936.0 m²

No.	DESCRIPTION	DATE
7		
6	ISSUED FOR TRUCK TURN MOVEMENT	2026 10 29
5	ISSUED FOR ROUND 1 OWNER REVIEW	2026 09 24
4	ISSUED FOR SPC APPLICATION	2026 07 12
3	ISSUED FOR SPC APP. COORDINATION	2026 07 07
2	ISSUED FOR OWNER / CONSULTANT REVIEW	2026 06 02
1	ISSUED FOR PRELIMINARY REVIEW	2026 05 15

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KEVIN M. REID LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: URBANDALE CONSTRUCTION LIMITED, 2193 ARCH STREET, OTTAWA, *"There's Comfort in Higher Standards"*

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
50 Flavescent Lane
PH 7 BLOCK 2 RIVERSIDE SOUTH
STACKED BACK - BACK TOWNHOMES
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
R.V.	RV
SCALE: 1:300	SHEET No.: SP-1
PROJECT No.: 2604	

D07-12-26-0083