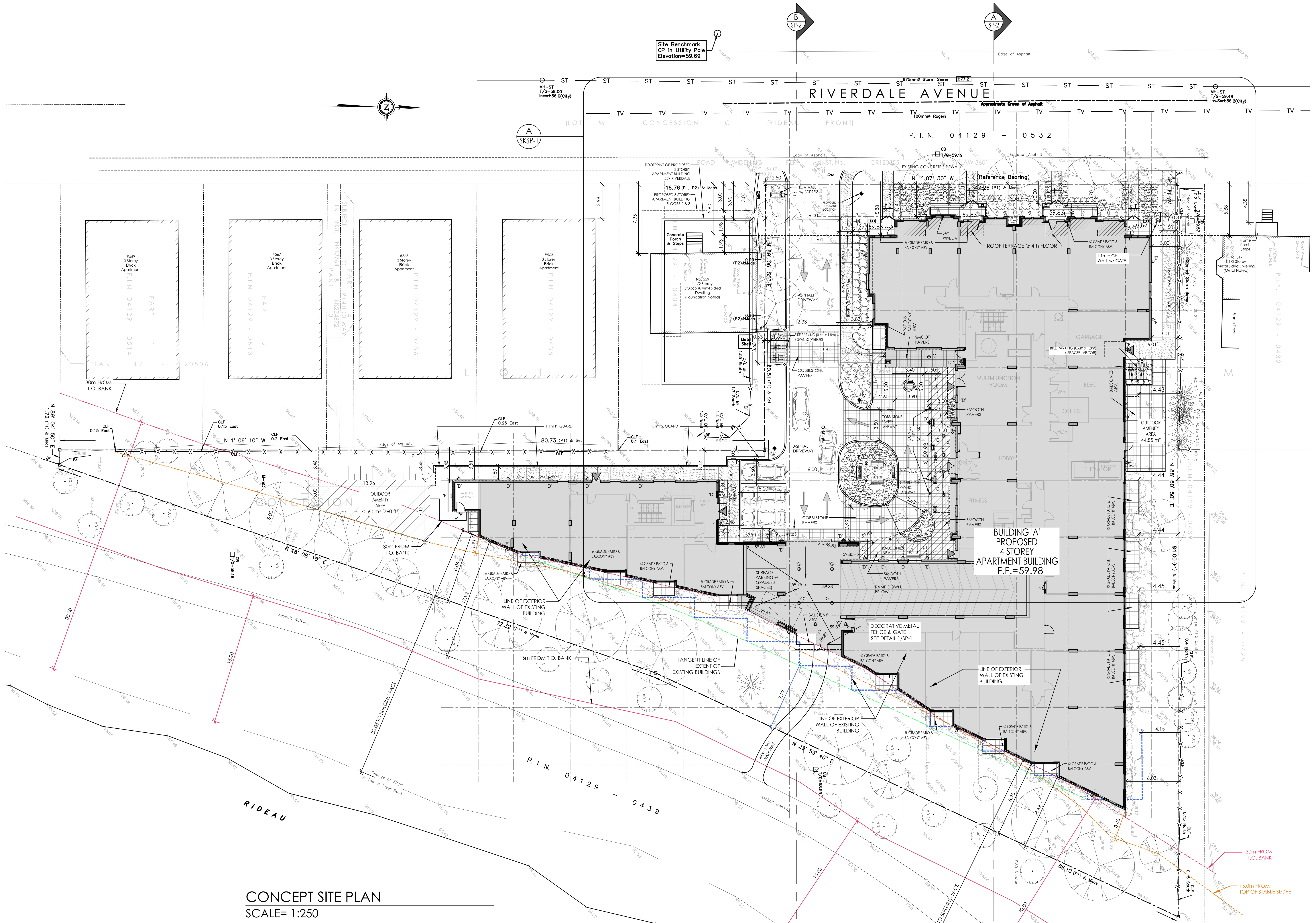


CONCEPT SITE PLAN

SCALE= 1:250

1/SP1 DECORATIVE METAL FENCE ELEVATION

SCALE= 1:75

EXTERIOR LIGHTING

'A'- BEGA - POLE-TOP LUMINAIRE - 88 260 (BLK) - 3000K - ON 10'-0" HIGH POLE (BLK)

'B' - TECH LIGHTING - ARKAY THREE BOLLARD- 7000BARK3- 830 CRI- (BLK) 3000k - 36 h. PROVIDE OPTIONAL GFI OUTLET AT 1 BOLLARD LOCATION (SEE PLAN)

'C' - 18" (450mm) dia. GLOBE WALL TOP FIXTURE (SEE ELEVATIONS)- 3000k

'D' - MODERN FORMS- "LEDGE" LED WALL LUMINAIRE- WS-W1420 - 3000K- BLACK (8"w. x 20"h. x 4"d.)

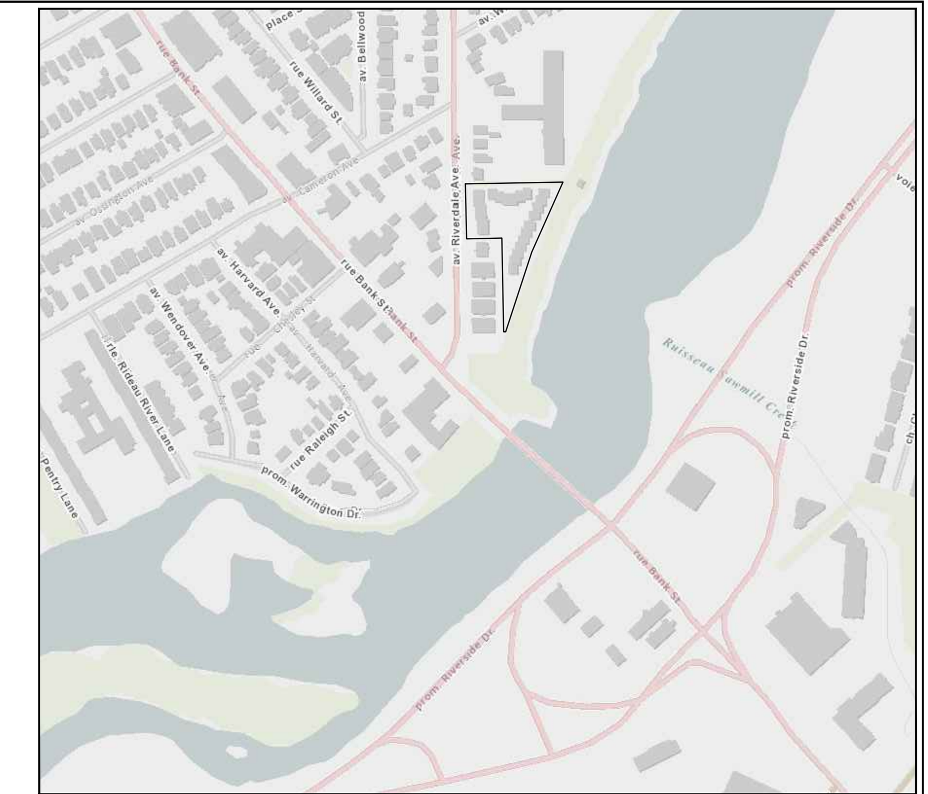
'D-2'- MODERN FORMS- "LEDGE" LED WALL LUMINAIRE- WS-W1408 - 3000K- BLACK (6"w. x 8"h. x 4"d.)

'E' - BEGA - LED DOWN LIGHT - 10 1/4" w. x 3" h. x 6" d. - 33361K3 - 3000K - BLACK

'F'- BEGA - WALL WASHER (UP/DOWN) - MODEL 24135 - 3000K - BLACK (7" x 7")

'G' - RECESSED POT LIGHT

SEE ALSO- GROUND FLOOR PLAN (A2) & ELEVATION DRAWINGS (A5 & A6)



KEY PLAN NOT TO SCALE

ZONING BY-LAW 2026-50 -N4B[2657]-h

EXCEPTION [2647] -h HOLDING SYMBOL WILL BE REMOVED UPON CONFIRMATION BY THE RVCA THAT LOCAL FLOOD CONTROL MEASURES ARE ADEQUATE TO MITIGATE FLOOD RISK

PERMITTED USES : - DWELLING UNIT (APARTMENT DWELLING, LOW RISE)
SITE AREA : 4,741.10 m² (0.472 ha)
BUILDING AREA : 2,030.64 m²
GROSS FLOOR AREA : 6,152.32 m²

	REQUIRED	PROVIDED:
TABLE 801A		
BUILDING HEIGHT (MAX.):	14.5 m	13.0m
TABLE 801B		
LOT WIDTH (MIN.):	7.5 m	47.26 m
LOT WIDTH PER VERTICALLY ATTACHED UNIT(MIN.):	5.6 m	N/A
FRONT YARD (MIN.) :	4.5 m	3.7 m **
MIN. TOTAL INTERIOR SIDE YARD (MIN.) :	1.8 m	3.0 m
EXTERIOR SIDE YARD (MIN.) :	3.0 m	N/A
BUILDING WIDTH (MAX.):	N/A	N/A
REAR YARD (MIN.) :	7.5 m (1)	8.06 m
TABLE 802A MIN. AGGREGATED SOFT LANDSCAPING – FRONT AND EXTERIOR SIDE YARD	20% OF THE YARD	104.66m² = 73.85% OF FRONT YARD
SECTION 802(12)(a)(iii) LANDSCAPED AREA IN REAR YARD (MIN.) :	50% OF THE YARD	100%
SECTION 208		
(1) REQUIRED AMENITY AREA @ 6.0m²/ D.U	552m²	752.55m²
(6)(a) COMMUNAL AMENITY AREA REQ'D = 50% REQ'D	276m²	389.40m²
PRIVATE AMENITY AREA (BALCONIES/PATIO)	N/A	363.15m²

ENDNOTES:
(1) -SECTION 801(7)(d) - DESPITE ROW (vii), THE REAR YARD SETBACK NEED NOT EXCEED 7.5 m.

4 STOREY APARTMENT :	1-BR.	BARRIER FREE	2-BR.	BARRIER FREE	3-BR.	BARRIER FREE	
GROUND FLOOR=	9	1	4	1	4	1	17 UNITS
SECOND FLOOR =	11	2	10	2	4	1	25 UNITS
THIRD FLOOR =	11	2	10	2	4	1	25 UNITS
FOURTH FLOOR =	10	1	12	1	3	0	25 UNITS
TOTAL UNITS =	41	6 14.6% 1BR	36	6 16.6% 2BR	15	3 20.0% 2BR	92 UNITS

BARRIER FREE UNITS = 15 UNITS/92 = 16.3% OF TOTAL UNIT BARRIER FREE
SITE DENSITY = 194.91 UNITS/ha

MAXIMUM PARKING SPACE RATES - SECTION 602 - BY-LAW NO. 2026-50
AREA B - SCHEDULE A1 = 1.25/ DWELLING UNIT = 92 x 1.25= 115 SPACES

VISITOR PARKING SPACE RATES - SECTION 603 - BY-LAW NO. 2026-50
AREA C - SCHEDULE A3 = (92 - 24) x 0.1 = 6.8 = 7 VISITOR PARKING SPACES REQUIRED
TOTAL PARKING PROVIDED = 38 SPACES

BICYCLE PARKING SPACE RATES - SECTION 613 - BY-LAW NO. 2026-50
SHORT TERM SPACES REQUIRED
2+ 1/20d.u. = 92/20=4.6 + 2 = 6.7 = 7 SPACES
SHORT TERM SPACES PROVIDED= 10 SPACES
LONG TERM SPACES REQUIRED
1.0/ DWELLING UNIT = 92 SPACES
TOTAL LONG TERM SPACES PROVIDED = 124 SPACES
INCLUSIVE SPACES REQUIRED
5% OF REQUIRED LONG TERM SPACES = 92 x 0.05= 4.6= 5 SPACES
TOTAL INCLUSIVE SPACES PROVIDED = 5 SPACES

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING PLAN PREPARED BY ROBINSON LAND DEVELOPMENT.
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX & ASSOCIATES INC.
- BOUNDARIES DERIVED FROM: TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT M CONCESSION C (RIDEAU FRONT) , GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2025 - DATED: JUNE 19, 2025

LEGEND:
- BUILDING ABOVE
- 30m SETBACK FROM TOP OF BANK
- 15.0m FROM TOP OF STABLE SLOPE (SEE NOTE A)
- LINE OF EXISTING BUILDINGS EXTERIOR WALLS
- EXISTING REAR YARD SETBACK LINE OF EXISTING BUILDINGS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMAIN
- PROPOSED TREE
- BIKE RACKS (VISITOR)

WOONERF SRFACE MATERIALS:
- SMOOTH SURFACE PAVERS
- COBBLESTONE TYPE PAVERS TECHO-BLOC VILLAGIO OR APPROVED ALTERNATE

NOTE A
LOCATION OF 15.0m SETBACK FROM STABLE TOP OF SLOPE DERIVED FROM: DRAWING PG7423-1 PREPARED BY PATERSON GROUP

LOCATION OF 15m SETBACK FROM STABLE TOP OF SLOPE TO BE CONFIRMED BY GEOTECHNICAL ENGINEER & ONTARIO LAND SURVEYOR PRIOR TO CONSTRUCTION

M. David Blakely
Architect Inc.
2200 Prince of Wales Dr. - Suite 101
Ottawa, Ontario K2E 6Z9
Phone (613) 226-8811 Fax (613) 226-7942

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS, ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.
6. THIS REPRODUCTION SHALL NOT BE ALTERED

CONSTRUCTION NORTH

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE
3658

No.	DATE	DESCRIPTION	INIT.
10.	05/03/26	LOHL & T.O. SLOPE ADDED TO PLAN	JB
9.	03/03/26	REVISED ZONING TABLE	JB
8.	24/02/26	FIRE DEPARTMENT CONNECTION ADDED	JB
7.	19/02/26	FOR CLIENT REVIEW	JB
6.	15/12/25	REVISED ENTRANCE COURTYARD	JB
5.	29/09/25	FOR PRE-CONSULTATION w/ CITY	JB
4.	18/09/25	CONCEPT GRADING PLAN/FOR COORD.	JB
3.	27/08/25	FOR COORDINATION	JB
2.	20/08/25	FOR REVIEW & COORDINATION	JB
1.	12/08/25	FOR REVIEW	JB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
20.			
19.			
18.			
17.	28/07/26	FOR SITE PLAN CONTROL	JB
16.	17/06/26	EXTERIOR SITE LIGHTING ADDED	JB
15.	10/06/26	REVISED PER COMMENTS	JB
14.	04/06/26	REVISED PER COMMENTS/FOR COORD'N	JB
13.	20/05/26	REVISED PER COMMENTS/FOR COORD'N	JB
12.	06/05/26	REVISED BUILDING FOOTPRINT & HEIGHT	JB
11.	30/03/26	REVISED NOTES	JB

REVISIONS

PROJECT
PROPOSED 4 STOREY APARTMENT
551 RIVERDALE AVE.
OTTAWA, ONT.

CLIENT
JSS RIVERDALE HOLDINGS INC.
24-551 RIVERDALE AVE.
OTTAWA, ON, K1S 1S3

DRAWING TITLE
PRELIMINARY SITE PLAN

DATE: AUG., 2025.
SCALE: 1:250
DRAWN BY: JB
CHECKED: MDB
SHEET No. SP-1