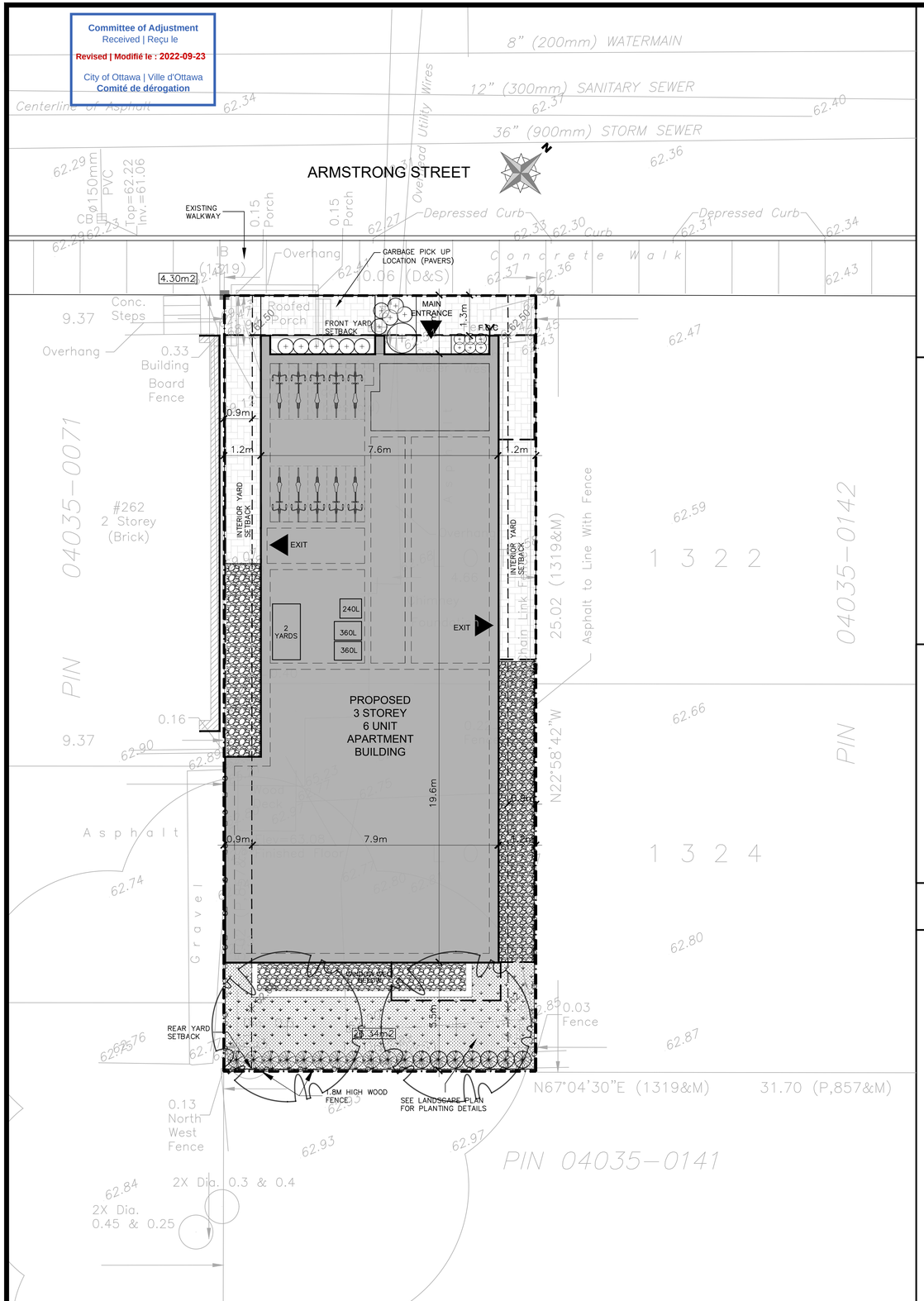
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-09-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation



1 SP01 SITE PLAN
SCALE: 1:75

2 SP01 LOCATION PLAN
N.T.S

NOTE:
SNOW WILL NOT BE STORED ON SITE AND WILL BE REMOVED OFF SITE AS REQUIRED

NOTE:
GARBAGE AND RECYCLING WILL BE STORED IN THE GARBAGE ROOM ON THE GROUND FLOOR AND BROUGHT TO THE STREET BY PROPERTY MAINTENANCE BEFORE SCHEDULED CITY PICKUP.

PLAN OF SURVEY
GEOGRAPHIC TOWNSHIP OF CITY OF OTTAWA

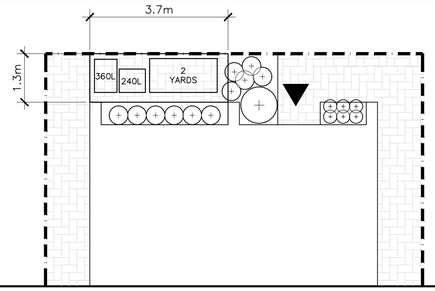
SITE INFORMATION DERIVED FROM SURVEY TITLED, TOPOGRAPHIC PLAN OF SURVEY, LOTS 1322 & 1324, REGISTERED PLAN 157, CITY OF OTTAWA DATED AUGUST 27, 2019. PRODUCED BY FAIRHALL, MOFFATT & WOODLAND LIMITED. SIGNED BY JOHN GUTNI ONTARIO LAND SURVEYOR.

BEARING NOTE
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO EASTERLY SIDE OF ARMSTRONG AVENUE AS SHOWN ON REGISTERED PLAN 157, HAVING A BEARING OF N 67°01'18" E P

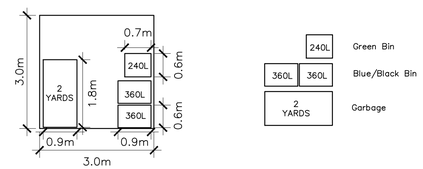
ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

LEGEND:

- PROPOSED NEW BUILDING
- PROPOSED 2ND & 3RD FLOOR OVERHANG
- NEW PAVERS APPLIED TO EXISTING GRAVEL DRIVEWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- E — EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- HP — EXISTING HYDRO POLE TO REMAIN
- MAIN ENTRANCE
- NEW BIKE RACKS
- EXISTING CONCRETE CURB
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE



3 SP01 GARBAGE PICK UP LOCATION
SCALE 1:75



4 SP01 GARBAGE ROOM LAYOUT
SCALE 1:75

ZONING					
Current Zoning	MC12 [110] F (3.0) H (19)			Required	Provided
	Required	Provided	Min. Amenity Area	6 x 6 sqm= 36 sqm 0 x 6 sqm= 0 sqm Total = 36 sqm	33.69 sqm MV
Min. Lot Area	464 SQ.M	252 SQ.M MV	Min. Communal Area at grade and in the rear yard.	(50%) 18 sqm	24.91 sqm
Min. Lot Width	No Minimum	10.1 M			
Min. Front Yard Setback	3 M	1.3 M MV			
Min. Rear Yard Setback	No Minimum	3.5 M			
Min. Interior Yard Setback	No Minimum	0.0 M and 1.2 M			
Max. Building Height	19.0 M	10.2 M	Private Balcony Area		4.39 x 2 = 8.78 sqm
Max. Floor Space Index	3	2.8	Landscaped area at Rear		24.91 sqm
Min. Landscape Area	No Minimum	0	Total Provided		= 33.69 sqm
Min. Vehicle Parking Spaces	No Minimum	0			
Min. Bicycle Parking Spaces	0.5 SPACE x 6 Units 3 SPACES	10 SPACES (Interior)			
Garbage Storage	1 x 2 cubic yard bin	1 x 2 cubic yard bin			
Recycling Storage - Organic	1 x 240L bin	1 x 240L bin			
Recycling Storage - Glass	1 x 360L bin	1 x 360L bin			
Recycling Storage - Fibre	1 x 360L bin	1 x 360L bin			

CLIENT:
ORANGE

P2 concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

PROJECT PLANNER:
P. H. ROBINSON CONSULTING
URBAN PLANNING, CONSULTING AND PROJECT MANAGEMENT
100 PALOMINO DRIVE, OTTAWA, ONTARIO K2M 1N3
PHONE: 613 599 9216
EMAIL:PROBINSON@PROBINSONCONSULTING.COM

CIVIL ENGINEERS:
D. B. GRAY ENGINEERING INC.
Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains
700 Long Point Circle Tel: 613-425-8044
Ottawa, Ontario K1T 4E9 dbgray@rogers.com

LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. 1(866) 343-3942

No.	REVISIONS	BY	DATE
12	FOR REVIEW	JP	SEPT. 15 2022
11	FOR REVIEW	JP	AUG. 23 2022
10	FOR REVIEW	JP	JUL. 15 2022
09	FOR REVIEW	PE	MAR. 24 2022
08	FOR REVIEW	PE	FEB. 28 2022
07	FOR REVIEW	PE	JAN. 24 2022
06	FOR REVIEW	PE	OCT. 12 2021
05	FOR REVIEW	PE	JAN 28 2020
04	FOR REVIEW	PE	DEC 18 2019
03	FOR COORDINATION	PE	DEC 02 2019
02	FOR COORDINATION	PE	NOV 25 2019
01	FOR COORDINATION	PE	NOV 06 2019

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS
PLANNER
LANDSCAPE
CIVIL
GEOTECHNICAL — PATERSON GROUP INC. 154 COLONNADE RD., OTTAWA, ON. K2E 7J5

DESIGNED BY: P.E.
DRAWN BY:
APPROVED BY:

PROJECT
260 Armstrong Street

DRAWING TITLE
SITE PLAN

PROJECT NO. 0344
DATE MAY 05, 2022

SP-01

FILE # D07-12-21-0196
18615