

SECTION	ZONE PROVISION - PLANNED UNIT DEVELOPMENT	REQUIRED	PROPOSED
162A[Table](2)	MIN. LOT AREA (m ²)	1.400m ²	10.476m ²
162A[Table](2)	MIN. LOT WIDTH (m)	18m	44.86m
162A[Table](2)	MIN. FRONT YARD SETBACK (m)	3.0m	3.05m
162A[Table](2)	MIN. CORNER SIDE YARD SETBACK (m)	3.0m	3.05m
162A[Table](2)	MIN. INTERIOR SIDE YARD SETBACK (m) [VARIANCE REQUESTED]	1.5m for the first 21m from front lot line, 6.0m for the remainder	3.05m
162A[Table](2)	MAX. BUILDING HEIGHT (m)	15m	12.0m (3 storeys)
101[Table]	RESIDENT PARKING -84 Units @ 1.0 spaces/unit	84	91
102[Table]	VISITOR PARKING -84 Units @ 0.2 spaces/unit	17	17
111A[Table]	MIN. BICYCLE PARKING -84 Units @ 0.5 spaces/unit	42	42
131[Table](1)	MIN. WIDTH OF PRIVATE WAY/ PARKING AISLE (m)	6.0m	6.0m
131[Table](2)	MIN. SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY (m)	1.8m	3.4m
131[Table](4)	MIN. SEPARATION DISTANCE BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT (m)	1.2m	4.5m
137[Table]	AMENITY AREA: TOTAL MIN. AMENITY AREA (6m ² per unit) MIN. COMMUNAL AMENITY AREA (min. 50% area)	504m ² 252m ²	749m ² + 345m ²

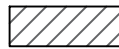





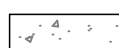














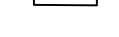



*Individual amenity areas are provided on the balconies

SECTION	ADDITIONAL PROVISIONS	REQUIRED	PROPOSED
65[Table]	PERMITTED PROJECTIONS INTO REQUIRED YARDS:		
65[Table](5)	FIRE ESCAPES, OPEN STAIRWAYS, STOOP (m)	>0.6m to lot line	0.6m
65[Table](5)	COVERED OR UNCOVERED BALCONY, PORCH, DECK	>1m to lot line	1.7m
106(1)(a)	MIN. PERPENDICULAR PARKING SPACE SIZE (m)	2.6m x 5.2m	2.6m x 5.2m
106(2)	MIN. BARRIER FREE PARKING**		
	TYPE A PARKING SPACE SIZE (m)	3.4m wide	3.4m wide
	TYPE B PARKING SPACE SIZE (m)	2.4m wide	2.4m wide
	ACCESS AISLE (m)	1.5m	1.5m
1118[Table]	MIN. BICYCLE PARKING SPACE DIMENSION, HORIZONTAL (m)	Width: 0.6m Length: 1.8m	Width: 0.6m Length: 1.8m
111(9)	MIN. BICYCLE PARKING SPACE ACCESS AISLE WIDTH (m)	1.5m	1.5m
109(3)(b)	MAX. WALKWAY WIDTH PERMITTED IN YARD (m)	1.8m	1.8m
110(1)	MIN. % OF PARKING LOT LANDSCAPED	15%	25%
110[Table](IV)	LANDSCAPED AREA SURROUNDING PARKING LOT		
	ABUTTING A STREET (m)	3.0m	3.05m
110(3)	REFUSE COLLECTION AREAS:		
110(3)(b)	MIN. WASTE COLLECTION BACKYARD FROM A LOT LINE ABUTTING A PUBLIC STREET (m)	9.0m	9.05m
110(3)(c)	OPAQUE SCREEN MIN. HEIGHT (m)	2.0m***	See Note***

***Section 110(3)(d) where an in-ground refuse container is provided, the screening requirement of Section 3(c) above may be achieved with soft landscaping (Bylaw 2020-299)

-
- KEY MAP
N.T.S.
- SCALE 1"=300'
- 0 3 6 9 12 15 18
- FERNBANK RD
- WEST ENDER RD
- STEVENSVILLE MAIN ST
- PARADE DR
- Subject Lands

LEGEND

	STACKED TOWNS		ENTRANCE
	CROSSWALK		VISITOR PARKING
	WALKWAY TO ENTRY (PAVERS)		BARRIER FREE SIGNAGE
	CONCRETE		BARRIER FREE PARKING
	TWIS (TACTILE WALKING SURFACE INDICATOR)		MOLOK BIN
			ORGANICS CARTS
	CURB (0.2m)		TRANSFORMER
	DEPRESSED CURB		HYDRO CABINET
	MOUNTABLE CURB		MINI SUBS (HYDRO)
	BALCONY		EV CHARGERS
	PORCH		HYDRANT
	LANDSCAPED AREA		SECONDARY PEDESTRIAN ACCESS
	EV CHARGER		BENCH

Committee of Adjustment
Received | Reçu le

2025-04-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

21/03/25	Site Plan Revisions	CR
25/02/25	Site Plan Revisions	WS
01/09/25	Site Plan Revisions	
11/09/24	Draft site plan	JH
21/08/24	Draft site plan	
DATE (03 MAY)	REVISION	BY

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3. WALKWAYS AND CURBS TO BE TIED INTO PUBLIC ROW WHERE APPLICABLE.
4. REFERENCES CITY OF OTTAWA T.W.S.I. DETAIL SC7.3
5. SURVEY BOUNDARY BY J.D. BARNES LIMITED.
2430 DON REID DRIVE, SUITE 204, OTTAWA, ON
TEL: (613) 731-7244 FAX: (613) 731-8955
6. SNOW WILL BE REMOVED FROM THE SITE IMMEDIATELY.

PROJECT TEAM

SITE PLAN DESIGN:
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306-277 LAKESHORE ROAD EAST
CHICAGO, IL 60611

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BLOCK 349 STITTSVILLE OTTAWA

GEOGRAPHIC TOWNSHIP OF GOULBOURN
CITY OF OTTAWA

TITLE: BLOCK 349 SITE PLAN

DATE: March 21, 2025

DRAWN BY: JH
CHECKED BY: CR

AWING NO

FILE NO.: D07-12-24-0142

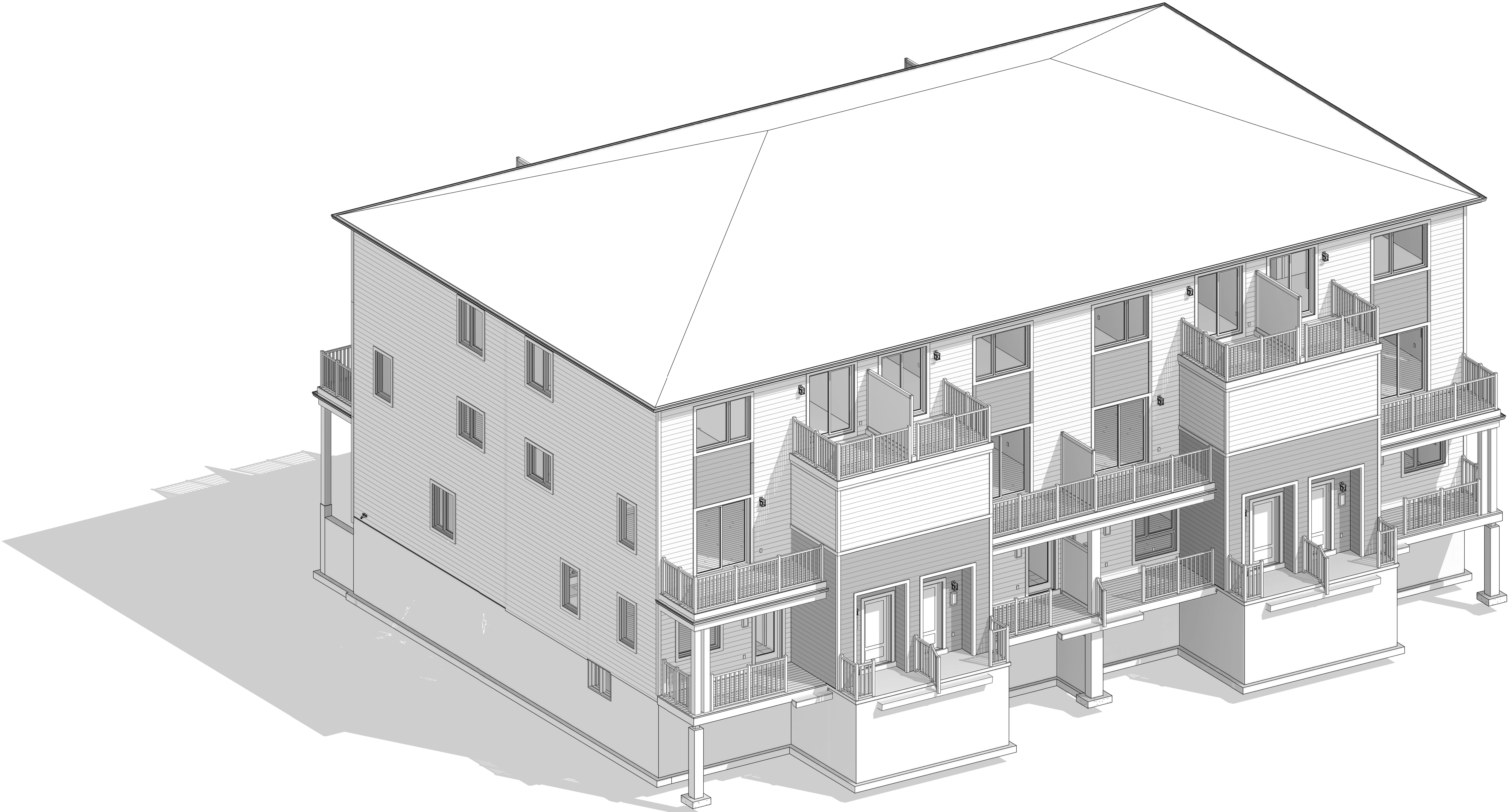
JOB NO.:

A

STITTSVILLE MAIN STREET

TRANSITIONAL (TN)

The Boxwood End II, The Willow,
The Indigo, The Aster,
2024



Committee of Adjustment
Received | Reçu le

2025-04-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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COVER SHEET

TRANSITIONAL (TN)

STITTSVILLE MAIN STREET

CITY OF OTTAWA
CITY PLAN NO. CITY FILE NO.

SHEET SIZE 24"x36"
SCALE
ISSUE DATE 2024/08/21

FOR APPLICATION AND CONSTRUCTION INSTALLATION
ON THE ABOVE MATERIALS SEE:
WINDOW TRIM DETAIL, FREEZE BOARD DETAILS AND OTHER
TRIM DETAILS SHOWN ON FRONT ELEVATION SHEETS OR IN
EXTERNAL CONSTRUCTION DETAILS SHEETS.
MAXIMUM BUILDING HEIGHT @ HIGHEST GRADE 34'-0" (10.35m)

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FRONT
ELEVATION

TRANSITIONAL (TN)

STITTSTVILLE MAIN STREET

CITY OF OTTAWA

CITY PLAN NO.

CITY FILE NO.

SHEET SIZE 24"x36"
SCALE 3/16" = 1'-0"
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PAGE A2.00

WINDOW TRIM DETAIL, FRIEZE BOARD DETAILS AND OTHER TRIM DETAILS SHOWN ON FRONT ELEVATION SHEETS OR IN EXTERNAL CONSTRUCTION DETAILS SHEETS.
MAXIMUM BUILDING HEIGHT @ HIGHEST GRADE 34'-5" (10.5m)



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[illegible]

STITTSVILLE MAIN STREET

CITY OF OTTAWA

CITY PLAN NO.	CITY FILE NO.
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[illegible]

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RIGHT ELEVATION

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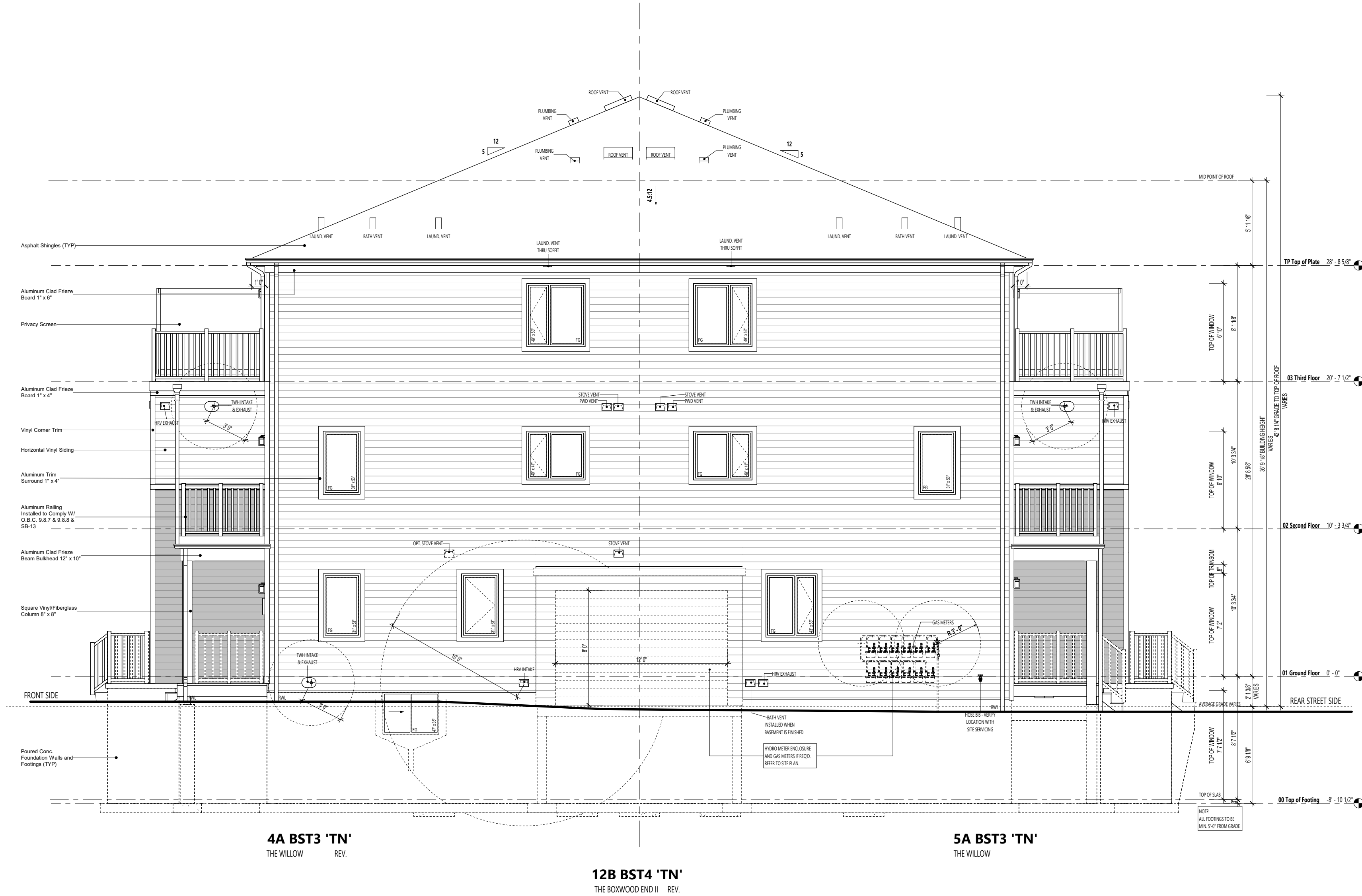
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CITY OF OTTAWA

CITY PLAN NO. CITY FILE NO.

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RIGHT ELEVATION

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RESPONSIBILITY FOR THE INTERPRETATION OF
THESE DOCUMENTS BY THE CONTRACTOR UPON
WRITTEN APPLICATION THE ARCHITECT WILL
PROVIDE WRITTEN/GRAPHIC CLARIFICATION OR
SUPPLEMENTARY INFORMATION REGARDING THE
INTENT OF THE CONTRACT DOCUMENTS. THE
ARCHITECT WILL REVIEW SHOP DRAWINGS
SUBMITTED BY THE CONTRACTOR FOR DESIGN
CONFORMANCE ONLY. DRAWINGS ARE NOT TO BE
SCALED FOR CONSTRUCTION. CONTRACTOR TO
VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS
REQUIRED TO PERFORM THE WORK AND REPORT
ANY DISCREPANCIES WITH THE CONTRACT
DOCUMENTS TO THE ARCHITECT BEFORE
COMMENCING WORK. POSITIONS OF EXPOSED OR
FINISHED MECHANICAL OR ELECTRICAL DEVICES,
FITTINGS, AND FIXTURES ARE INDICATED ON
ARCHITECTURAL DRAWINGS. THE LOCATIONS
SHOWN ON THE ARCHITECTURAL DRAWINGS
GOVERN OVER THE MECHANICAL AND ELECTRICAL
DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED
WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THESE DRAWINGS ARE NOT TO BE USED FOR
CONSTRUCTION UNLESS NOTED BELOW AS "ISSUED
FOR CONSTRUCTION" ALL WORK TO BE CARRIED
OUT IN CONFORMANCE WITH THE CODE AND
BYLAWS OF THE AUTHORITIES HAVING
JURISDICTION. THE DESIGNER OF THESE PLANS AND
SPECIFICATIONS GIVES NO WARRANTY OR
REPRESENTATION TO ANY PARTY ABOUT THE
CONSTRUCTABILITY OF THE REPRESENTED BY
THEM. ALL CONTRACTORS OR SUBCONTRACTORS
MUST SATISFY THEMSELVES WHEN BIDDING AND AT
ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT
THE WORK REPRESENTED BY THESE PLANS.

ARCHITECT STAMP

ISSUED / REVISION CHART

01	ISSUED FOR COORDINATION	2024/08/21

**RIGHT
ELEVATION - UPG**

TRANSITIONAL (TN)

STITTSVILLE MAIN STREET

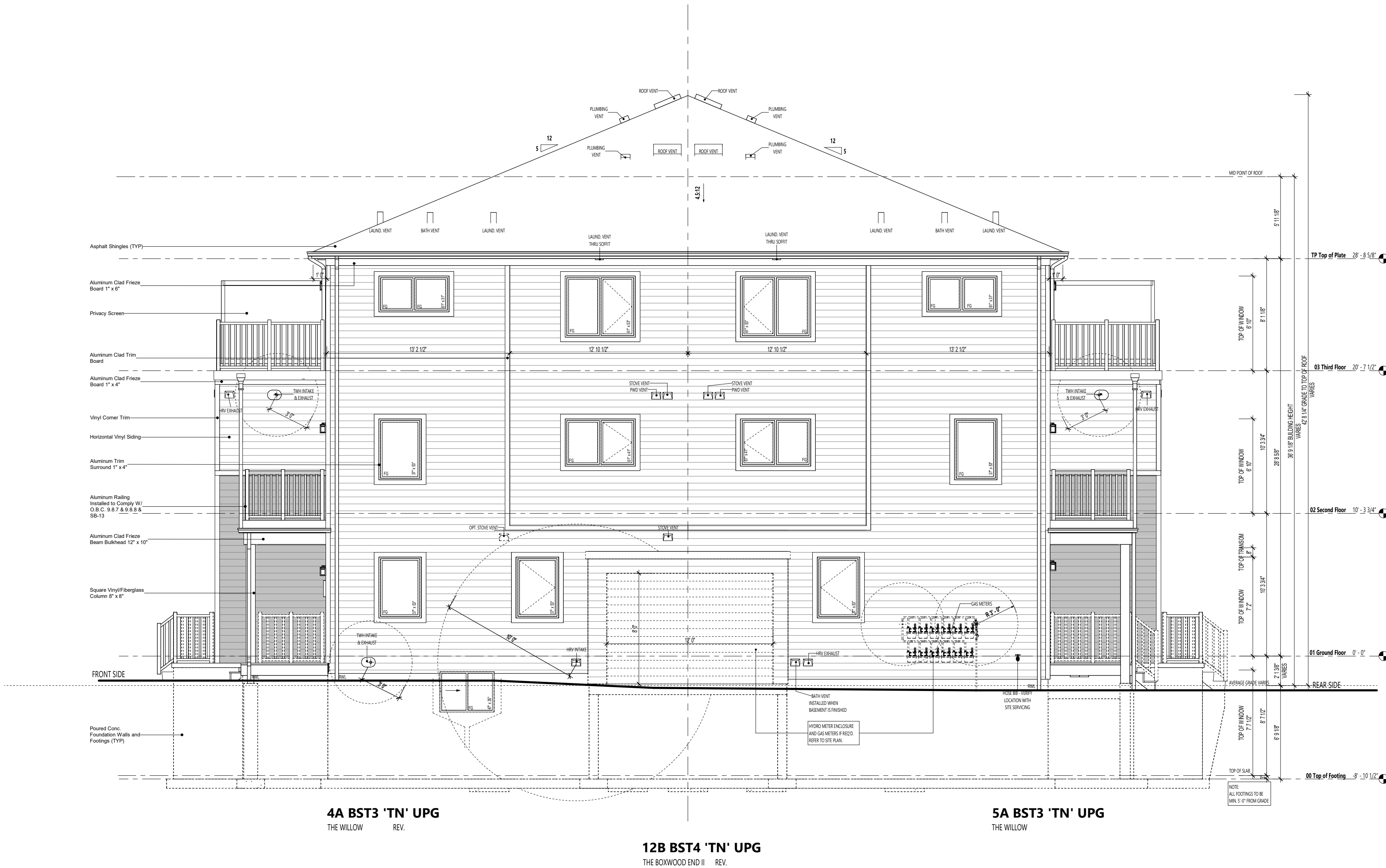
CITY OF OTTAWA

CITY PLAN NO.

CITY FILE NO.

SHEET SIZE 24"x36"
SCALE 3/16" = 1'-0"
ISSUE DATE 2024/08/21

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RIGHT ELEVATION - UPG