

430 Ottawa Street

Phase II Site Plan Application

July 27, 2026

NOT FOR CONSTRUCTION



Note: Artistic rendering only. Refer to plans and elevations for final design.



CLIENT

ELM Developments
1931 Highway 7, Concord, ON L4K 1V5
www.elmdevelopments.com



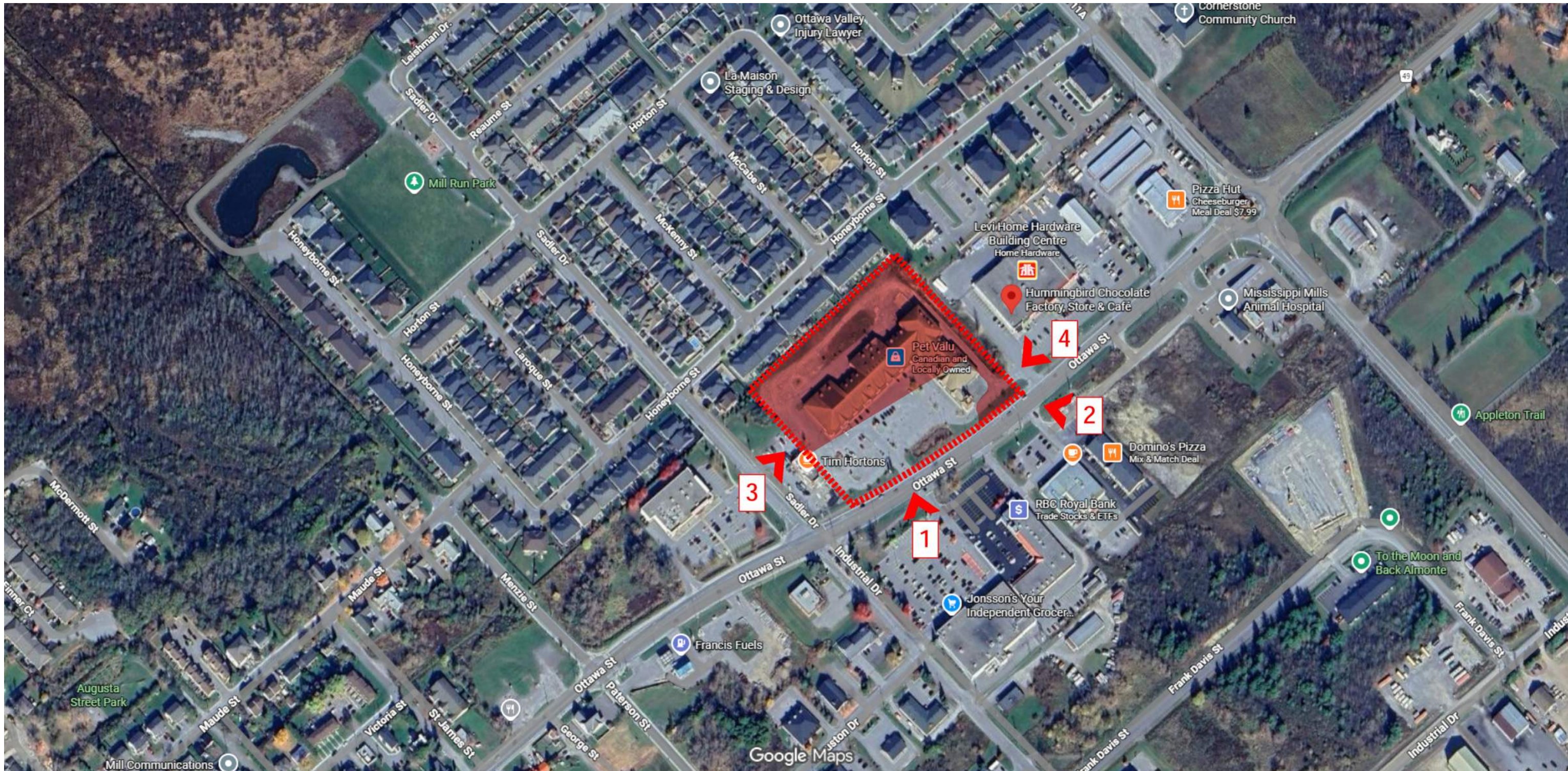
SHEET LIST - ARCHITECTURAL

- SPA0.00 COVER SHEET
- SPA1.01 PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS
- SPA1.02 SITE PLAN - PHASE II
- SPA1.03 FIRE ACCESS ROUTE
- SPA2.00 FLOOR PLAN - UNDERGROUND PARKADE
- SPA2.01 FLOOR PLAN - MAIN FLOOR
- SPA2.02 FLOOR PLAN - TYPICAL FLOOR - LEVEL 2-4
- SPA2.03 ROOF PLAN
- SPA3.01 BUILDING ELEVATIONS
- SPA3.02 CONCEPTUAL RENDERINGS
- SPA3.03 CONCEPTUAL RENDERINGS
- SPA3.04 CONCEPTUAL RENDERINGS



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CONTEXT MAP & SITE PHOTO KEY PLAN

PROJECT INFORMATION	
OWNER:	ELM DEVELOPMENTS
DP APPLICANT:	ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS:	430 OTTAWA STREET, ALMONTE, ONTARIO
LEGAL ADDRESS:	PART LOT 16, CONCESSION 10 Being Part 1 on RP 27R-8990, Parts 1-4, 9-12 on RP 27R-8445
PARCEL AREA:	25,504.8 m ² / 274,531 ft ² / 2.55 ha / 6.30 ac
LANDUSE BYLAW:	MUNICIPALITY OF MISSISSIPPI MILLS COMPREHENSIVE ZONING BY-LAW #11-83 OFFICE CONSOLIDATION November 9, 2024
ZONING (EXISTING):	SHOPPING CENTRE COMMERCIAL- SPECIAL EXCEPTION HOLDING (C4-4H)
GENERAL DESCRIPTION:	4 STOREY WOOD FRAME APARTMENT HOUSING
PRINCIPAL USES / FLOOR:	RESIDENTIAL
UNIT TYPE BREAKDOWN:	APARTMENT DWELLING: 1 BEDROOM: 41 (32%) 2 BEDROOM: 75 (59%) 3 BEDROOM: 11 (9%) TOTAL UNITS: 127 (100%)

CLAUSE	REQUIREMENT	PROVIDED
MAXIMUM DENSITY:	MAXIMUM 50 UNITS PER NET HECTARE (2.55ha x 50units/ha = MAX 127 UNITS)	127 UNITS
SETBACKS:	RESIDENTIAL USES: FRONT SETBACK FROM OTTAWA STREET: 60m REAR YARD (FOR APARTMENT DWELLING MID RISE): 26m SIDE YARD: 6m	FRONT YARD: 72.8m (COMPLIANT) REAR YARD: 28.9m (COMPLIANT) SIDE YARD (WEST): 22.3m (COMPLIANT) SIDE YARD (EAST): 27.2m (COMPLIANT)
BUILDING HEIGHT	RESIDENTIAL USES: MAXIMUM HEIGHT: 15m OR 4 STOREYS	14.1m - 4 STOREYS
AMENITY SPACE:	THE REQUIRED MINIMUM AMENITY SPACE IS 6 m ² PER UNIT, AND 10% OF THE GFA OF EACH ROOMING UNIT 127 UNITS x 6 m ² = 762 m ² 9,889.5 m ² x 10% = 989 m ² = 1,751 m ² TOTAL AMENITY REQUIRED. COMMUNAL AMENITY AREA: MINIMUM 50%	AMENITY SPACE PROVIDED: COMMUNAL AMENITY EXTERIOR PATIO: 212 m ² COMMUNAL AMENITY EXTERIOR WALKWAY: 1,364 m ² COMMUNAL AMENITY EXTERIOR PET AREA: 256 m ² COMMUNAL AMENITY INTERIOR: 342 m ² PRIVATE AMENITY - BALCONIES/PATIOS: 1,824.5 m ² TOTAL COMMUNAL AMENITY SPACE PROVIDED: 2,174 m ² TOTAL PRIVATE AMENITY SPACE PROVIDED: 1,824.5 m ² TOTAL AMENITY SPACE PROVIDED: 3,998.5 m ²
MOTOR VEHICLE PARKING REQUIREMENTS:	APARTMENT 1.2 RESIDENT PARKING STALLS PER UNIT = 1.2 STALLS x 127 UNITS = 152.4 = 153 RESIDENT STALLS REQ'D 0.2 VISITOR PARKING STALLS PER UNIT = 0.2 STALLS x 127 UNITS = 25.4 = 26 VISITOR STALLS REQ'D TOTAL PARKING STALLS REQUIRED: 179 STALLS	RESIDENT PARKING STALLS PROVIDED: UNDERGROUND: 179 STALLS SURFACE: 25 STALLS TOTAL RESIDENTIAL STALLS PROVIDED: 204 STALLS VISITOR PARKING STALLS PROVIDED: SURFACE: 37 STALLS TOTAL VISITOR STALLS PROVIDED: 37 STALLS TOTAL PARKING STALLS PROVIDED: 241 STALLS ACCESSIBLE PARKING SPACES: 4% REQUIRED (BY AODA): 4% X 179 SPACES = 8 PROVIDED: SURFACE: 6, UNDERGROUND: 2
BICYCLE PARKING REQUIREMENTS:	APARTMENT BUILDING = 0.5 SPACES PER DWELLING UNIT = 0.5 x 127 = 63.5 TOTAL BICYCLE PARKING REQUIRED: 64 SPACES	BICYCLE PARKING PROVIDED: INTERNAL BIKE ROOM: 50 SPACES EXTERIOR BICYCLE PARKING: 18 SPACES TOTAL BICYCLE PARKING PROVIDED: 68 SPACES

BUILDING AREA (GROSS FLOOR AREA)

LEVEL	AREA
LEVEL 1	2937.6 m ²
LEVEL 2	2920.5 m ²
LEVEL 3	2920.5 m ²
LEVEL 4	2920.5 m ²
TOTAL	11699.2 m ²

LEASABLE AREA (NET UNIT AREA)

TOTAL 9,889.5 m²

LOT COVERAGE

4,154.3 m² / 25,504.8 m² = 16.3%



1. VIEW FROM OTTAWA STREET - LOOKING NORTH



2. VIEW FROM OTTAWA STREET - LOOKING NORTH WEST



3. VIEW FROM ADJACENT SITE - LOOKING NORTH EAST



4. VIEW FROM ADJACENT SITE - LOOKING SOUTH WEST

1 PHASE II SITE PLAN APPLICATION 2026-07-27

NO. ISSUE/ REVISION DATE

SEAL

PROJECT

430 Ottawa Street
Phase II

PROJECT ADDRESS

430 Ottawa Street
Almonte, Ontario

TITLE

PROJECT + BYLAW
INFO., BLOCK PLAN &
SITE PHOTOS

PROJECT NO. SCALE DRAWN CHECKED

224-026

CJJ

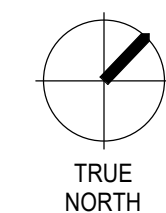
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DRAWING NO.

REVISION NO.

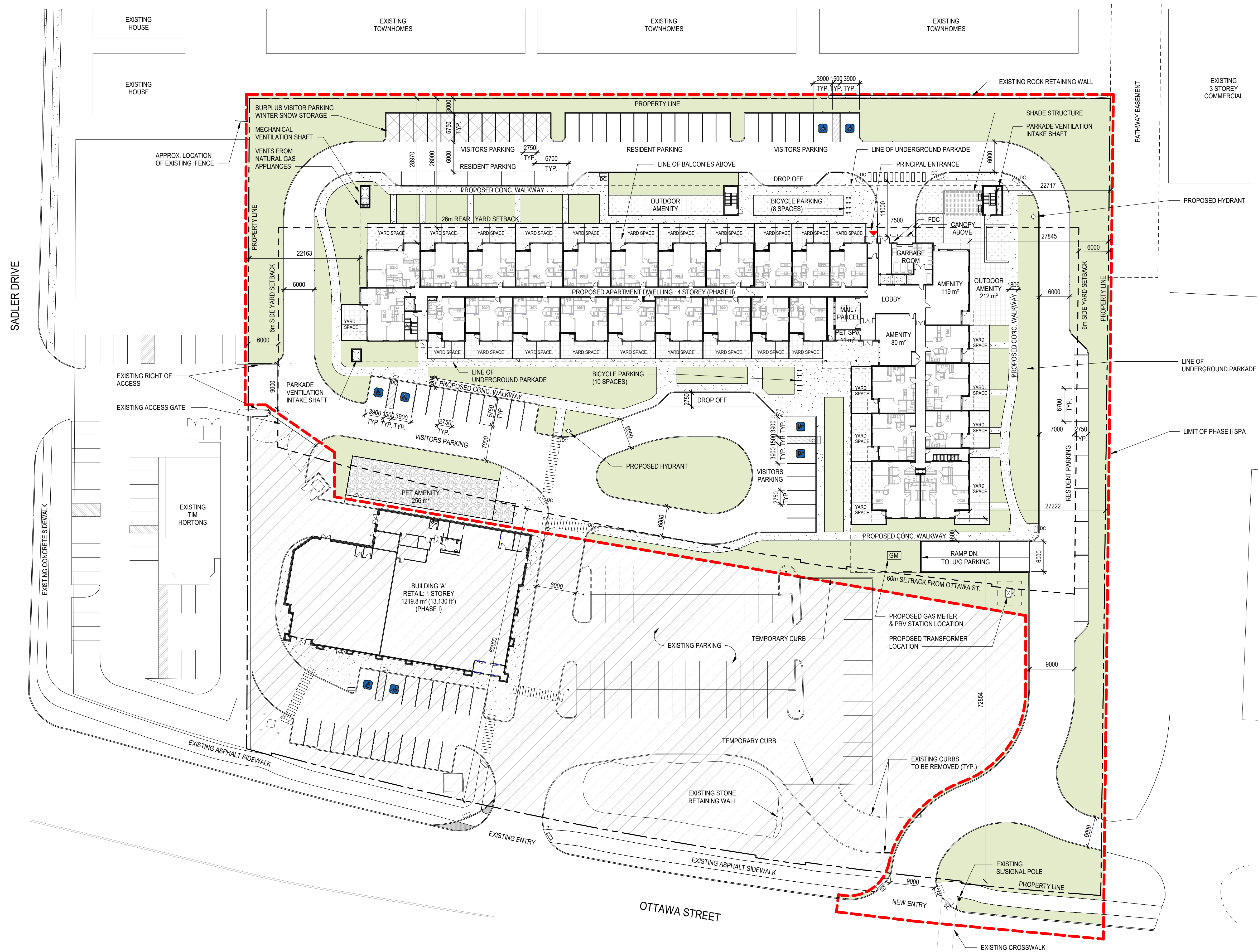
SPA1.01

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2 SITE PLAN
SPA1.02 SCALE: 1:400

1	PHASE II SITE PLAN APPLICATION	2026-07-27
NO.	ISSUE/ REVISION	DATE
SEAL		

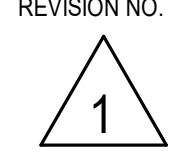
PROJECT
**430 Ottawa Street
Phase II**

PROJECT ADDRESS
430 Ottawa Street
Almonte, Ontario

TITLE
SITE PLAN - PHASE II

PROJECT NO.	SCALE	DRAWN	CHECKED
224-026	1:400	CJJ	TL
DRAWING NO.		REVISION NO.	

SPA1.02

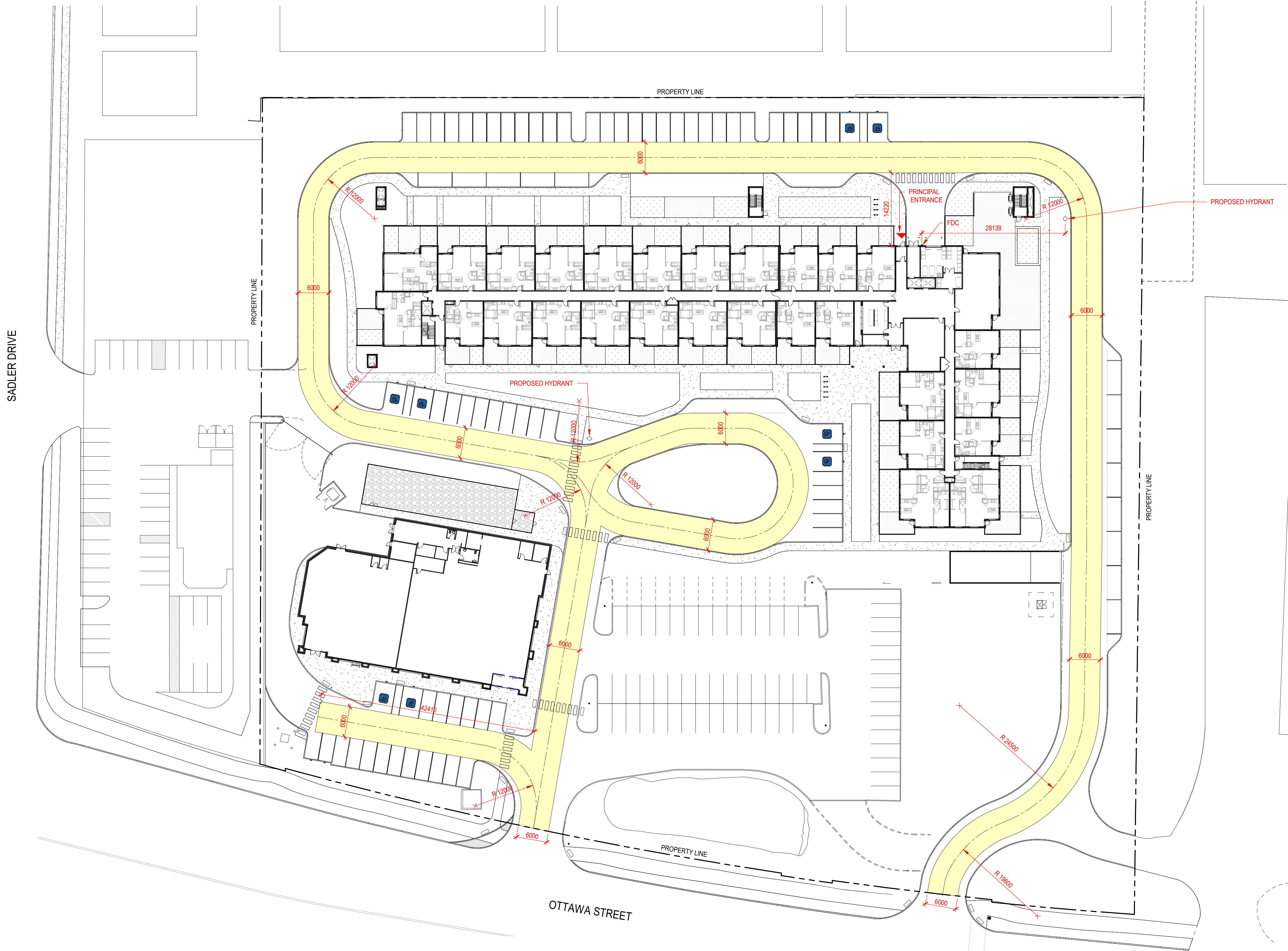


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1 SITE PLAN - FIRE ACCESS ROUTE -PHASE II
SPA1.03 SCALE: 1:400

FIRE APPARATUS ACCESS ROUTES MUST BE DESIGNED IN ACCORDANCE WITH ARTICLE 3.2.5.8, AS SUMMARIZED:

- HAVE A CLEAR WIDTH NOT LESS THAN 6 m.
- HAVE A CENTRELINE RADIUS OF NOT LESS THAN 12 m.
- HAVE AN OVERHEAD CLEARANCE NOT LESS THAN 5 m.
- HAVE A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15 m.
- BE DESIGNED TO SUPPORT THE EXPECTED LOADS (85,000 lbs) IMPOSED BY FIREFIGHTING EQUIPMENT AND BE SURFACED WITH CONCRETE, ASPHALT, OR OTHER MATERIAL DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.
- HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG.

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TITLE
FIRE ACCESS ROUTE

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DRAWING NO.		REVISION NO.	

SPA1.03

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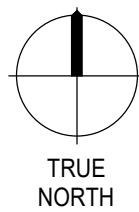
FLOOR PLAN - UNDERGROUND PARKADE

DRAWING NO. REVISION NO.

SPA2.00 

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PROJECT
**430 Ottawa Street
Phase II**

PROJECT ADDRESS
430 Ottawa Street
Almonte, Ontario

TITLE
**FLOOR PLAN - MAIN
FLOOR**

PROJECT NO.	SCALE	DRAWN	CHECKED
224-026	1:200	CJJ	TL

DRAWING NO.	REVISION NO.
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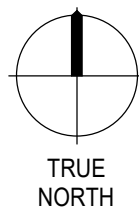
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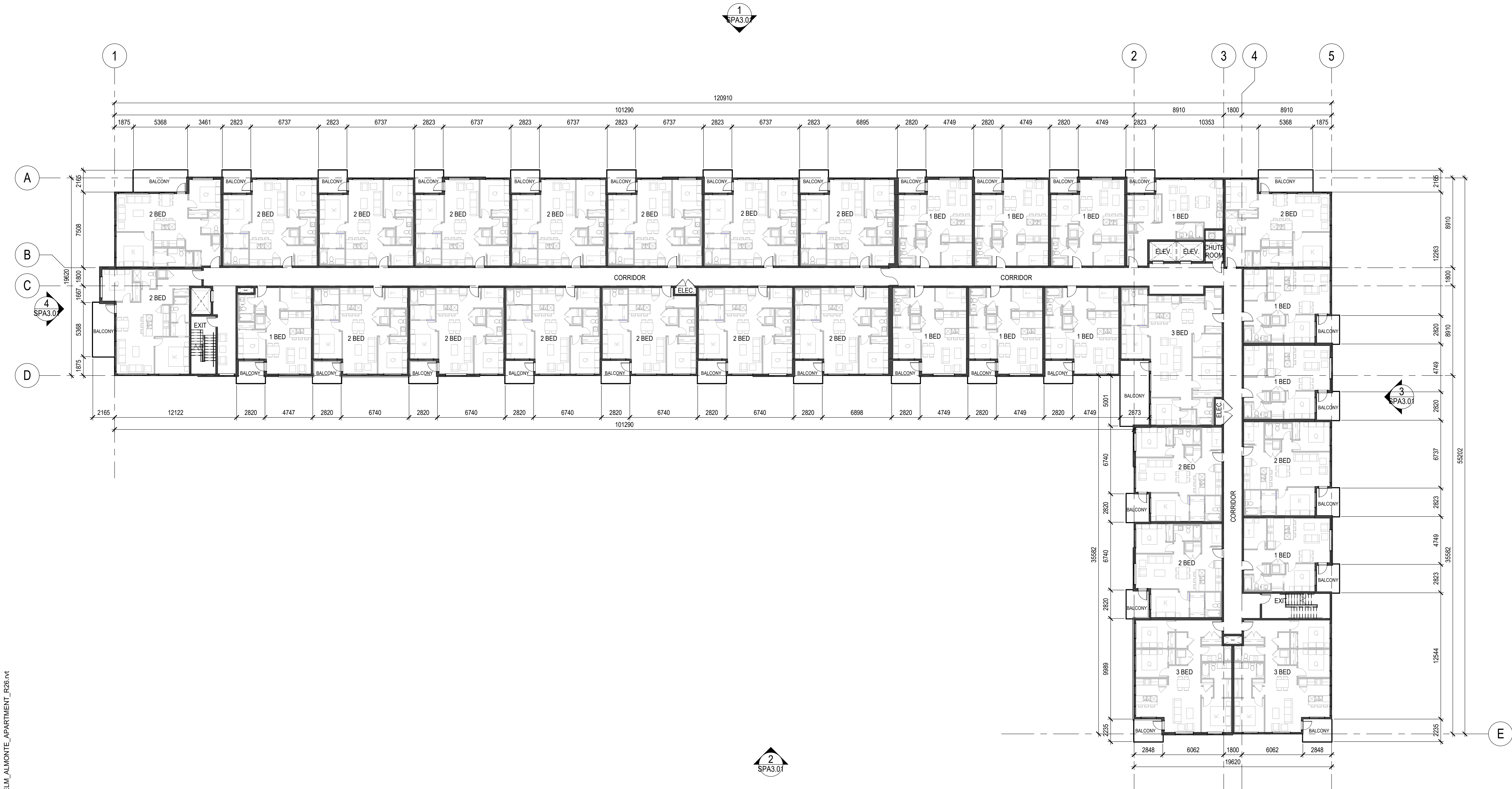


1 LEVEL 1 FLOOR PLAN
SCALE: 1:200



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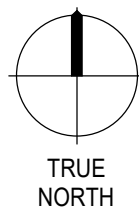
TITLE
**FLOOR PLAN -
TYPICAL FLOOR -
LEVEL 2-4**

PROJECT NO. SCALE DRAWN CHECKED
224-026 1:200 CJJ TL

DRAWING NO. REVISION NO.

SPA2.02

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Almonte, Ontario

TITLE
ROOF PLAN

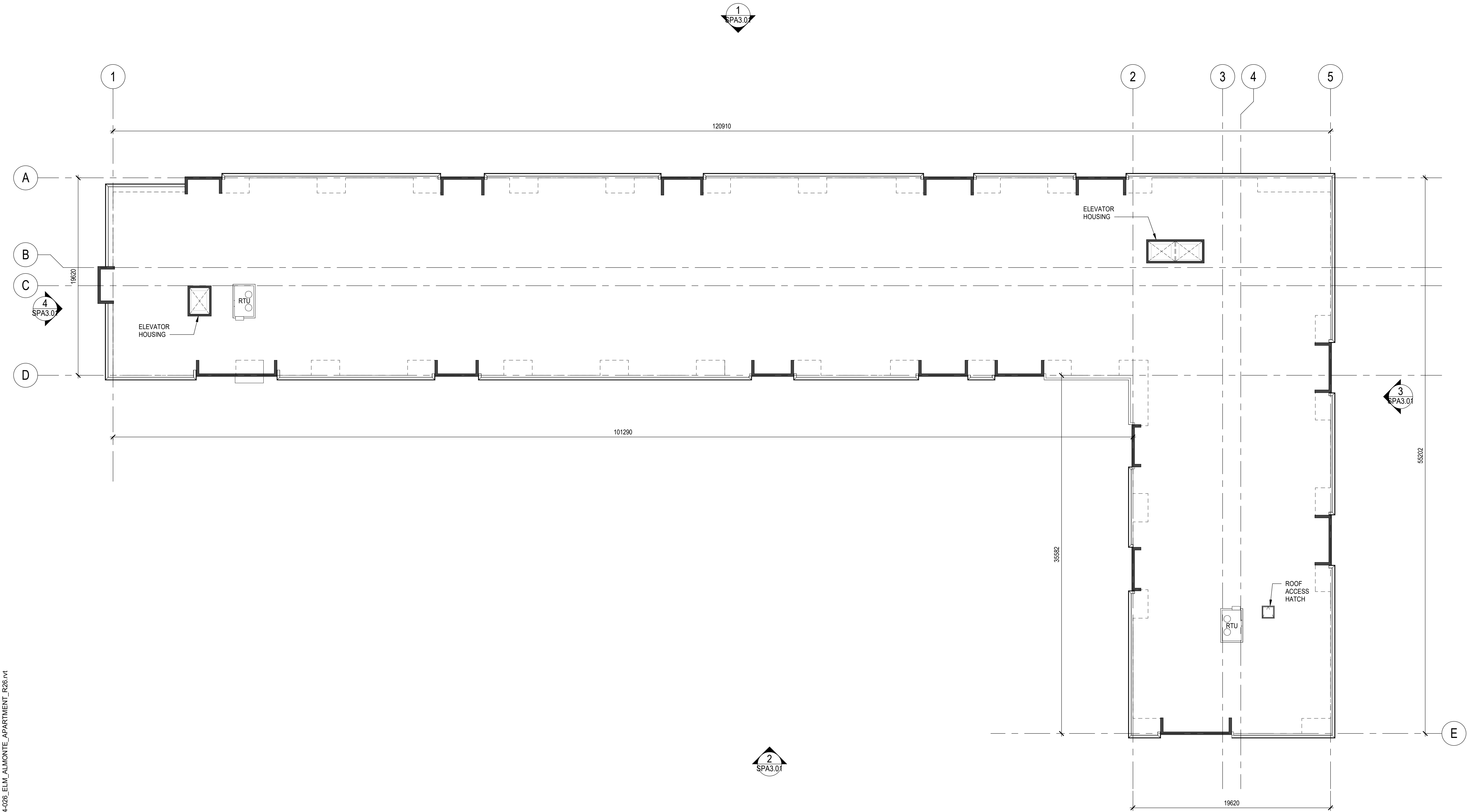
PROJECT NO.	SCALE	DRAWN	CHECKED
224-026	1 : 200	CJJ	TL
DRAWING NO.	REVISION NO.		

SPA2.03

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1 ROOF PLAN
SPA2.03 SCALE: 1 : 200

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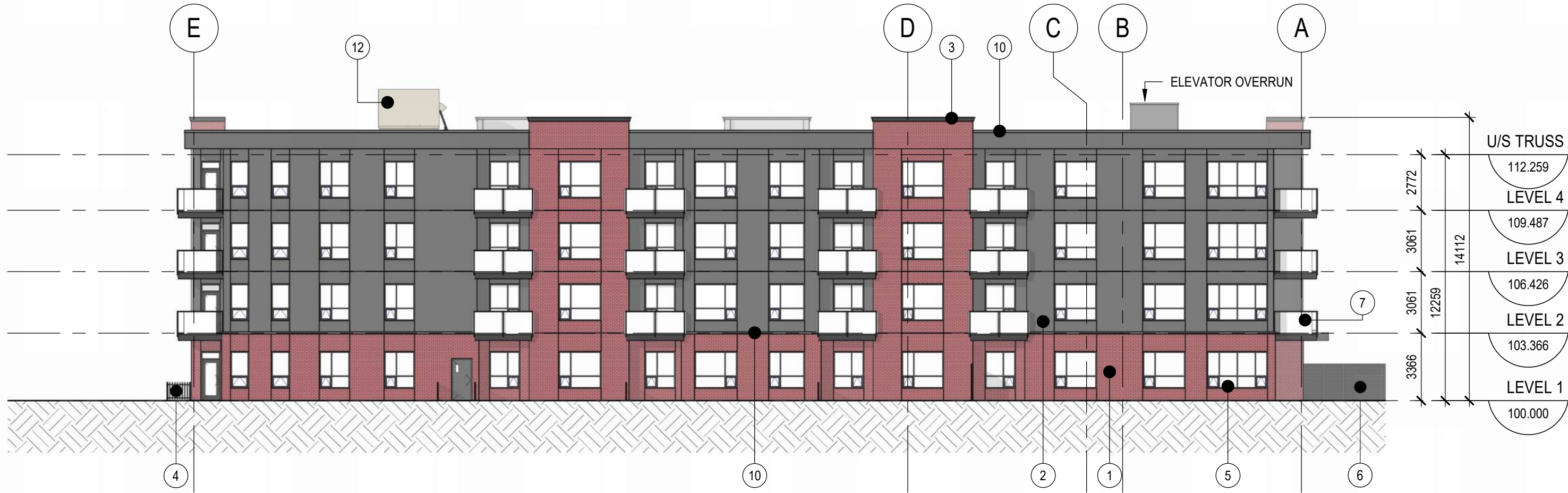
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1 NORTH ELEVATION
SPA3.01 SCALE: 1:200



2 SOUTH ELEVATION
SPA3.01 SCALE: 1:200



3 EAST ELEVATION
SPA3.01 SCALE: 1:200



4 WEST ELEVATION
SPA3.01 SCALE: 1:200

MATERIAL LEGEND			
1	BRICK VENEER SIDING (RUNNING BOND) - COLOUR (TRADITIONAL RED)	5	VINYL WINDOWS AND DOORS CW CLEAR GLAZING - COLOUR BLACK
2	PANEL SIDING (SMOOTH FINISH) - COLOUR (MIDNIGHT BLACK)	6	HORIZONTAL FENCING SYSTEM - COLOUR BLACK
3	EXTERIOR CORNICE MOULDING	7	BALCONY - GLASS RAILING
4	STEEL FENCE - COLOUR (BLACK)	8	
9	PREFINISHED SECTIONAL - OVERHEAD DOOR - COLOUR: GREY	11	ROOF HATCH
10	PREFINISHED FLASHING / CAP FLASHING - COLOUR GREY	12	RTU (ROOF TOP UNIT)

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SEAL

PROJECT

430 Ottawa Street
Phase II

PROJECT ADDRESS

430 Ottawa Street
Almonte, Ontario

TITLE

BUILDING
ELEVATIONS

PROJECT NO. SCALE DRAWN CHECKED

224-026 As indicated CJJ TL

DRAWING NO. REVISION NO.

SPA3.01

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Note: Artistic rendering only. Refer to plans and elevations for final design.

SOUTH ELEVATION - OVERALL VIEW



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PROJECT
**430 Ottawa Street
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PROJECT ADDRESS
430 Ottawa Street
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TITLE
**CONCEPTUAL
RENDERINGS**

PROJECT NO.	SCALE	DRAWN	CHECKED
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EAST ELEVATION - AT PARKADE ENTRANCE

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430 Ottawa Street
Almonte, Ontario

TITLE
**CONCEPTUAL
RENDERINGS**

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DRAWING NO.	REVISION NO.
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NORTH ELEVATION - AT REAR ENTRANCE

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430 Ottawa Street
Almonte, Ontario

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CONCEPTUAL
RENDERINGS

PROJECT NO.	SCALE	DRAWN	CHECKED
224-026		CJJ	TL

DRAWING NO.	REVISION NO.
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