

**SURVEY INFORMATION TAKEN FROM:**  
SURVEYOR'S REAL PROPERTY REPORT  
PART 1 PLAN OF REGISTERED PLAN 78 AND PART OF LOTS 20 REGISTERED PLAN 27 CITY OF OTTAWA  
SURVEYED BY: ANNIS, O'SULLIVAN, VOLLEBECK LTD.

**SITE SUMMARY:**  
PROPERTY ADDRESS: 115 ECHO DRIVE  
ZONING: TM [2362] S362-H  
SITE AREA (SURVEY): 1534.5 m<sup>2</sup>  
PROPOSED USE: RESIDENTIAL MIDRISE APARTMENT BUILDING 6 FLOORS + ROOFTOP AMENITY

**BUILDINGS FOOTPRINT (GRND FLOOR PLAN):** 487.6 m<sup>2</sup>  
**TOTAL FLOORS:** 6  
**TOTAL RESIDENTIAL UNITS:** 34 UNITS  
**TOTAL GFA:** 5,931 m<sup>2</sup>

ZONING SUMMARY:	REQUIRED	PROVIDED
BUILDING HEIGHT AREA A	16 m MAX.	16 m
BUILDING HEIGHT AREA B	20 m MAX.	20 m
ROOFTOP MECH. RM. PROJECTION	5m MAX.	5m

**YARDS:**  
SUBJECT TO ZONING SCHEDULE

FRONT YARD (MAIN STREET)	AREA A	AREA B
8.0 m MIN.	8.9 m	12.2 m
0 m	0 m	0 m
4.0 m MIN.	4.0 m	4.0 m
1.2 m MIN.	1.2 m	2.3 m

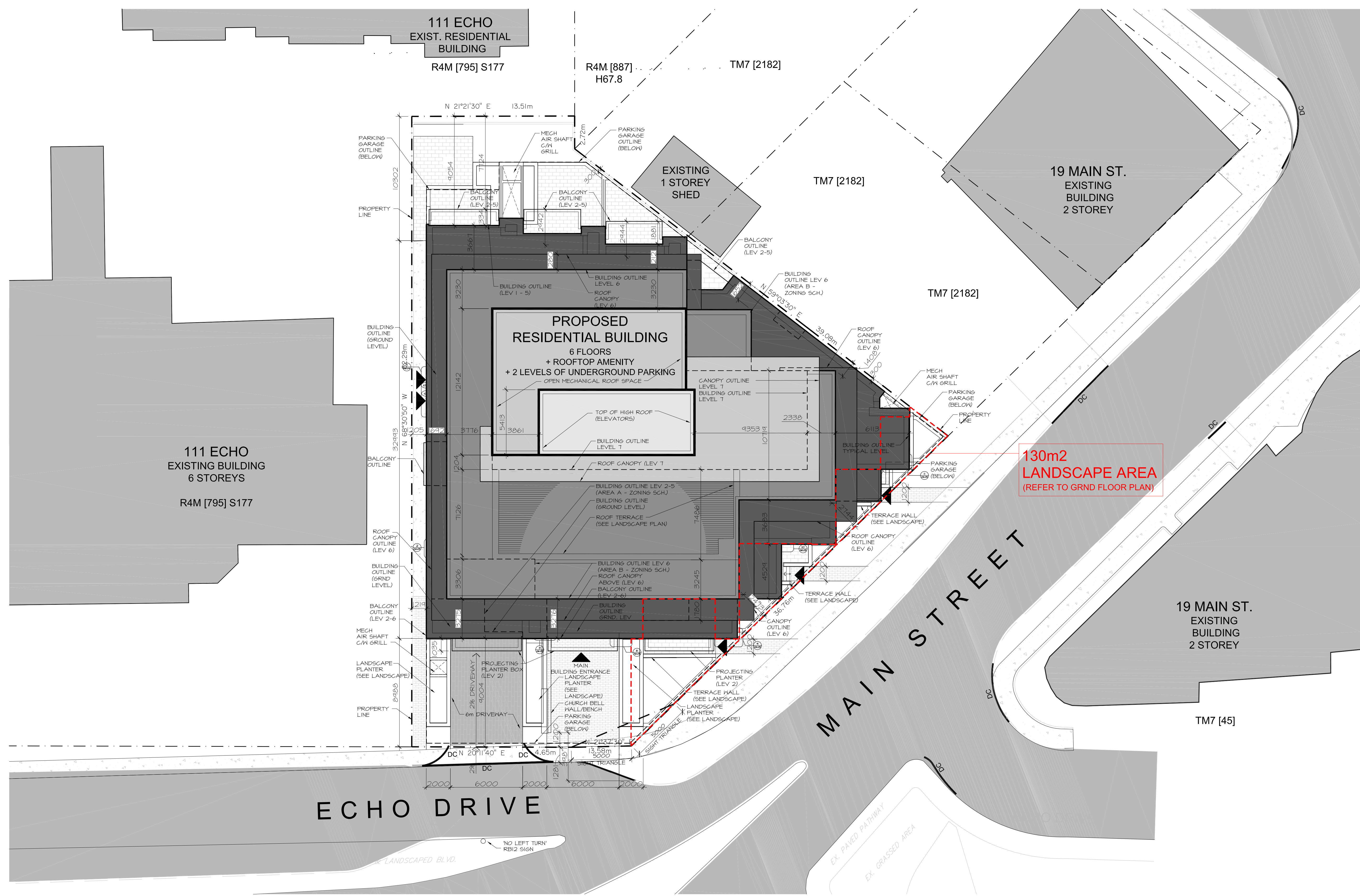
VEHICULAR PARKING:	REQUIRED	PROVIDED
RESIDENTIAL PARKING (0.5 / UNIT) (MINUS THE FIRST 12 UNITS)	14 SPACES	50 SPACES
VISITOR PARKING (0.1 / UNIT) (MINUS THE FIRST 12 UNITS)	3 SPACES	3 SPACES
TOTAL PARKING	17 SPACES	53 SPACES

BICYCLE PARKING	REQUIRED	PROVIDED
LEVEL P1	8 SPACES	8 SPACES
LEVEL P2	43 SPACES	43 SPACES
TOTAL	51 SPACES	51 SPACES

AMENITY	REQUIRED	PROVIDED
MINIMUM AMENITY SPACE 6m <sup>2</sup> / UNIT (40UNITS X 6m <sup>2</sup> )	240 m <sup>2</sup>	120m <sup>2</sup>
PRIVATE AMENITY 50% OF REQ'D	120m <sup>2</sup>	120m <sup>2</sup>
COMMON AMENITY 50% OF REQ'D	120 m <sup>2</sup>	53.5 m <sup>2</sup>
LOBBY AMENITY	620 m <sup>2</sup>	247 m <sup>2</sup>
ROOF AMENITY (OUTDOOR)	120 m <sup>2</sup>	120 m <sup>2</sup>
ROOF AMENITY (INDOOR)	240 m <sup>2</sup>	1,040 m <sup>2</sup>

**BUILDING SUMMARY**

	GROSS	NET
MECHANICAL OPEN AIR CHILLERS	128.8 m <sup>2</sup>	-
LEVEL 1 (MECH & ROOF AMENITY)	218.4 m <sup>2</sup>	-
LEVEL 6	714 m <sup>2</sup>	620 m <sup>2</sup>
LEVEL 4-5 (X2)	485.1 m <sup>2</sup>	884 m <sup>2</sup>
LEVEL 2-3 (X2)	482.1 m <sup>2</sup>	880.4 m <sup>2</sup>
GROUND LEVEL	487.6 m <sup>2</sup>	558.4 m <sup>2</sup>
TOTAL	5,931 m <sup>2</sup>	4,712 m <sup>2</sup>
LEVEL P1	1384.2 m <sup>2</sup>	-
LEVEL P2	1384.2 m <sup>2</sup>	-

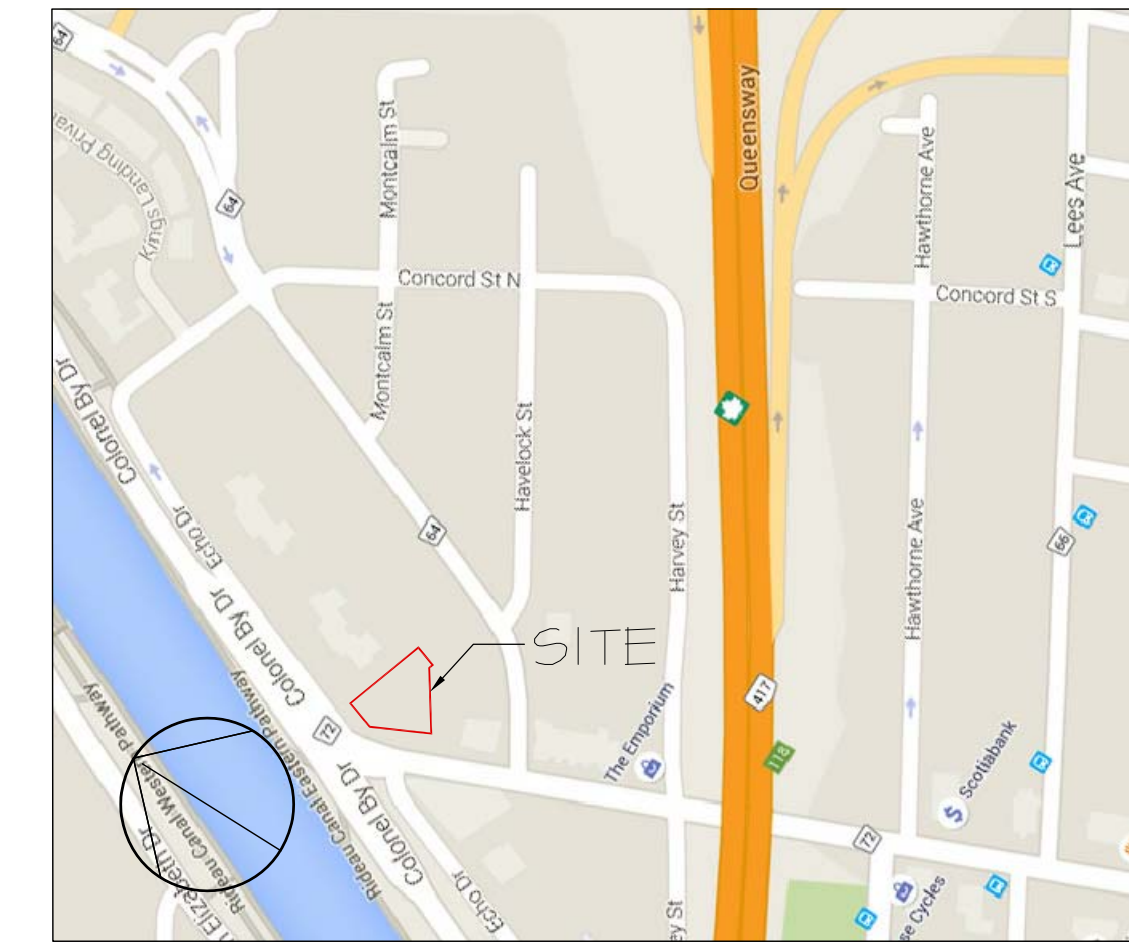


**BUILDING HEIGHT | ZONING SCHEDULE 362**

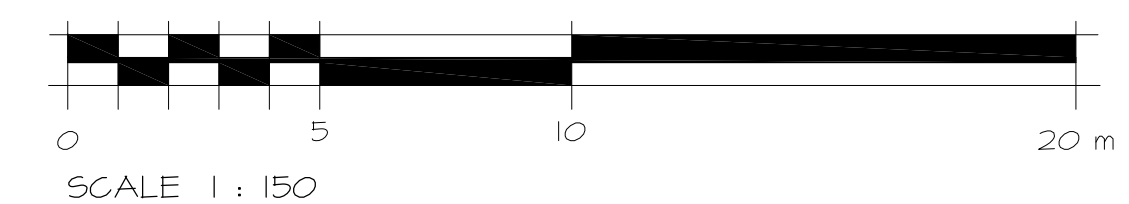
AREA A.	maximum building height 16m	
AREA B.	maximum building height 20m	
AREA C.	permitted projection above roof up to 5m MPH & Amenity Level	

**PROJECT CONSULTANTS:**

<b>Developer / Owner</b> UNIFORM URBAN DEVELOPMENTS 117 CENTREPOINTE DRIVE, SUITE 300 OTTAWA, ONTARIO, K2G 5X3 (613) 225-0770	<b>Civil / Landscape / Transportation</b> NOVATECH 240 MICHAEL COWPLAND DRIVE, SUITE 200 OTTAWA, ON K2M 1P6 (613) 254-9643	<b>Surveyor</b> ANNIS, O'SULLIVAN, VOLLEBECK LTD. 14 CONCORSE GATE, SUITE 500 OTTAWA, ON K2E 7S6 (613) 727-0850
<b>Architect</b> HOBIN ARCHITECTURE INC. 63 PAMILLA STREET OTTAWA, ON K1S 3K7 CONTACT: RHEAL LABELLE (613) 238-7200 X 112 WEB: WWW.HOBINARC.COM	<b>Geotechnical</b> PATERSON GROUP INC. 154 COLONNADE ROAD SOUTH OTTAWA, ONTARIO K2E 7J5 (613) 226-7381	



LOCATION PLAN



GRAPHIC SCALE

**SURVEY NOTES AND LEGEND**

- Denotes Survey Monument Planted.
- Denotes Survey Monument Found.
- SIB Standard Iron Bar.
- SSIB Short Standard Iron Bar.
- IB Round Iron Bar.
- IB Iron Bar.
- Wit. Witness.
- (P1) Plan 5R-4445
- (P2) Plan by Fairhall Moffatt & Woodland (dated Mar.31, 2000.)
- (P3) Registered Plan 78
- Meas. Measured
- CLF Chain Link Fence
- (DI) Inst. No. N518013
- C/L Centreline

Bearings are astronomic derived from the easterly limit of Main Street shown to be N 22° 54' 10" W on plan 5R-4445.

FILE NUMBER (#D07-12-17-0152)  
APPROVED  REFUSED   
THIS DAY OF 20\_\_\_\_  
Douglas James, MCFP, RFP, Manager  
Development Review Central,  
Infrastructure and Economic Development  
Department, City of Ottawa

4 JULY 12/2018 ISSUED FOR SITE PLAN CONTROL  
3 MAY 12/2018 ISSUED FOR PRICING  
2 MAR 12/2018 ISSUED FOR SITE PLAN CONTROL  
1 NOV 01/2017 ISSUED FOR SITE PLAN CONTROL

no. date revision  
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.  
All contractors must comply with all pertinent codes and by-laws.  
Do not scale drawings.  
This drawing may not be used for construction until signed.  
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SCALE NOTED ON DRAWINGS ARE BASED ON FULL SIZE PLOTS OF 24" X 36" SHEET SIZE

**ONTARIO ASSOCIATION OF ARCHITECTS**  
RHEAL LABELLE  
R. 11081  
LICENCE 3049

**uniform URBAN DEVELOPMENTS**

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**HOBIN ARCHITECTURE**

project  
**115 ECHO DRIVE  
OTTAWA, ONTARIO**

drawing title  
**SITE PLAN**

drawn RL	date OCT. 2011	scale AS NOTED
		project 1405
		<b>A1.01</b>
		revision no.