



PROJECT INFORMATION
 ZONING BY-LAW 2008-250 (City of Ottawa) TM & R4A
 ADDRESS: 811 GLADSTONE, OTTAWA ONTARIO
 SITE AREA: 4,717.2 M²

ZONING	REQUIRED	PROVIDED
PERMITTED USES:	TM: APARTMENT R4A: STACKED DWELLING	6 STOREY APARTMENT STACKED TOWNHOMES
MINIMUM LANDSCAPED AREA:	TM: NONE R4A: 30%	35%
BUILDING HEIGHT:	TM: 6 FLRS (20M) R4A: 11M	6 STOREY: 19.7M TOWNS: 9.9M
MAX FRONT YARD (GLADSTONE):	2.0M	0.8M
MIN INTERIOR YARD:	1.2M	1.5M
MIN CORNER SIDE YARD (ROCHESTER & BALSAM):	3.0M (5.0M ABOVE 15M)	3.0M & 3.0M
PARKING REQUIRED (RES): (AFTER 12 UNITS)	0.5/UNIT X 128 UNITS 64	4 (@GRADE)+20(GARAGE) TOTAL: 24
PARKING REQUIRED (VIS): (AFTER 12 UNITS)	0.1/UNIT X 128 UNITS 13	13 (@GRADE)
BICYCLE PARKING:	0.5/UNIT TOTAL: 70	16 EXTERIOR + 31 GROUND FLOOR + 35 PARKING LEVEL TOTAL: 82
AMENITY AREA:	6 SQM/UNIT X 140 834 M ²	1,322 M ² (522 M ² INTERIOR 800 M ² EXTERIOR)

BUILDING AREA:	UNIT COUNT
6 STOREY	
GROUND FLOOR:	1598.11 M ² 8
TYPICAL FLOOR (X5)	1460.99 M ² 20 (X5 FLOORS)
TOTAL:	8903.06 M ²
TOWNS:	3,172.64 M ² 32
SITE TOTAL:	12,075.7 M ² 140

UNIT STATISTICS		
BACHELOR:	15	(11%)
1 BEDROOM:	58	(42%)
2 BEDROOM:	38	(27%)
3 BEDROOM:	20	(14%)
4 BEDROOM:	8	(6%)



LEGEND:
 V VISITOR PARKING
 DEPRESSED CURB
 ENTRANCE
 NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE. REFER TO SITE SERVING AND GRADING PLAN FOR RELEVANT INFO.

no.	date	revision
1	DEC 3, 2018	ISSUED FOR SITE PLAN

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.
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PROJECT/LOCATION:
811 GLADSTONE AFFORDABLE HOUSING
 811 GLADSTONE, OTTAWA ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY: LE DATE: DEC 3, 2018 SCALE: 1:150
 PROJECT: 1818
 DRAWING NO.: **A1.01**
 REVISION NO.: