



PROJECT INFORMATION
 ZONING BY-LAW 2008-250 (City of Ottawa)
 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: 19.86M TOWNS: 10.43M
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)+21(GARAGE) TOTAL: 25
PARKING REQUIRED (VIS) (AFTER 12 UNITS)	0.1/UNIT X 128 UNITS 13	13 (@GRADE)
BICYCLE PARKING:	0.5/UNIT TOTAL: 70	18 EXTERIOR (+10 Off Prop.) 64 GROUND FLOOR + 56 PARKING LEVEL TOTAL: 138 (+10)
AMENITY AREA:	6 SQM/UNIT X 140 834 M ²	1,268 M ² (468 M ² INTERIOR 800 M ² EXTERIOR)

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

UNIT STATISTICS	Count	Percentage
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
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE TOP (EXISTING)
- EXISTING SIGN
- CATCH BASIN/CATCH BASIN INLET
- CHAIN LINK FENCE WITH GATE
- SIAMSESE CONNECTION
- TSL TRAFFIC SIGNAL LIGHT

NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES PLANTING & SITE FURNITURE. REFER TO SITE SURVEY AND GRADING PLAN FOR RELEVANT INFO.

The Boundary information shown here has been derived from a plan of survey completed by Anna O'Sullivan Vollebakk Ltd on January 18, 2018 and updated on November 16, 2018 to show additional topographic features.

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 ZONING: TM & R4A
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 SITE AREA: 4,717.2 M²

ONTARIO ASSOCIATION OF ARCHITECTS
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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.:** #17839

0ft 5 10 15 20 30 40 50 60 70ft
 0m 1 2 3 4 5 10 15 20m

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