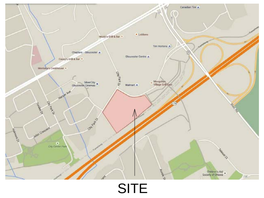
APPROVED
By mcewenje at 3:51 pm, Mar 18, 2019

JEFF MCEWEN P.ENG.
MANAGER, DEVELOPMENT REVIEW EAST BRANCH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA



SITE

Gross Building Area

Parking level 3	2407 sq.m
Parking level 2	2407 sq.m
Parking level 1	2533 sq.m
Level 1	1045 sq.m
Level 2	1012 sq.m
Level 3	1045 sq.m
Level 4-20	916 sq.m x 17
Roof Top	192 sq.m.

Total : 26,217 sqm

GFA - per City Definition:

Level 1	183 sq.m
Level 2	855 sq.m
Level 3	929 sq.m
Level 4-13	738 sq.m X10
Level 14-19	738 sq.m X6
Level 20	747 sq.m

Total : 14,522 sq.m

Site Plan Keynote Legend	
Key Value	Keynote Text
	DEPRESSED CURB
1	NEW PAINTED PARKING SPACE, LINES (YELLOW, HIGH CONTRAST)
2	NEW CONCRETE CURB
3	CONCRETE CURB
4	EXISTING PARKING SPACE TO BE DEMOLISHED
5	DEPRESSED CURB
6	HEAVY DUTY UNIT PAVING CROSSWALK

SITE DATA

LEGAL DESCRIPTION:

BLOCK 12, PLAN 4M-648
CITY OF OTTAWA

CIVIL ADDRESS:

2280 CITY PARK DRIVE

ZONING NOTES:

OFFICAL PLAN DESIGNATION: MIXED-USE CENTRE
PHASE 2 CURRENT ZONING: TD2 [2350];
ADJACENT ZONING:
SOUTH - R2N, O1P (ACROSS HIGHWAY)
WEST - TD2 [2087]
NORTH - GM [1349]F(0.6)H(22), TD2 [2082]
EAST - MC [1333]F(2.0)H(48)

SURVEY DATA

BOUNDARY INFORMATION FROM STANTEC SURVEY 'TOPOGRAPHIC SKETCH - 161613356-311' AUGUST, 2015

PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING, AND SITE LIGHTING INFO.

PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION

UNIT MIX DATA

Unit Mix

	BACH	1BED	1+DEN	2 BED	2+DEN / 3 BED		
LEVEL 1		2					2
LEVEL 2		4	4	2	1.0		11
LEVEL 3		4	5	2	1.0		12
LEVEL 4	1	6		3	1.0		11
LEVEL 5	1	6		3	1.0		11
LEVEL 6	1	6		3	1.0		11
LEVEL 7	1	6		3	1.0		11
LEVEL 8	1	6		3	1.0		11
LEVEL 9	1	6		3	1.0		11
LEVEL 10	1	6		3	1.0		11
LEVEL 11	1	6		3	1.0		11
LEVEL 12		7		4			11
LEVEL 13		7		4			11
LEVEL 14		7		4			11
LEVEL 15		7		4			11
LEVEL 16		7		4			11
LEVEL 17		7		4			11
LEVEL 18		7		4			11
LEVEL 19		7		4			11
LEVEL 20				1	6.0		7
TOTAL							208
	BACH	1BED	1+DEN	2 BED	2+DEN / 3 BED		208
	0	114	9	61	16.0		

ZONING DATA

PHASE 2 ZONING TABLE

Current Zoning (Tower B)	TD2[2350]	
Phase 2 Site Area	8.185m²	
Phase 2 Dwelling Units (Tower B)	208 dwelling units	
	REQUIRED	**PROVIDED**
Lot Area	No minimum	Total Lot Area : 28,627 sq.m.
Lot Frontage	No minimum	137.15m
Setbacks	Front (City Park): 3m Side (East + West): Under 6 storeys: 0m Over 6 storeys: 12m Rear (Transit Corridor): 2m	Front: Varies Side: East: 112.2m West: 71.2m Rear: 25.5m
Building Height	Minimum: 6.7m (2 storeys) Maximum: 60m	64.4m from average grade of 75.557
Amenity Area 6m² per unit of which 50% is required to be communal	Total: 1,248m² Communal: 624m²	**Private amenity space** - Private Balconies: 1020m² **Common amenity space** -Interior amenity: 607m² -Exterior rooftop amenity: 252m² -Exterior podium amenity: 857m² Total amenity area: 2654m²
Parking	**Minimum Required:**	Total Provided (After Phase 2): 478 Spaces
Residential: Minimum: No Minimum	- Residential (Phase 1 & 2): None	**Phase 1 (Existing):** - Residential: 107 spaces (31 interior; 76 surface) - Residential Visitor: 21 spaces (surface)
Residential Visitor: Minimum: 0.1 spaces/unit after the first 12 units Maximum: 30 spaces	- Residential Visitor (Phase 1): 21 - Residential Visitor (Phase 2): 20 - Restaurant (existing): No minimum	**Phase 2 (Proposed):** - Residential: 207 spaces (169 interior; 38 surface) - Residential Visitor: 20 spaces (exterior)
Residential + Visitor: Maximum: 1.75 spaces/unit	**Maximum Permitted:**	**Existing Parking to be Retained:**
Restaurant: Minimum: No minimum Maximum: No maximum	- Residential + Visitor (Phase 1 & 2): 749 spaces -Restaurant (existing): No maximum	- Residential: 143 spaces (surface) - Restaurant: 24 spaces (surface)
Bicycle Parking Requirements Residential: 0.5/dwelling unit Restaurant: 1/250m² of GFA 50% can be vertical 25% of residential spaces must be indoors	- Residential (Phases 1 & 2): 214 spaces - Residential: 110 spaces provided in phase 1 - Residential: 104 spaces required in phase 2 - Restaurant: 2 spaces required	Total Bicycle Parking: 302 spaces Residential (Phase 1, existing): 110 spaces Residential (Phase 2, proposed): 190 spaces (77 on level P1, 37 on level P2, 38 on level P3) Restaurant: 2 existing spaces
Minimum Density - TD2[2350] 250 units/net ha Phase 2 site area: 8,172sq.m.	Required: 204 units/net ha	Proposed: 254 units/net ha
Required Communal Outdoor Space	For lots greater than 1,250m², 2% of the total lot area at grade. Phase 1 site area 5,400m² x 2% = 108 m² Phase 2 site area 8172m² x 2% = 163 m²	Area provided in Village Lawn: - Phase 1&2 = 1,413m²

Note: all existing site information as per site survey plan dated September 16, 2015 and prepared by STANTEC GEOMATICS ltd. Ref No. 161613356-310

	date	revision
F	18.11.09	ISSUED FOR SITE PLAN APPLICATION REVISION 1
D	18.11.09	ISSUED FOR EXCAVATION
C	18.10.31	ISSUED FOR 4X5 REVIEW
B	18.OR.13	ISSUED FOR 33% REVIEW
A	18.OR.07	ISSUED FOR SITE PLAN APPLICATION

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 engineer.

All contractors must comply with all

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT
RIOCAN - CITY PARK PHASE 2
2280 City Park Drive

DRAWING TITLE
SITE PLAN

DRAWN	DATE	SCALE
M.L.K.	06/20/18	As indicated

PROJECT NO.: 1759
DRAWING NO.: A1.00
REVISION NO.: F
D07-12-18-0122

1 A1.00 SITE PLAN
SCALE: 1 : 300

17741