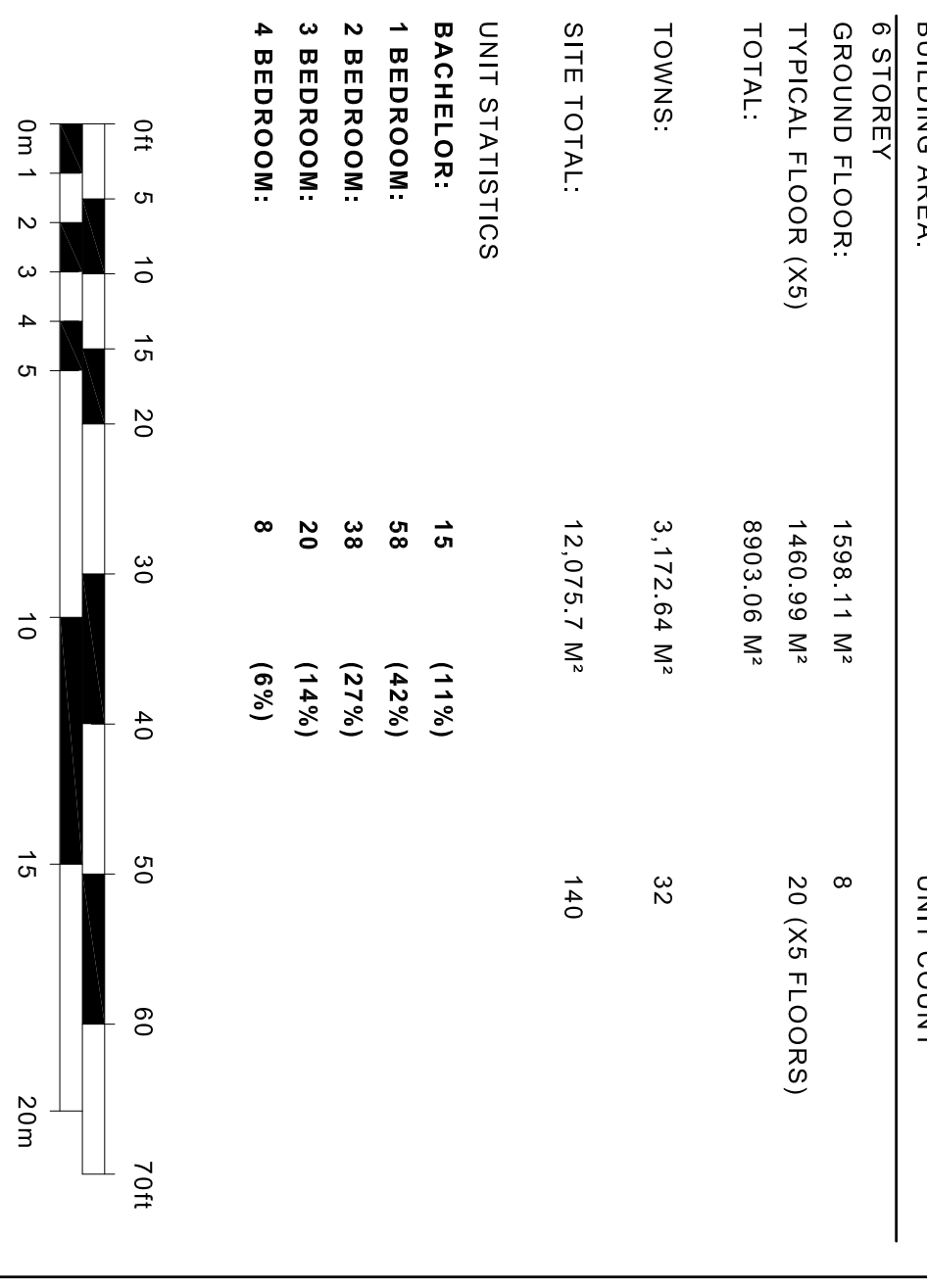


PROJECT INFORMATION
 ZONING BY-LAW 2008-250
 (City of Ottawa)
 ADDRESS: 811 GLADSTONE, OTTAWA ONTARIO
 SITE AREA: 4,714.9 M²

ZONING	PERMITTED USES:	REQUIRED	PROVIDED
TM & R4A (City of Ottawa)	TM: APARTMENT R4A: STACKED DWELLING	6 STACKED APARTMENT 6 STACKED TOWNHOMES	
	MINIMUM LANDSCAPED AREA: TM: NONE R4A: 30%	1653.3M ² 35%	
	MIN. LANDSCAPE BUFFER @ PARKING LOTS HEIGHT: MINIMUM LOT WIDTH	3M (AT STREET) 1.5 (OTHER) TM: 6 FLRS (20M) R4A: 11M TM: NONE R4A (STACKED): 22M	MIN BUFFER = 3.9M @ ROCHESTER 6 STOREY: 19.88M TOWNS: 10.43M LOT WIDTH: 72.2M
	MAX FRONT YARD (GLADSTONE): MIN INTERIOR YARD: MIN CORNER SIDE YARD (ROCHESTER): MIN REAR YARD (BALSAM):	2.0M 1.2M 3.0M (5.0M ABOVE 15M) 3.0M	0.8M 1.5M 3.0M 3.0M
	PARKING REQUIRED (RES): (AFTER 12 UNITS) PARKING REQUIRED (VIS): (AFTER 12 UNITS)	0.5/UNIT X 96 UNITS 48 0.1/UNIT X 128 UNITS 13	4 (@GRADE)+20(GARAGE) TOTAL: 24 13 (@GRADE)
	BICYCLE PARKING: TOTAL: 70	0.5/UNIT TOTAL: 70	25 EXTERIOR (6 OFF Prop.) 64 GROUND FLOOR + 56 PARKING LEVEL TOTAL: 145 (6 OFF Prop.)
	AMENITY AREA: TOTAL: 145 (6 OFF Prop.)	6 SQM/UNIT X 140 840 M ² (TOWNS: 192) (MIDRISE: 648)	1,253 M ² (488 M ² INTERIOR 780 M ² EXTERIOR) +22 M ² PRIVATE
	BUILDING AREA: 6 STOREY GROUND FLOOR: TYPICAL FLOOR (X5) TOTAL: TOWNS:	1598.11 M ² 1460.99 M ² 8903.06 M ² 3,172.64 M ²	8 20 (X5 FLOORS) 32
	UNIT STATISTICS		
	1 BEDROOM:	15 (11%)	
	2 BEDROOM:	58 (42%)	
	3 BEDROOM:	38 (27%)	
	4 BEDROOM:	20 (14%)	
	4 BEDROOM:	8 (6%)	
	SITE TOTAL:	12,075.7 M ²	140



- LEGEND:**
- ROBERTY LINE
 - V VISITOR PARKING
 - DEPRESSED CURB
 - ENTRANCE
 - PIE INKNOT
 - UTILITY POLE
 - UTILITY POLE TOP (EXISTING)
 - EXISTING SIGN
 - CANTON BANSNICH SIGN N/E/T
 - CHAIN LINK FENCE WITH GATE
 - SMALLER CONNECTION
 - THERMIC SIGNAL LIGHT
 - OUTDOOR AMENITY AREA

NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE. REFER TO SITE SERVICES AND GRADING PLAN FOR RELEVANT INFO.
 1 MAY 15, 2019 ISSUED FOR SPA RESPONSE 3
 2 MAR 28, 2019 ISSUED FOR SPA RESPONSE 2
 3 FEB 22, 2019 ISSUED FOR SPA RESPONSE 1
 4 DEC 21, 2018 ISSUED FOR SCHEMATIC DESIGN REVIEW
 5 DEC 3, 2018 ISSUED FOR SITE PLAN

no. date revision
 It is the responsibility of the appropriate persons on site and report all errors and/or omissions to the architect.
 All pertinent codes and by-laws.
 Do not scale drawings.
 This drawing may not be used for construction until signed.
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HOBIN ARCHITECTURE

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

DRAWING TITLE:
 SITE PLAN

DRAWN BY: LE
DATE: DEC 2, 2018
SCALE: 1:150
PROJECT: 1818
DRAWING NO.: A1.01
REVISION NO.: #17839