

**SITE INFORMATION**

LEGAL DESCRIPTION: PART OF LOT 11 CONCESSION 2 GEOGRAPHIC TOWNSHIP OF HUNTLEY CITY OF OTTAWA RES(120) AND RC(120)

ZONING: RES(120) AND RC(120)

LOT AREA (min): 10,000 sq. m. 497,421.1 sq. m.  
 LOT WIDTH (min): 75 m. 1,064.1 m.

SETBACKS:  
 REAR: 10.0 m 201.4 m  
 CORNER SIDE YD: 4.0 m 367.6 m  
 CORNER SIDE YD: 6.0 m 440.8 m (RC1)  
 FRONT YARD: 4.0 m 35.7 m  
 MAX. BLDG. HT: 12.0 m 4.3 m  
 LOT COVERAGE: 30% Max 0.28  
 LANDSCAPE AREA: 20% Min 46.0%

GROSS FLOOR AREA (PER ZONING BYLAW):  
 BASEMENT: 41.53 sq. m.  
 GROUND FLOOR: 660.86 sq. m.  
 TOTAL: 702.39 sq. m.

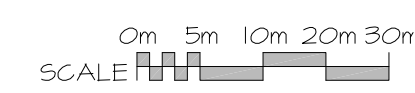
PARKING REQUIRED:  
 1 space/100 sq. m. of GFA  
 TOTAL (1 X 702.39) 44 SPACES  
 PARKING PROVIDED: 84 SPACES

LOADING SPACES REQUIRED:  
 0 - Phase One (Less than 1000 sq. m.)  
 1 - Phase Two (1000-1999 sq. m.)

LOADING SPACES PROVIDED:  
 1 - (To serve Phase One and Phase Two)

BICYCLE SPACES REQUIRED:  
 1/5000 sq. m. GFA 0 SPACES  
 (Site is outside Village of Corp)

DEVELOPMENT AREA:  
 BUILDING FOOTPRINT: 1,018.40 sq. m.  
 PARKING FOOTPRINT: 3,193.35 sq. m.  
 TOTAL: 4,211.75 sq. m.



LEGAL SURVEY INFORMATION TAKEN FROM:  
**PLAN OF SURVEY OF  
 PART OF LOT 11  
 CONCESSION 2  
 GEOGRAPHIC TOWNSHIP OF HUNTLEY  
 CITY OF OTTAWA**  
 FARLEY, SMITH & DENIS SURVEYING LTD. 2018

TOPOLOGICAL SURVEY INFORMATION TAKEN FROM:  
**GRADING AND SERVICING PLAN  
 2037 MCGEE SIDE ROAD, CITY OF OTTAWA**  
 PINECREST REMEMBRANCE SERVICES  
 HIGHLAND PARK REMEMBRANCE

NOVATECH ENGINEERING

CONSULTANTS:  
 PROPERTY OWNER:  
 PINECREST REMEMBRANCE SERVICES LTD.  
 2500 BASELINE ROAD  
 OTTAWA, ON K2C 3H4  
 (613) 831-7122

ARCHITECT:  
 HOBIN ARCHITECTURE INCORPORATED  
 63 PAMILIA STREET  
 OTTAWA ON K1S 3K7  
 (613) 238-7200

SITE SERVICES:  
 NOVATECH ENGINEERING CONSULTANTS LTD.  
 SUITE 200  
 240 MICHAEL COPLAND DRIVE  
 OTTAWA, ON K2M 1P6  
 (613) 294-4643

LANDSCAPE:  
 CATHERINE H. KIRK LANDSCAPE ARCHITECT  
 1371 CONCESSION 10 FORBOSA ON K0G 1K0  
 (514) 623-1524

SOILS & ENVIRONMENTAL:  
 GEMTEC CONSULTING ENGINEERS & SCIENTISTS  
 32 STEACIE DRIVE  
 OTTAWA, ONTARIO, K2K 2A9  
 (613) 836-1422

SURVEY:  
 FARLEY, SMITH & DENIS SURVEYING LTD  
 190 COLONNADE ROAD, UNIT #10  
 OTTAWA, ONTARIO K2E 1J5  
 (613) 121-8226

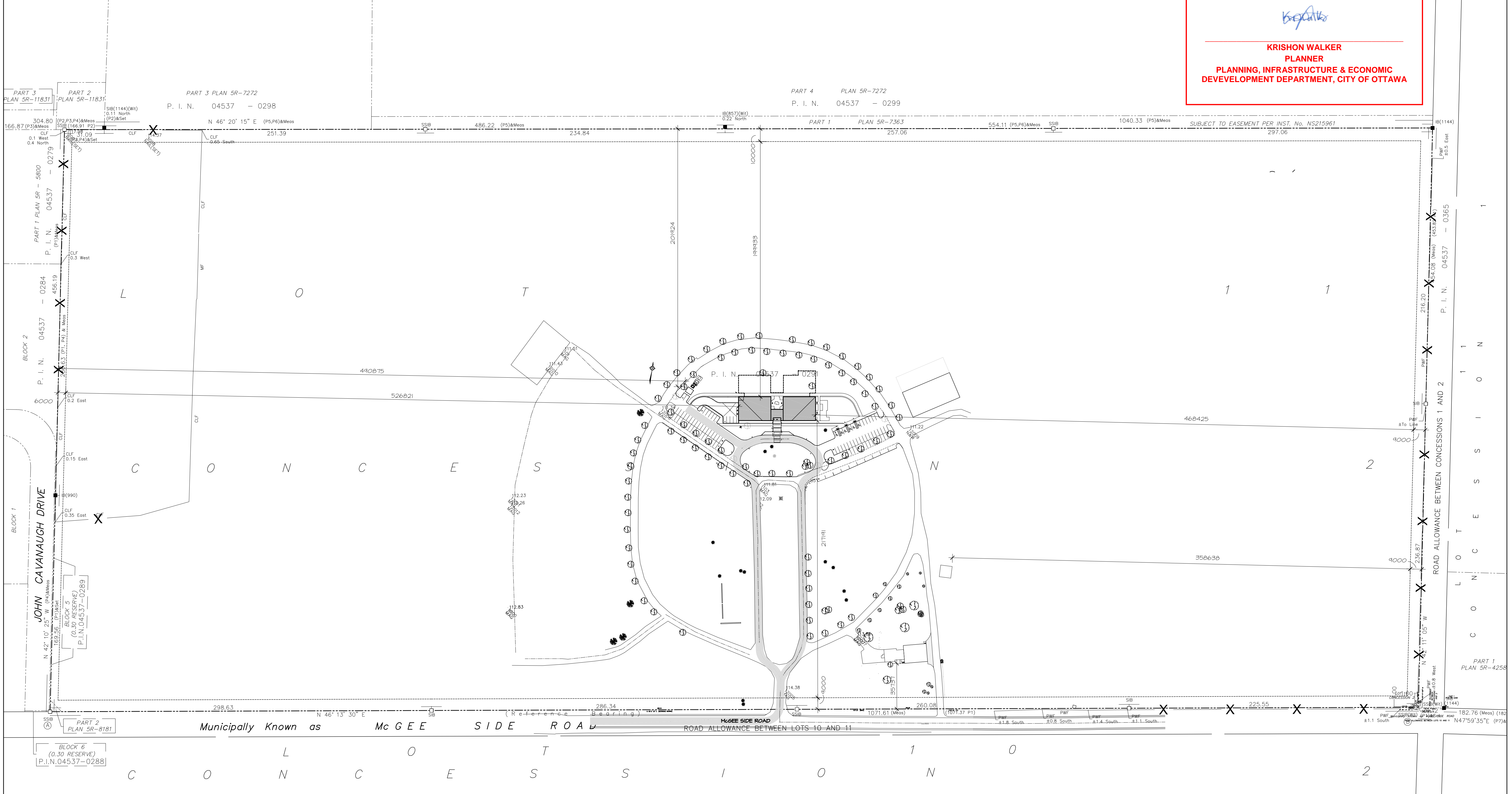
MECHANICAL:  
 BEGLAY & ASSOCIATES LTD.  
 SUITE 460 - 505 MARCH ROAD  
 OTTAWA ON K2K 2M5  
 (613) 254-5566

ELECTRICAL:  
 REP  
 2611 QUEENSVIEW DR.  
 OTTAWA ON K2B 8K2  
 (613) 640-3752

STRUCTURAL:  
 DAVIDO STRUCTURAL ENGINEERS  
 #11 - 300 EARL GREY DRIVE  
 SUITE 218  
 OTTAWA ON K2T 1G1  
 (613) 302-8412

**APPROVED**  
 By Krishon Walker at 12:20 pm, Dec 29, 2019

*K. Walker*  
**KRISHON WALKER**  
 PLANNER  
 PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



no.	date	revision
2	NOV. 20/19	RE-ISSUED - SITE PLAN CTRL
1	AUG. 29/19	RE-ISSUED - SITE PLAN CTRL

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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 E: mail@hobinarc.com  
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PROJECT/LOCATION:  
**HIGHLAND PARK REMEMBRANCE**  
 2037 MCGEE SIDE RD

DRAWING TITLE:  
**SITE BOUNDARIES AND SETBACKS**

DRAWN BY: BB DATE: 18/08/29 SCALE: 1:1500

PROJECT: 1513 DRAWING NO.: **A1.03** REVISION NO.:

AT 01 Site Plan

FILE No. D07-12-19-0112