

LOCATION PLAN

**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 0.2%
- LANDSCAPE AREA: 20% Min 46.0%

GROSS FLOOR AREA (PER ZONING BYLAW)

- BASEMENT: 41.53 sq. m.
- GROUND FLOOR: 660.86 sq. m.
- TOTAL: 102.34 sq. m.

PARKING REQUIRED:

- 1 space/100 sq. m. of GFA
- TOTAL (1 X 102.34) 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:

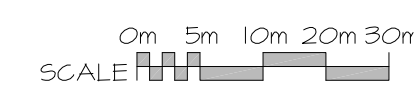
- 1 - (To serve Phase One and Phase Two)

BICYCLE SPACES REQUIRED:

- 1/500 sq. m. GFA 0 SPACES
- (Site is outside Village of Corp)

DEVELOPMENT AREA:

- BUILDING FOOTPRINT: 1,014.40 sq. m.
- PARKING FOOTPRINT: 3,193.35 sq. m.
- TOTAL: 4,212.75 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) 254-4643

LANDSCAPE:  
CATHERINE H. KIRK LANDSCAPE ARCHITECT  
1371 CONCESSION 10  
FORMOSA 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

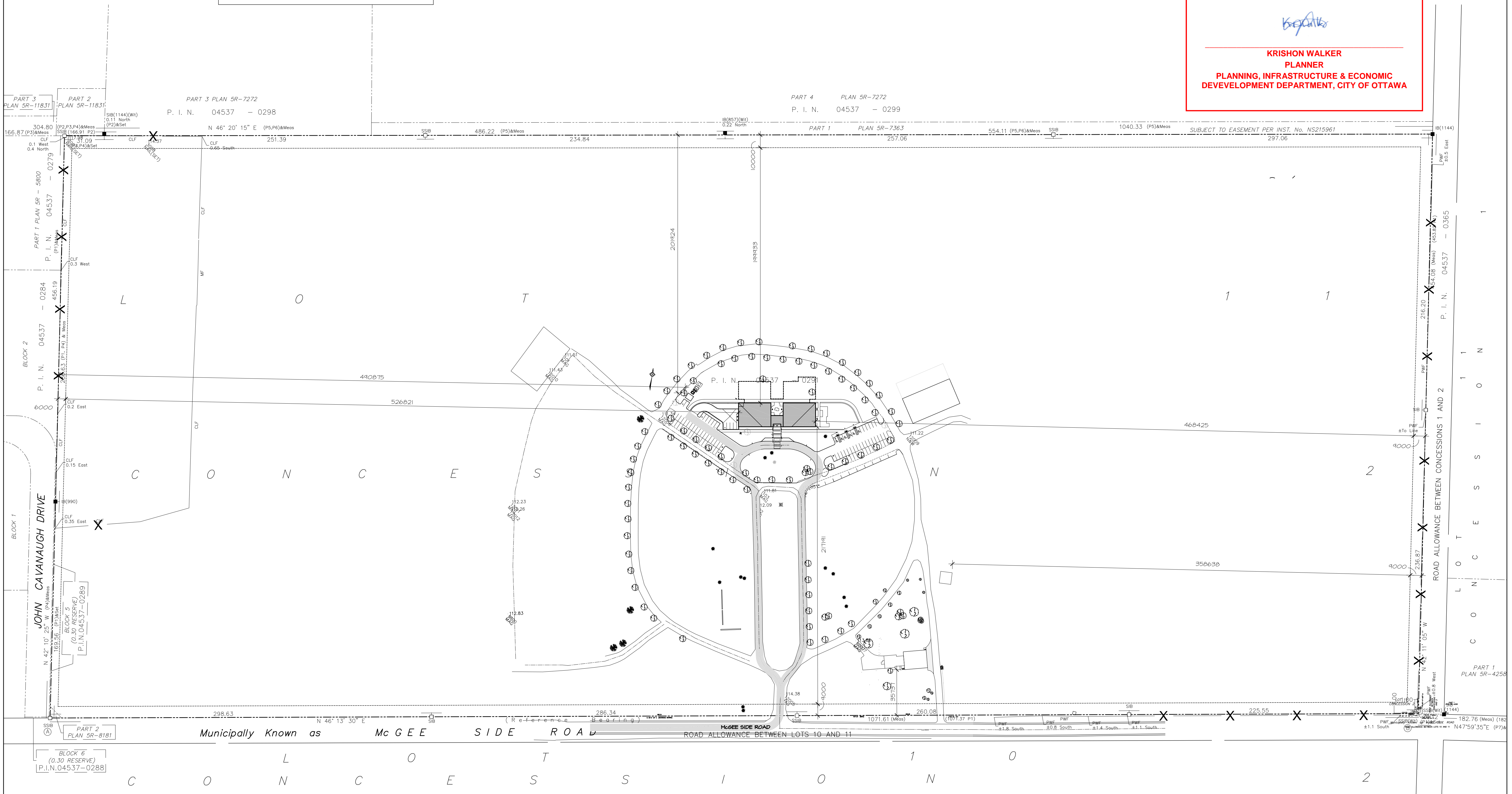
ELECTRICAL:  
REP  
2611 QUEENSVIEW DR.  
OTTAWA ON K2B 8K2  
(613) 640-3752

STRUCTURAL:  
DAVID 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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hobinarc.com

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