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DO NOT SCALE THE DRAWINGS

**RELEASE / REVISION RECORD**

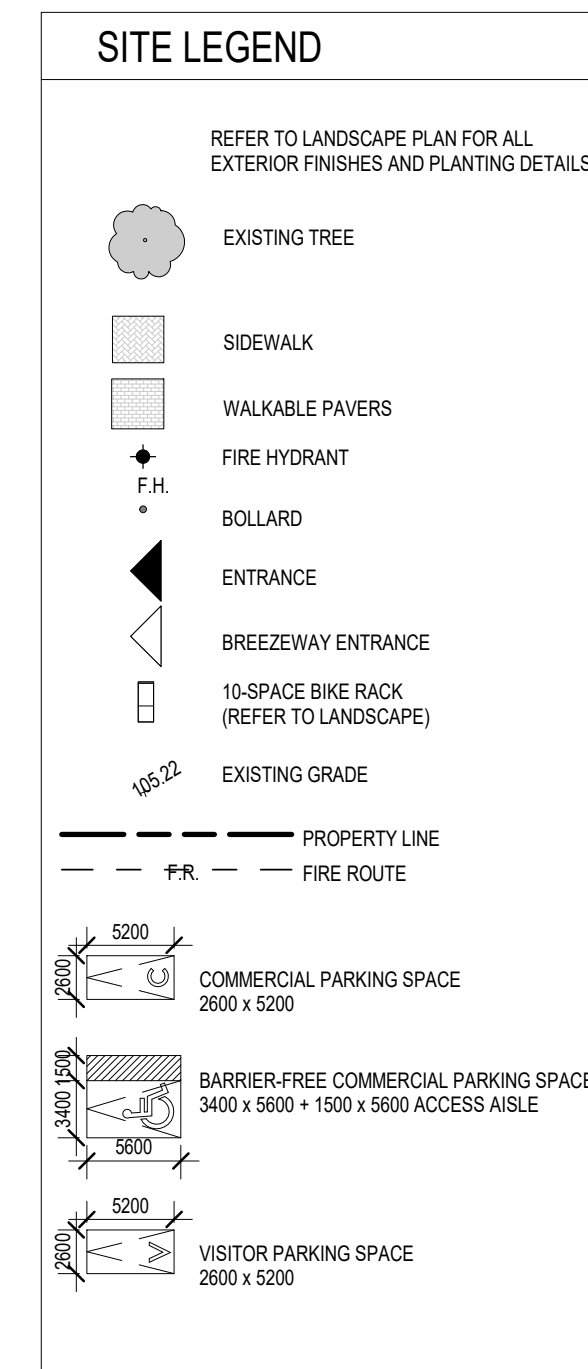
No.	Description	Date
1	Issued for Site Plan	19-11-07
2	Issued for Site Plan Update	19-11-29
3	Issued for Site Plan Update	20-02-05
4	Issued for Coordination	20-03-18
5	Issued for Site Plan Coordination	20-05-19

Phase 2/3 - Unit...	Studio	1 BD	1 BD + D	2 BD	2 BD + D	Total
Ground Floor	-	2	18	2	-	22
Second Floor	4	4	29	9	4	50
Third Floor	4	4	29	9	4	50
Fourth Floor	4	4	31	9	2	50
Fifth Floor	-	6	33	7	2	48
Sixth Floor	-	-	6	2	-	8
<b>Total:</b>	<b>12</b>	<b>20</b>	<b>146</b>	<b>38</b>	<b>12</b>	<b>228</b>

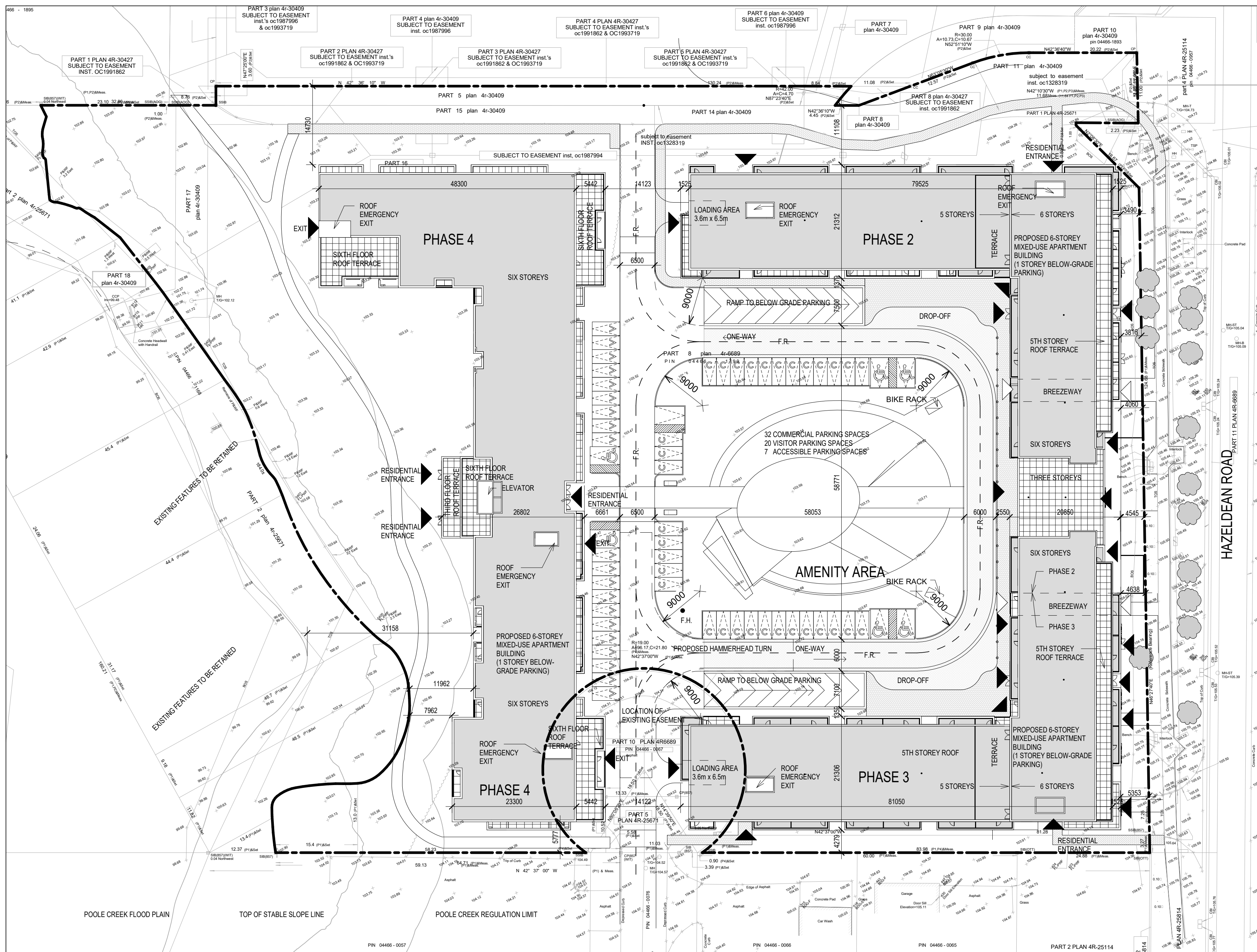
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Phase 4 - Unit Count	Studio	1 BD	1 BD + D	2 BD	2 BD + D	Total
Ground Floor	5	1	21	1	5	33
Second Floor	5	1	24	2	3	35
Third Floor	5	1	24	2	3	35
Fourth Floor	5	1	24	3	3	35
Fifth Floor	5	1	24	2	3	35
Sixth Floor	4	1	20	4	1	30
<b>Total:</b>	<b>29</b>	<b>6</b>	<b>135</b>	<b>8</b>	<b>16</b>	<b>203</b>

END



PROJECT INFORMATION	PROJECT TEAM
LEGAL DESCRIPTION: PART OF LOT 27, CONCESSION 12 GEOGRAPHICAL TOWNSHIP OF GOUBOURN CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. FIELD WORK COMPLETED JANUARY 10, 2019	PROJECT NAME: WELLINGS OF STITTSVILLE PHASE 2-3 5731 HAZELDEAN ROAD STITTSVILLE, ON K2S 1T1
ZONING: AM9[474]	OWNER / APPLICANT: NAUTICAL LANDS GROUP 2962 CARP ROAD OTTAWA, ONTARIO K0J 1L0
PHASE 2/3 RESIDENTIAL UNITS: 228	ARCHITECT: CHMIEL ARCHITECTS 109 BANK STREET, SUITE 200, OTTAWA, ONTARIO K1P 5N5
PHASE 4 RESIDENTIAL UNITS: 203	ENGINEERS: STANTEC 1331 CLYDE AVENUE, SUITE 400 OTTAWA, ON K2C 3G4
RETAIL UNITS: 6	LANDSCAPE: LEVSTEK CONSULTANTS 5871 HUGH CRESCENT OTTAWA, ONTARIO K0A 2W0
SITE AREA: 23235.8 SQ.M	SURVEYOR: ANNIS O'SULLIVAN VOLLEBECK LTD. 14 CONCOURSE GATE SUITE 500 NEPEAN, ON K2E 7S6



Phase 2/3 - City GFA (Sq. m)	Residential Area	Ext. Personal Amenity	Ext. Communal Amenity	Int. Communal Amenity	Commercial (Retail)	Commercial (Restaurant)	Commercial (Medical)	Total
Ground Floor	785	128	2411	189	658	532	365	5068
2nd Floor	3625	250	-	-	-	-	-	4098
3rd Floor	3625	250	223	132	-	-	-	4032
4th Floor	3574	290	-	168	-	-	-	3481
5th Floor	3310	171	-	-	-	-	-	3481
6th Floor	540	60	490	582	-	-	-	997
<b>Total</b>	<b>15459</b>	<b>1149</b>	<b>2634</b>	<b>489</b>	<b>658</b>	<b>532</b>	<b>365</b>	<b>20688</b>

Phase 4 - City GFA (Sq. m)	Residential Area	Ext. Personal Amenity	Ext. Communal Amenity	Int. Communal Amenity
Ground Floor	2496	136	-	253
2nd Floor	2583	139	-	273
3rd Floor	2583	139	47	221
4th Floor	2583	139	-	221
5th Floor	2184	167	366	148
<b>Total</b>	<b>15012</b>	<b>659</b>	<b>413</b>	<b>1337</b>

Total Residential (sq.m)	Total Amenity (sq.m)	Total Communal Amenity (sq.m)	Total Commercial (sq.m)
30471	6881	4873	1555

**Zoning Information : AM9 [474]**  
**City of Ottawa Consolidated Zoning By-Law 2008-250**  
**Proposed Mixed-Use Building**

Zoning Provisions (Arterial Mainstreet Zone and Subzones Sections 185-186)	Required	Proposed	Variance Required
Minimum Lot Area (sq.m)	750	23235.8	
Minimum Front Yard and Corner Side Yard Setback (m)...	5*	3.5	
Minimum Interior Side Yard Setback (m)	-	4.2	
Minimum Rear Yard Setback (m) For a residential use building	7.5	7.9	
Maximum Building Height (m) For areas not within 20m of an R4 Zone	15	20.4	Yes
Maximum Floor Space Index	-	-	

**Parking Requirements (Section 100-114)**

Requirement	Required	Proposed
Minimum Parking Space Rates (Area C)		
Residential (Below Grade)	207	242 + 4 Accessible
Commercial (Above/Below Grade)	129	125 + 4 Accessible
Visitor Parking (Above/Below Grade, 0.2 Spaces per Unit)	83	122 + 2 Accessible

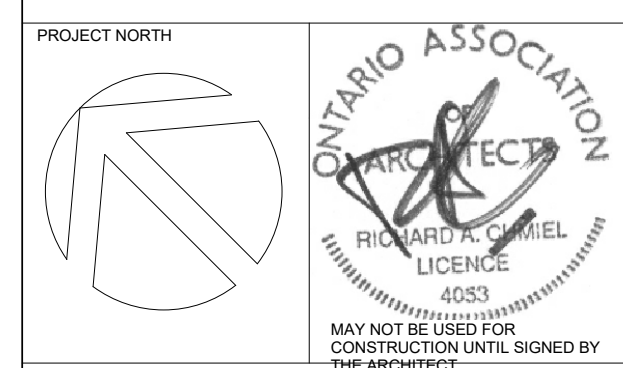
**Amenity Area (Section 137)**

Requirement	Required	Proposed
Minimum Total Amenity Area (sq.m)	6 sq.m per dwellings unit +10% of total unit area = 5633	6881
Minimum Communal Amenity Area (sq.m)	50% of Total Amenity Area = 2817	4873

**Aisle and Driveway Provisions**

Requirement	Required	Proposed
Minimum Width of a Double Traffic Lane Driveway (m)	6.5	6.5

END



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**WELLINGS OF STITTSVILLE**

5731 HAZELDEAN ROAD  
PROJECT NO: 19-1764 DRAWN: MA  
SCALE: As indicated CHECKED: RC  
DRAWING TITLE: SITE PLAN

DRAWING NO: SP-100

**1 SITE PLAN**  
1 : 500