

PROJECT INFORMATION		
ZONING BY-LAW 2008-250	TM	
SITE AREA	354.98 SQ.M	
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	63.2	
GROSS FLOOR AREA (CITY OF OTTAWA)		
BELOW GRADE	1595 SQ.FT 148 SQ.M	
GROUND FLOOR	1443.5 SQ.FT 134 SQ.M	
2ND FLOOR	2069.3 SQ.FT 192 SQ.M	
3RD FLOOR	2069.3 SQ.FT 192 SQ.M	
TOTAL GFA	7177.1 SQ. FT 666 SQ.M	
UNIT STATISTICS		
STUDIO	1	
1 BEDROOM	11	
TOTAL UNITS	12	
BARRIER FREE UNIT	1	
PROJECT STATISTICS		
	REQUIRED	PROVIDED
BUILDING HEIGHT	TM- MIN 6.5M/ MAX 20M	9.0M
LANDSCAPED AREA	NO MIN	72.3 SQ.M
FRONT YARD SETBACK	MAX 2m, NO MIN	0
REAR YARD SETBACK	NO MIN	4.8M
INTERIOR SIDE YARD SETBACK (EAST)	MAX 3m, NO MIN	0M
INTERIOR SIDE YARD SETBACK (WEST)	MAX 3m, NO MIN	2M
AMENITY AREA REQUIREMENTS		
	REQUIRED	PROVIDED
TOTAL	12 x 6 SQ.M = 72 SQ.M	73 SQ.M
COMMON AMENITY AREA	72 x 0.5 = 36 SQ.M	61 SQ.M
CAR PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
RESIDENTIAL	0	0
VISITOR	0	0
COMMERCIAL	0	0
BICYCLE PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
RESIDENTIAL	0.5/UNIT x 12 UNITS = 6	18
COMMERCIAL	1/250 SQ.M = 1	1
TOTAL	7	19
WASTE MANAGEMENT REQUIREMENTS (RESIDENTIAL)		
	REQUIRED	PROVIDED
GARBAGE	0.231 SQ.YD / UNIT	1-3 YD
RECYCLING - FIBRE	360L BLACK CART / 6 UNITS	2-360L
RECYCLING- GMP	360L BLUE CART / 6 UNITS	2-360L
COMPOST	1 KITCHEN CATCHER / UNIT + 1 COMMUNAL 250L GREEN CONTAINER/ 50 UNITS	1-240L
AREA	8.15 SQ.M	10 SQ.M

No	ISSUE/REVISION	DATE
2	Issued for Site Plan Approval	22.02.22
1	Issued for Preconsultation Review	05.07.21

BRYDEN GIBSON
ARCHITECTS INCORPORATED

1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca

PROJECT NAME: 216 McArthur Ave Mixed Use Development
NOM DU PROJET: 216 McArthur Ave Mixed Use Development
Ottawa, On

DRAWING TITLE: **SITE PLAN**
TITRE DU DESSIN: **SITE PLAN**

JOB No: 703-21	N° DE PROJET: 703-21	DATE: JUN 2021	DATE: JUN 2021
SCALE: 1:100	ECHELLE: 1:100	PRINTING SCALE/ ECHELLE D'IMPRESSION:	
CONCEPTION BY: SG	CONÇUS PAR: SG	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY: JY	DESSINÉ PAR: JY	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ECHELLE D'IMPRESSION.	
CHECKED BY: SG	VÉRIFIÉ PAR: SG	ARCHITECT'S STAMP:	DRAWING No: SP1 DESSIN N°: SP1
SCEAU D'ARCHITECTE:	REVISION No: 0	REVISION N°:	0

NOTES FOR SITE PLAN:

- EXISTING 2 STOREY DWELLING TO BE DEMOLISHED.
- EXISTING OVERHEAD UTILITY WIRES.
- EXISTING STEPS TO BE DEMOLISHED.
- EXISTING WOOD AND CHAIN LINK FENCE.
- EXISTING CHAIN LINK FENCE.
- EXISTING BOARD FENCE.
- EXISTING WOOD RETAINING WALL.
- EXISTING 1M WIDE CEDAR HEDGE.
- EXISTING SIGN.
- EXISTING 4M WIDE LINE OF CEDAR TREES TO BE REMOVED.
- EXISTING TREE.
- EXISTING ASPHALT.
- EXISTING CONCRETE SIDEWALK.
- EXISTING DEPRESSED CURB.
- EXISTING GAS METER.
- PROPOSED OUTLINE OF 2ND-3RD STOREY.
- PROPOSED STACKED BICYCLE PARKING.
- PROPOSED RESIDENTIAL ENTRY.
- PROPOSED COMMERCIAL ENTRY.
- PROPOSED STORAGE ENTRY.
- PROPOSED EMERGENCY EXIT.
- PROPOSED RESIDENTIAL GARBAGE ROOM.
- PROPOSED COMMERCIAL GARBAGE ROOM.
- PROPOSED WINDOW WELL.
- PROPOSED PLANTS, REFER TO LANDSCAPE PLAN.
- PROPOSED SOD, REFER TO LANDSCAPE PLAN.
- PROPOSED BICYCLE RACK.

LEGEND FOR SITE PLAN:

- PROPERTY LINE
- PROPOSED NEW BUILDING
- PROPOSED OUTLINE OF 2ND - 3RD STOREY
- PROPOSED UNIT PAVERS, REFER TO LANDSCAPE PLAN.
- PROPOSED AGGREGATE

LEGAL DESCRIPTION

TOPOGRAPHICAL SURVEY OF PART OF LOT 4 REGISTERED PLAN 90 CITY OF OTTAWA
Surveyed by Fairhall, Moffatt & Woodland Ltd.

PROJECT DEVELOPER

CASSIDY CONSTRUCTION
1011 THOMAS SPRATT PLACE
OTTAWA, ONTARIO
K1G 5L5
TEL: 613-728-2112
E-MAIL: chris@cassidyconstruction.com

CIVIL ENGINEER

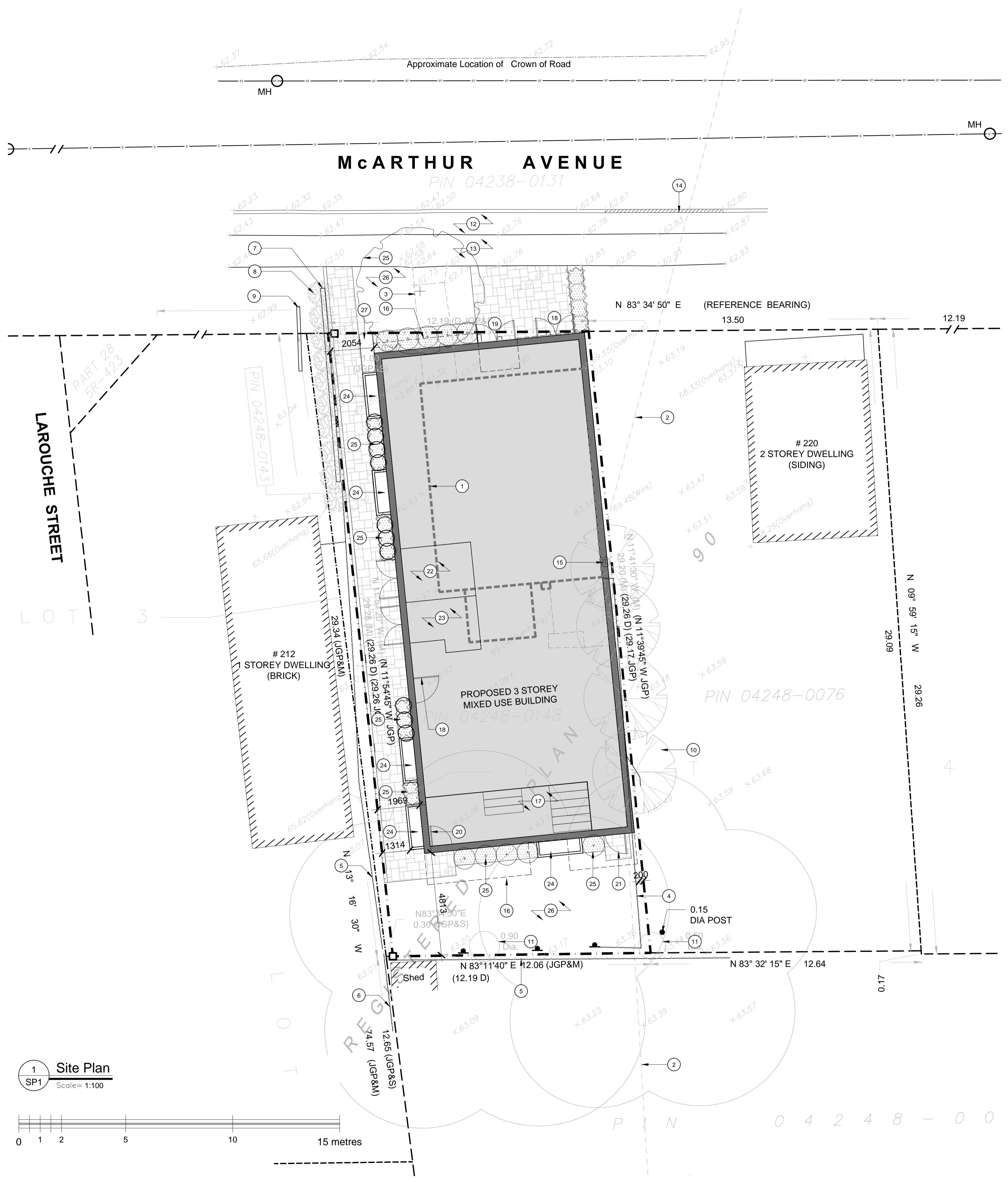
D.B.GRAY ENGINEERING INC
700 LONG POINT CIR.
GLOUCESTER, ON
K1T 4E9

SURVEYOR

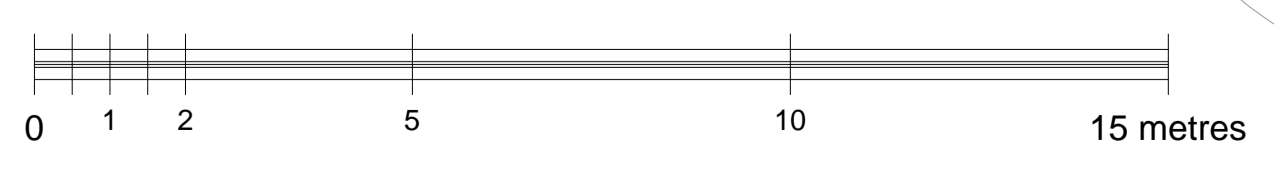
Fairhall, Moffatt & Woodland Ltd
Ontario Land Surveyors
100-600 Terry Fox Drive,
Kanata, Ontario
K2L 4B6
TEL: 613-591-2580

LANDSCAPE ARCHITECT

Levstek Consultants Landscape Architects
5871 Hugh Crescent,
Ottawa, Ontario
K0A 2W0
TEL: 613-826-0518



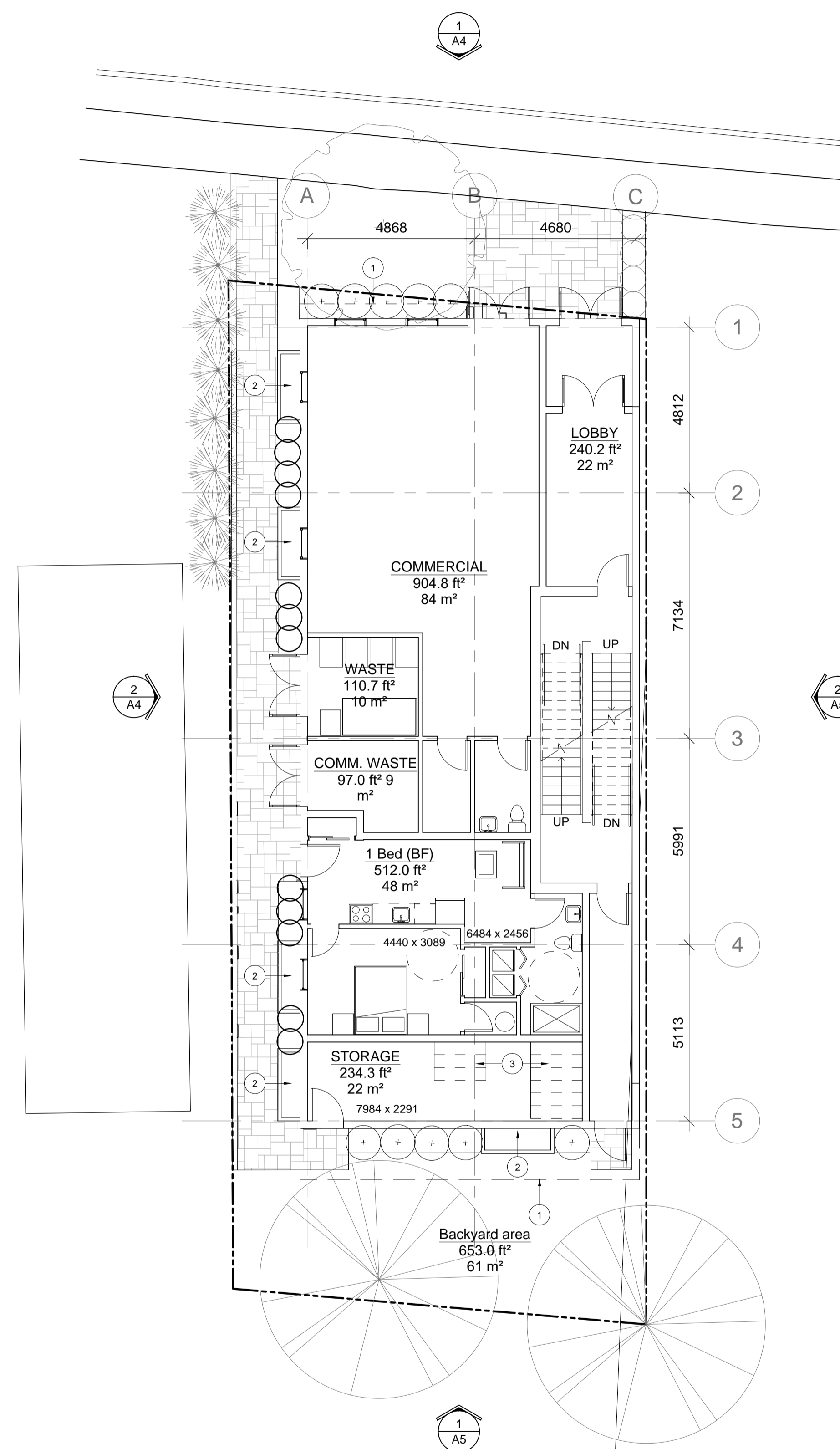
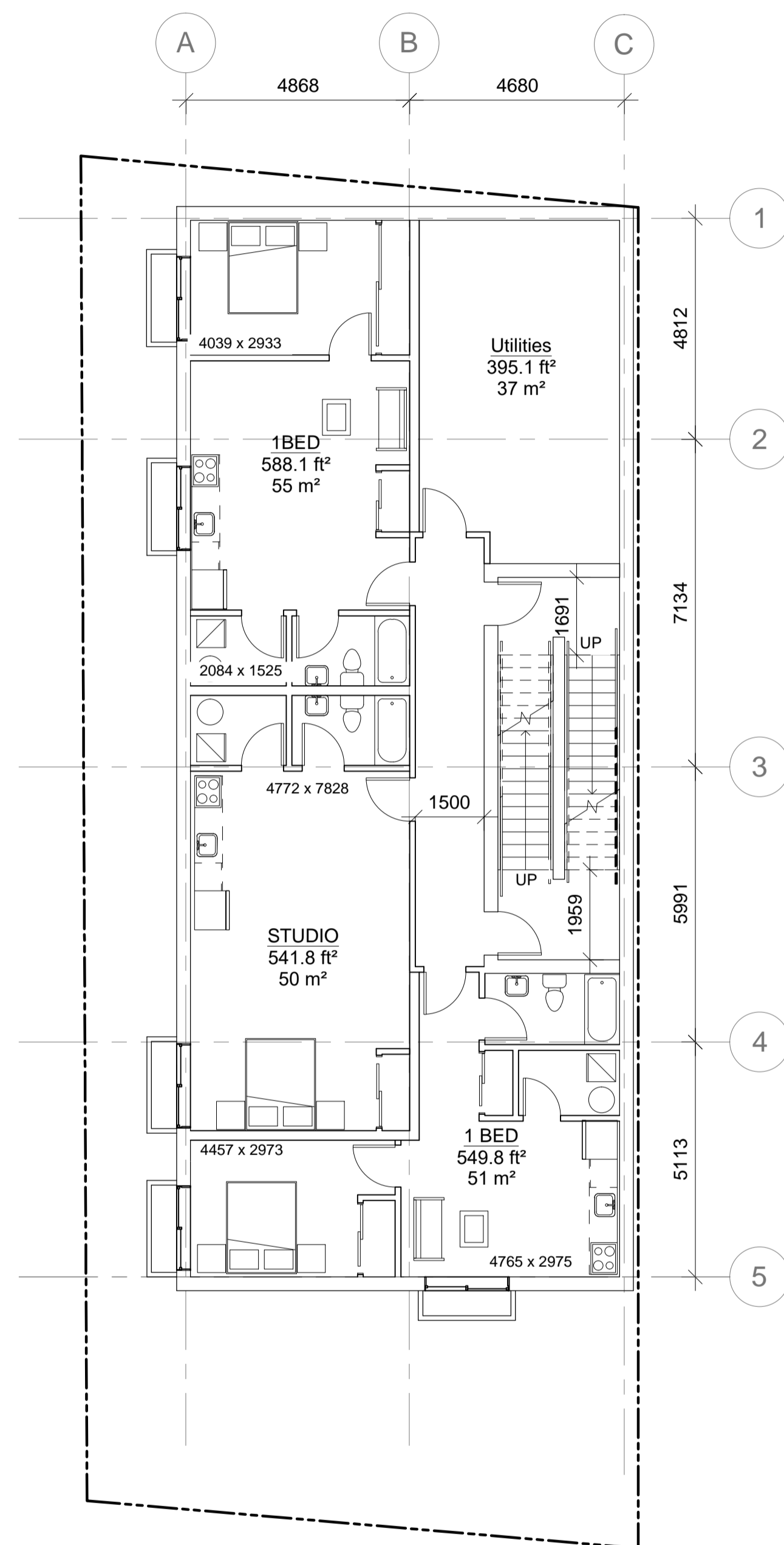
1 Site Plan
SP1 Scale= 1:100



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NOTES FOR DRAWING A1:

1. OUTLINE OF SECOND FLOOR.
2. WINDOW WELL.
3. STACKED BICYCLE PARKING.



1
A1
Basement Plan
 Scale = 1:100

2
A1
Ground Floor Plan
 Scale = 1:100

1	Issued for Site Plan Approval	22.02.22
No	ISSUE/REVISION ÉMISSION/RÉVISION	DATE DD/MM/YY

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PROJECT NAME / NOM DU PROJET
**216 McArthur Ave
 Mixed Use
 Development**
 Ottawa, On

DRAWING TITLE / TITRE DU DESSIN
**BASEMENT
 & GROUND
 FLOOR PLAN**

JOB No 703-21	N° DE PROJET	DATE JUN 2021	DATE
SCALE 1:100	ECHELLE	PRINTING SCALE/ ÉCHELLE D'IMPRESSION	
CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
DRAWN BY JY	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
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ARCHITECT'S STAMP	DRAWING No	DESSIN N°	

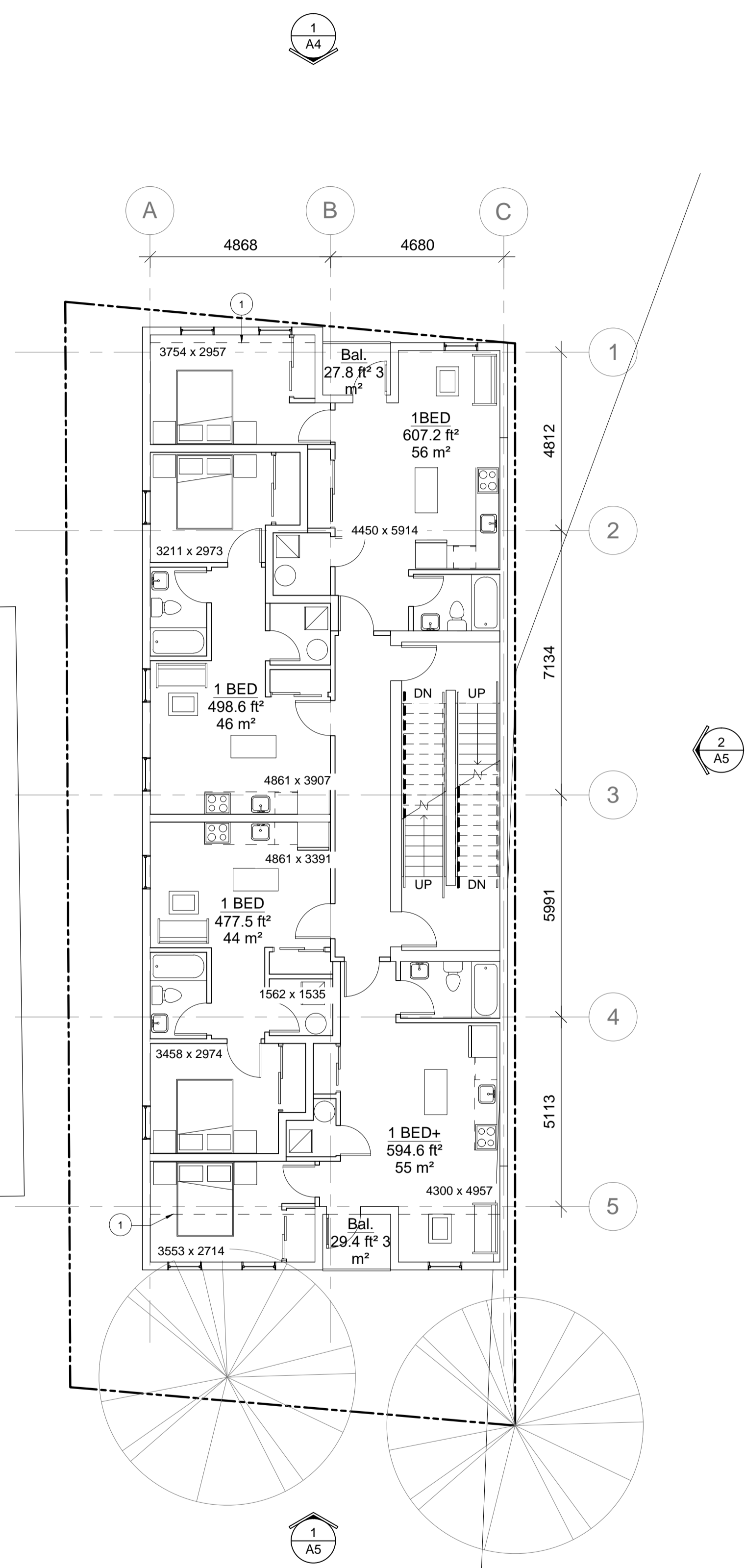
A1

SCEAU D'ARCHITECTE
 REVISION No / RÉVISION N° 0

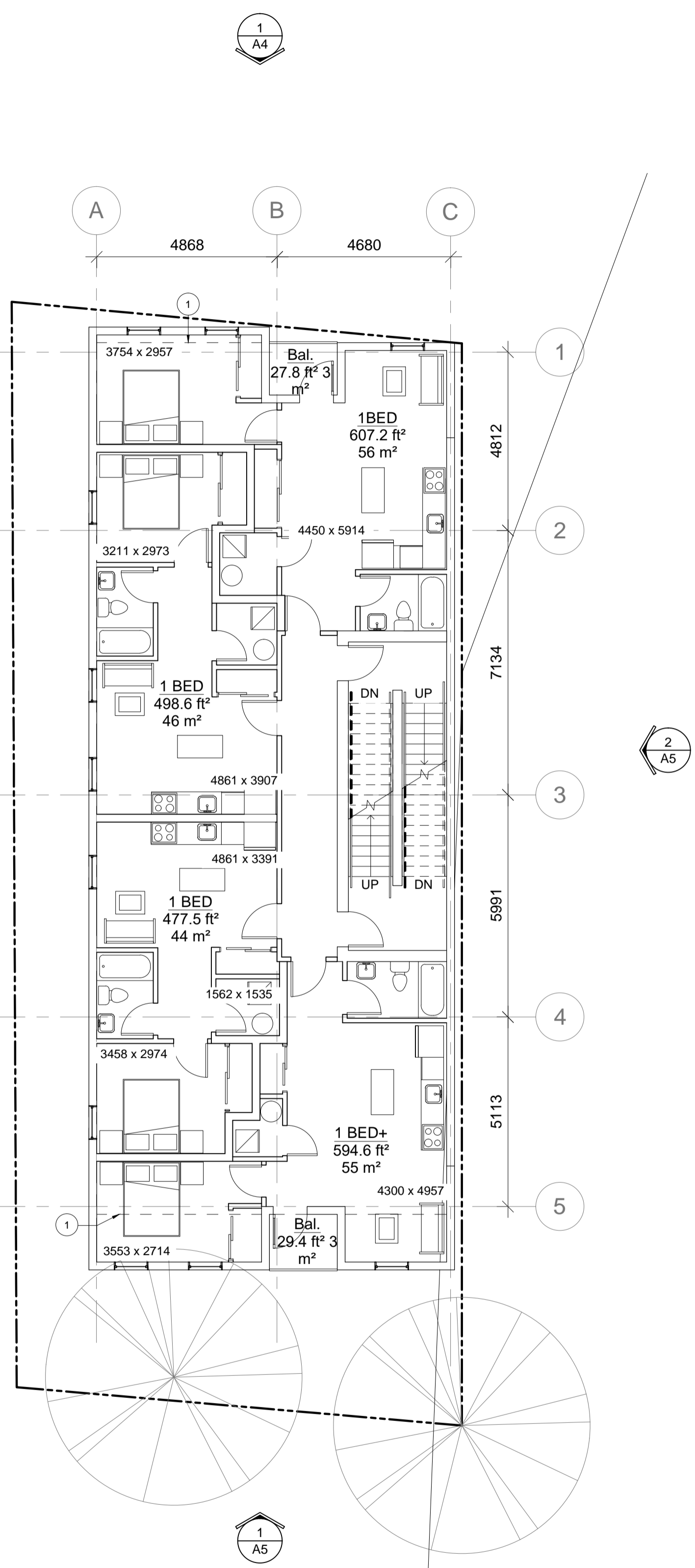
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NOTES FOR DRAWING A2:

1. EXTENT OF GROUND FLOOR.



1
A2 2nd Floor Plan
 Scale = 1:100



2
A2 3rd Floor Plan
 Scale = 1:100

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SECOND
& THIRD
FLOOR PLAN

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CONCEPTION BY SG	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
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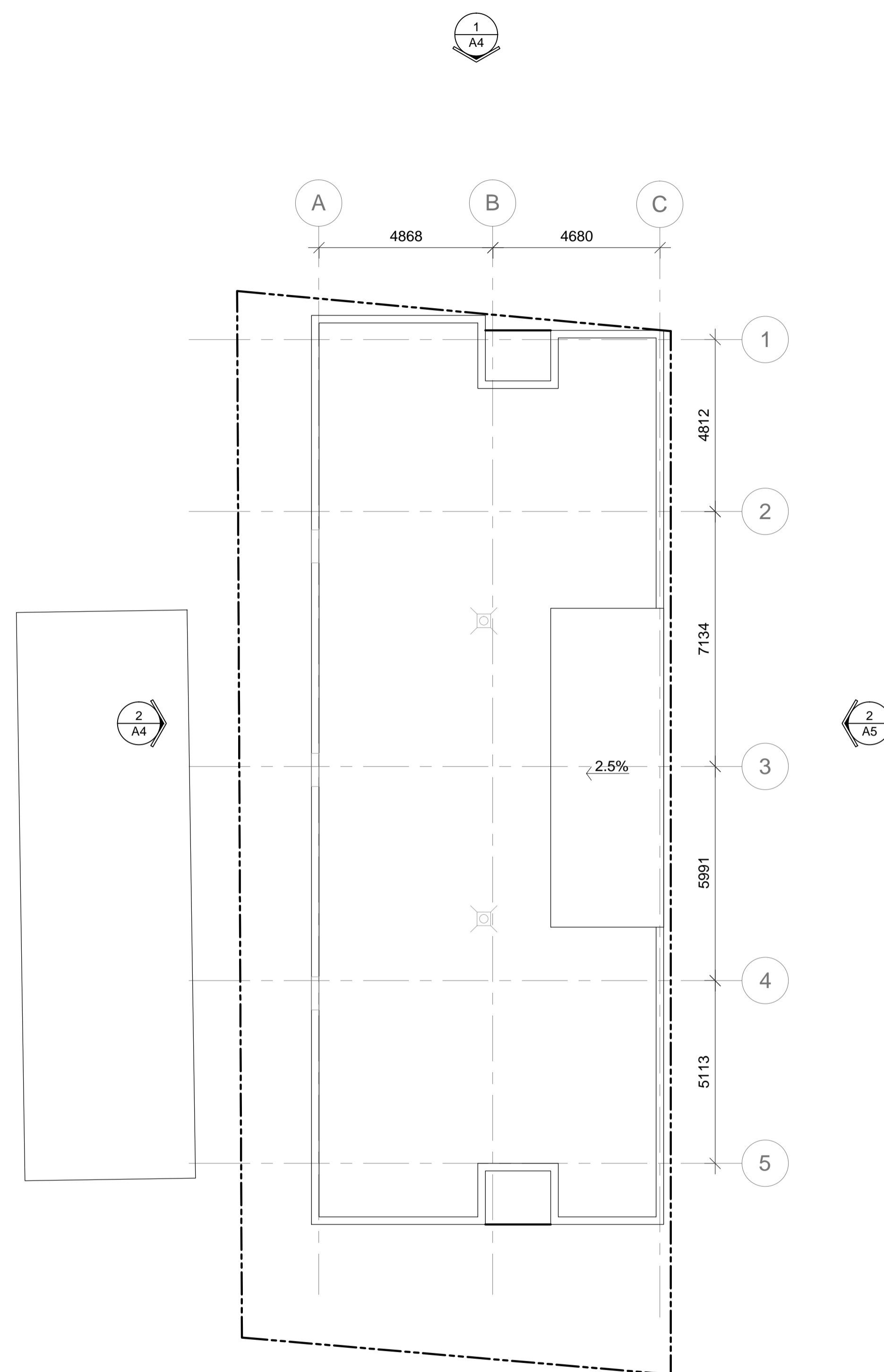
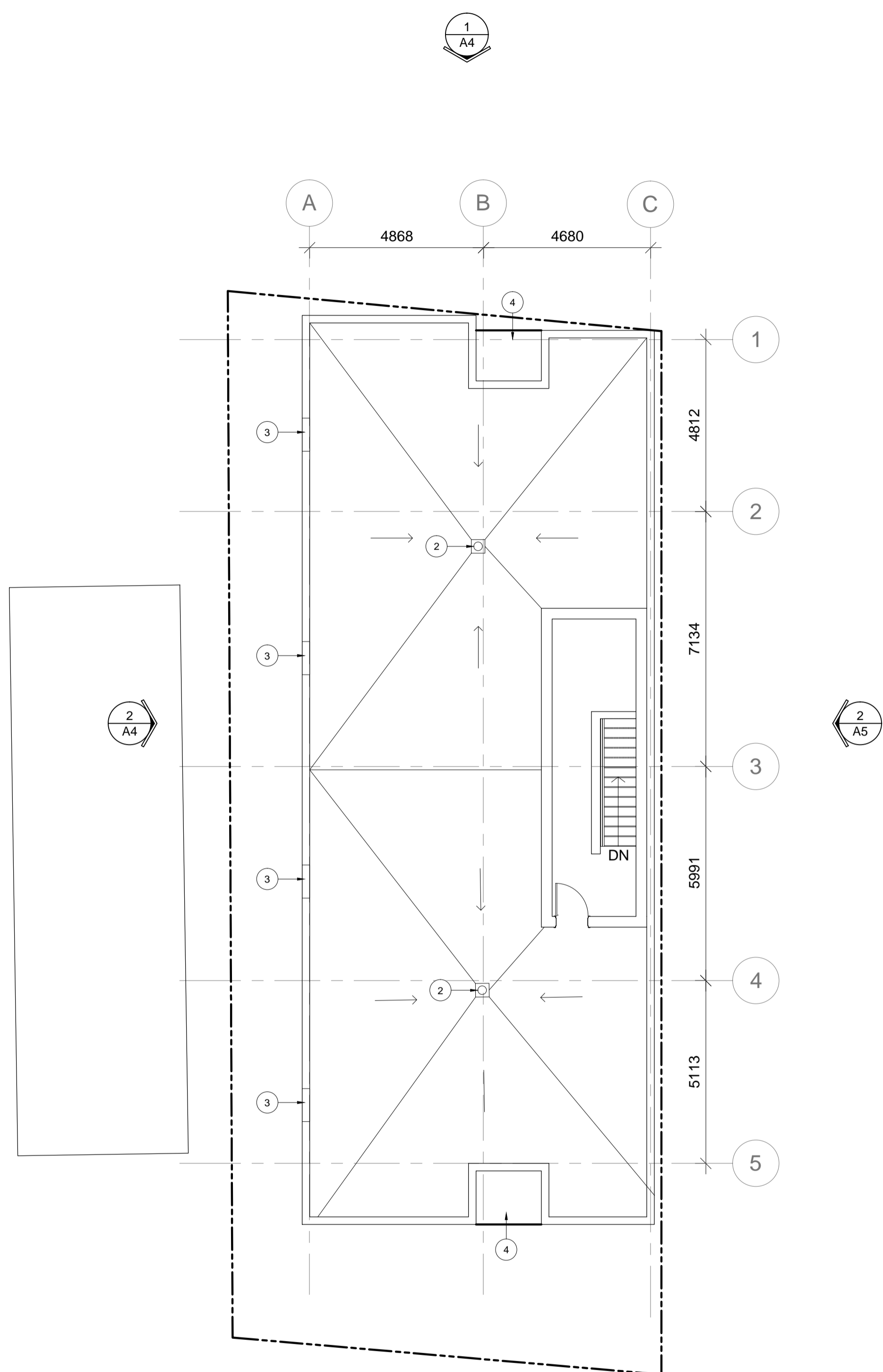
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A2

SCEAU D'ARCHITECTE / REVISION No / RÉVISION N° 0

NOTES FOR DRAWING A3:

1. 600mm HIGH PARAPET.
2. ROOF DRAIN
3. SCUPPER
4. ROOF OF BALCONY BELOW.



1
A3 Roof Plan
 Scale = 1:100

2
A3 Upper Roof Plan
 Scale = 1:100

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**216 McArthur Ave
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 Ottawa, On

DRAWING TITLE / TITRE DU DESSIN
ROOF PLANS

JOB No 703-21	N° DE PROJET	DATE JUN 2021	DATE
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CHECKED BY SG	VÉRIFIÉ PAR		

ARCHITECT'S STAMP	DRAWING No DESSIN N°
	A3
SCEAU D'ARCHITECTE	REVISION No RÉVISION N° 0

NOTES FOR DRAWING A4:

1. METAL SIDING.
2. STONE FINISH.
3. 1100mm GLASS GUARD.
4. WINDOW WELL.



1 North Elevation
A4 Scale = 1:75



2 West Elevation
A4 Scale = 1:75

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Ottawa, On

DRAWING TITLE / TITRE DU DESSIN

ELEVATIONS

JOB No 703-21	N° DE PROJET	DATE JUN 2021	DATE
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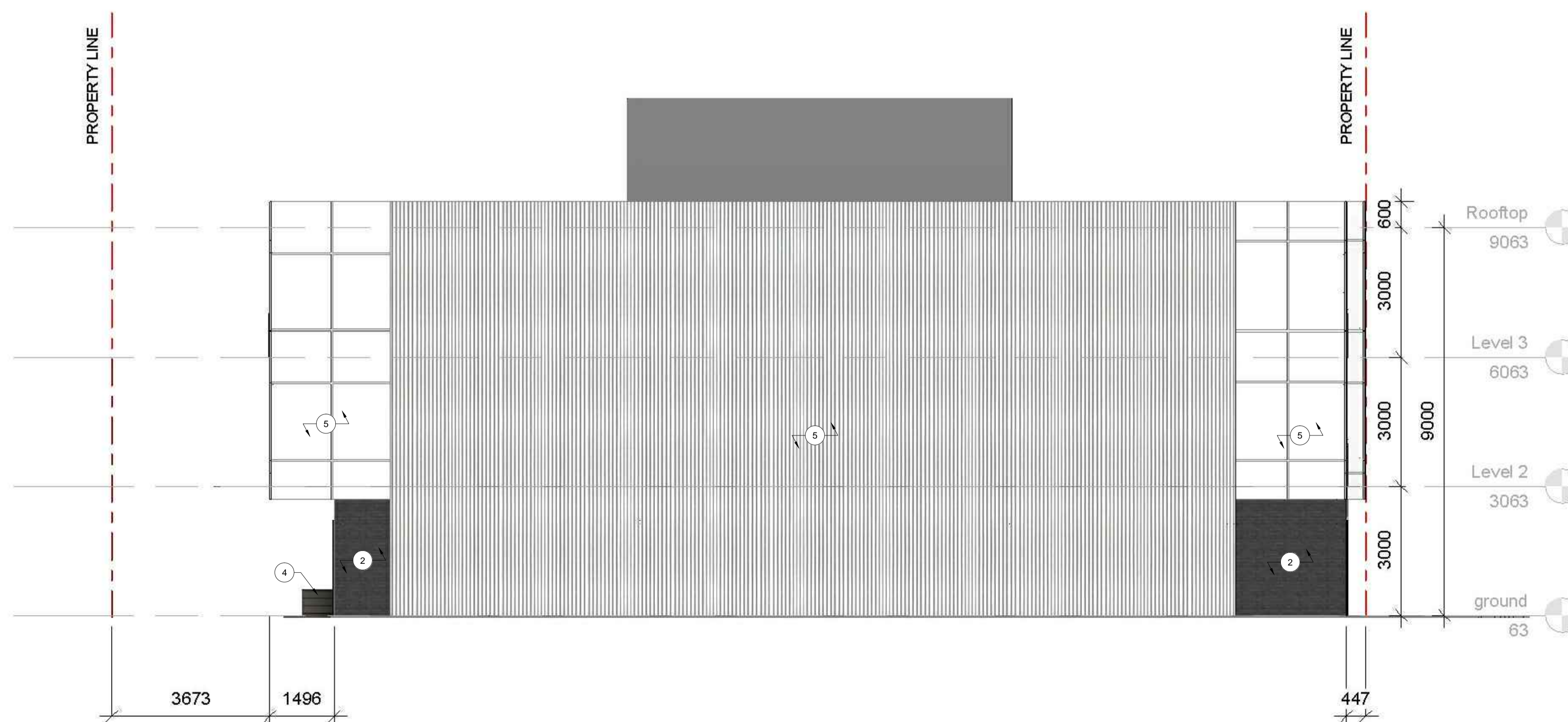
ARCHITECT'S STAMP	DRAWING No A4	DESSIN N°
SCEAU D'ARCHITECTE	REVISION No 0	RÉVISION N°

NOTES FOR DRAWING A5:

1. METAL SIDING.
2. STONE FINISH.
3. 1100mm GLASS GUARD.
4. WINDOW WELL.
5. CORRUGATED METAL SIDING.



1 South Elevation
A5 Scale = 1:75



2 East Elevation
A5 Scale = 1:75

1	Issued for Site Plan Approval	22.02.22
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ELEVATIONS

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ARCHITECT'S STAMP	DRAWING No	DESSIN N°
	A5	
SCEAU D'ARCHITECTE	REVISION No	0
	RÉVISION N°	



1 VIEW 1
 A6 Scale = NTS



2 VIEW 2
 A6 Scale = NTS



3 VIEW 3
 A6 Scale = NTS



4 VIEW 4
 A6 Scale = NTS

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PROJECT NAME / NOM DU PROJET
**216 McArthur Ave
 Mixed Use
 Development**
 Ottawa, On

DRAWING TITLE / TITRE DU DESSIN
STREET VIEWS

JOB No 703-21	N° DE PROJET	DATE JUN 2021	DATE
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ARCHITECT'S STAMP	DRAWING No DESSIN N°
	A6
SCEAU D'ARCHITECTE	REVISION No RÉVISION N° 0

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