

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS.

- NOTATION SYMBOLS:**
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
 - (A) INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULED.
 - (00) INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
 - (000) INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
 - DETAIL NUMBER
 - TITLE SCALE
 - DETAIL REFERENCE PAGE

APPROVED
By Allison Hamlin at 12:50 pm, Jun 02, 2022

Allison Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

No.	DESCRIPTION	DATE
9	SITE PLAN THIRD ROUND COMMENTS	2022-04-06
8	SITE PLAN SECOND ROUND COMMENTS	2022-02-17
7	SITE PLAN COMMENT RESPONSE	2021-11-04
6	REVISED CONSULTANT COORDINATION	2021-07-12
5	REVISED CONSULTANT COORDINATION	2021-06-03
4	FOR COORDINATION	2021-04-30
3	REVISED CONSULTANT COORDINATION	2021-04-07
2	REVISED PRELIMINARY COMMENTS	2021-02-25
1	ISSUED FOR COORDINATION	2021-02-03

ARCHITECT SEAL:

 ARCHITECT ASSOCIATION OF ARCHITECTS
 RODERICK LAHEY
 LICENCE 4375
 SEAL DATE: STAMP DATE

CLIENT:

CLARIDGE HOMES

ARCHITECT:

r/a architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
TERRY FOX ZEN
 5331 FERNBANK STREET
 OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN (NORTH-WEST)

DRAWN: BIO	CHECKED: CM
SCALE: 1:300	SHEET No. SP-1
PROJECT No. 2101	

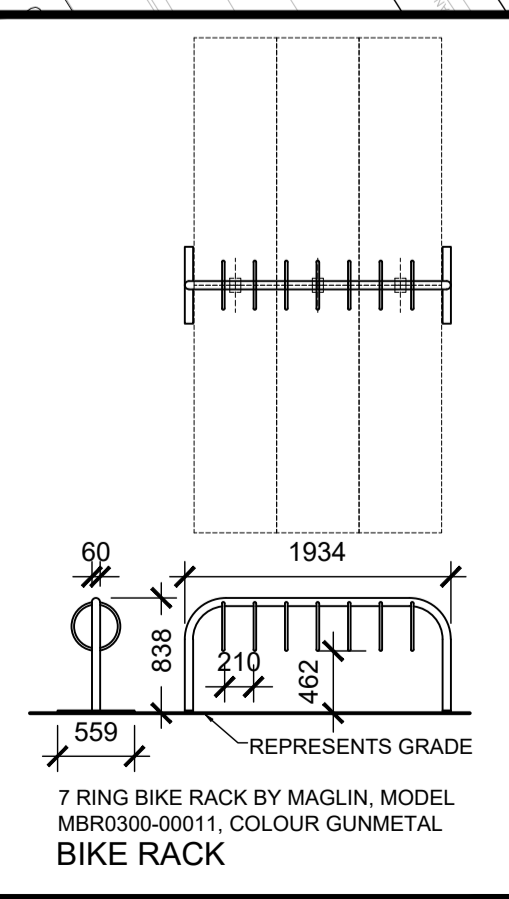
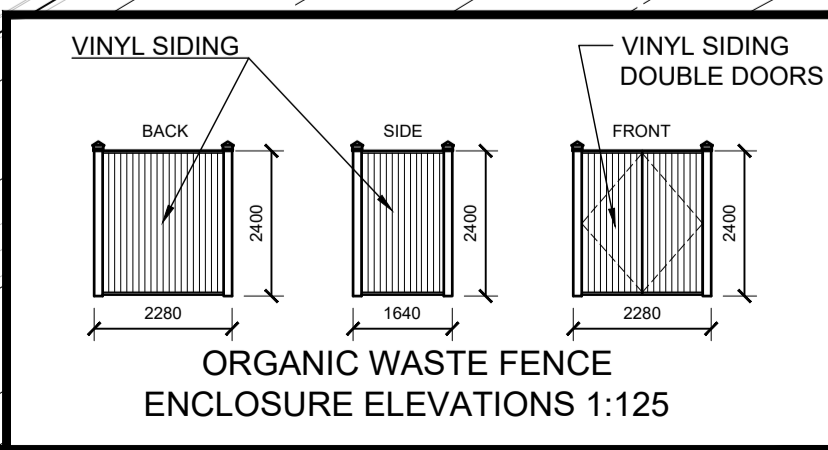
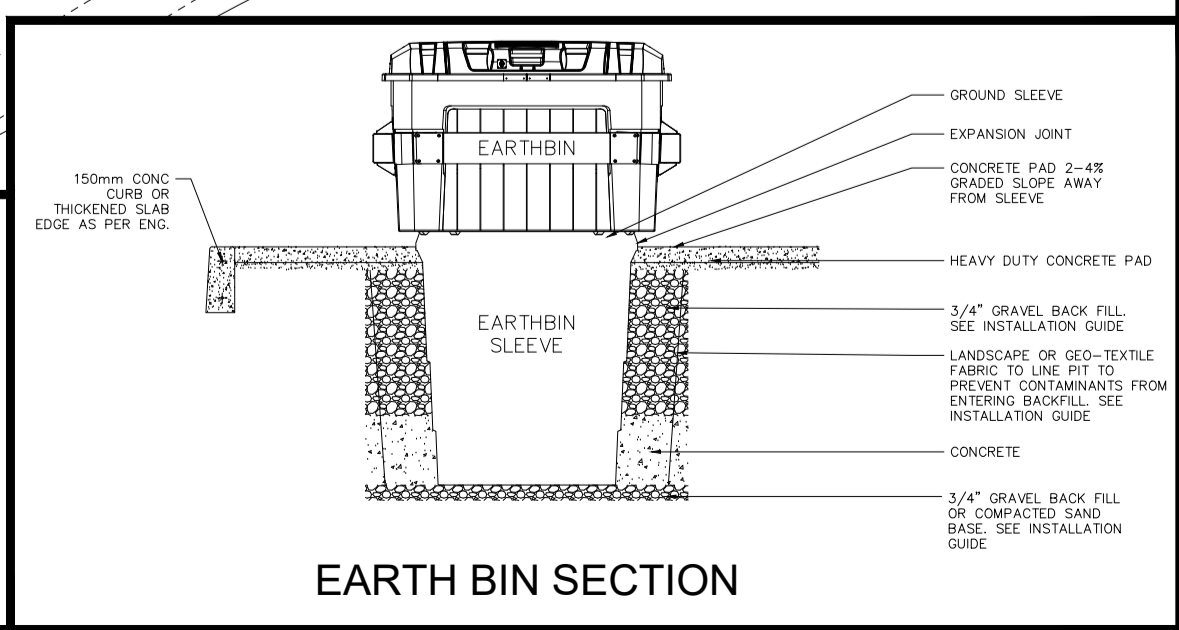
- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - HEAVY DUTY CONCRETE PAD
 - BIKE RACK / BIKE PARKING SPOT
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE
 - VISITOR PARKING SPACE
 - ACCESSIBLE PARKING SPACE
 - DC DEPRESSURED CURB W/ TWSI CONSTRUCTED TO CITY STANDARDS
 - COMMUNITY MAIL BOXES
 - LANDSCAPE RISERS
 - SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)
 - PROPOSED TREE (SEE LANDSCAPE PLAN)
 - PROPOSED FIRE ROUTE SIGNAGE

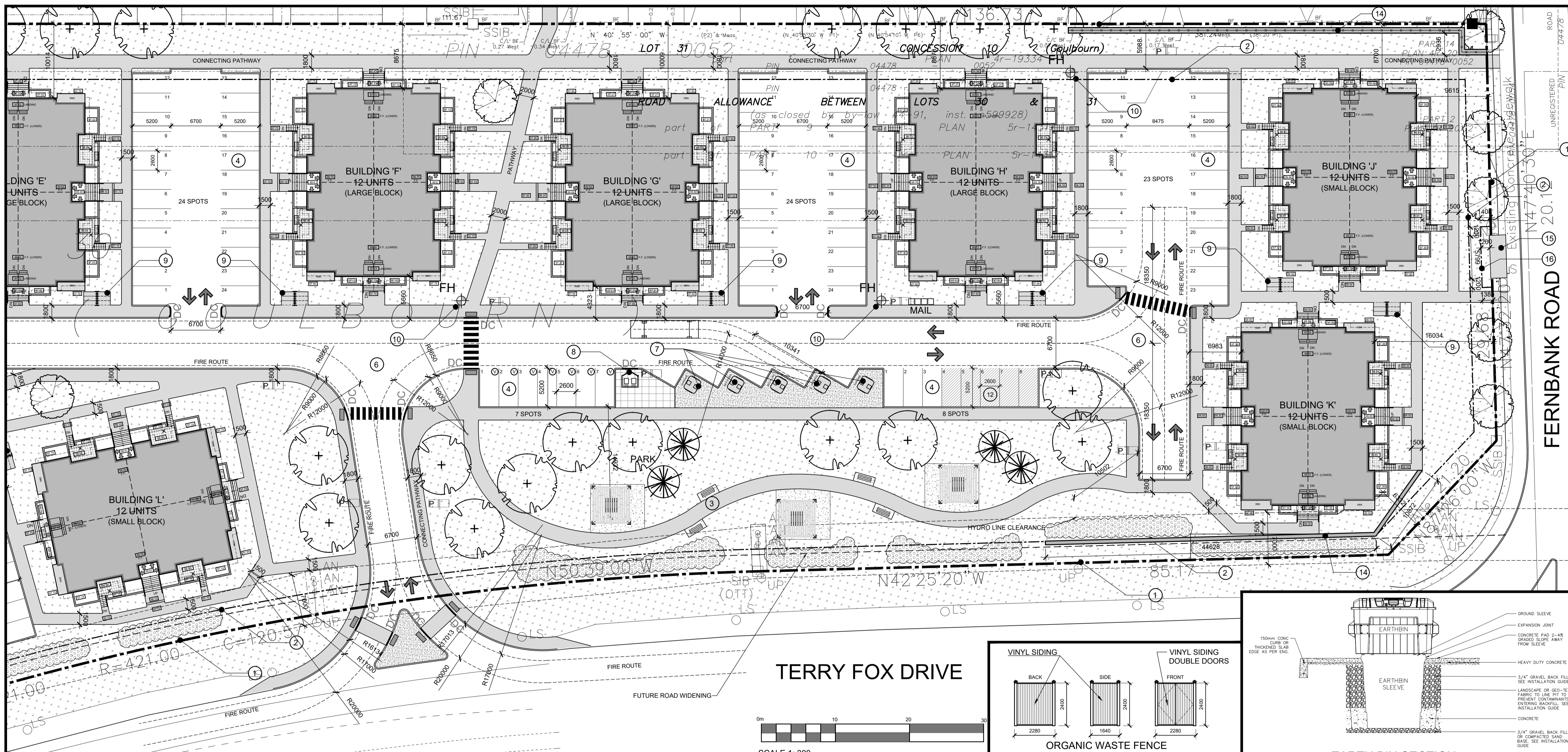
PROJECT DEVELOPER
 Claridge Homes
 2001 - 201 Gladstone Avenue
 Ottawa ON,
 Tel.: (613) 233-6030
 E-Mail:

SURVEYOR
 Annis O'Sullivan Vollebek Ltd.
 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: Edl@aovtld.com

LEGAL DESCRIPTION
 TOPOGRAPHICAL PLAN OF
 PART OF LOT 30 CONCESSION 10,
 GOULBOURN,
 PART 1 PLAN 4R17373, EXCEPT PART 4,
 PLAN 4R20112;
 OTTAWA.
 SUBJECT TO AN EASEMENT IN FAVOUR
 OF HYDRO OTTAWA LIMITED OVER
 PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS
 IN OC455206.

**ROAD ALLOWANCE BETWEEN LOTS 30
 AND 31 CONCESSION 10,
 GOULBOURN
 LYING BETWEEN PARTS 3 AND 4 ON
 4R17373 AND PART 2 ON PLAN 4R20112,
 AS CLOSED BY N599928;
 OTTAWA**
 Prepared by Annis, O'Sullivan, Vollebek Ltd.
 Field Work Completed December 14, 2020





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REVISIONS:

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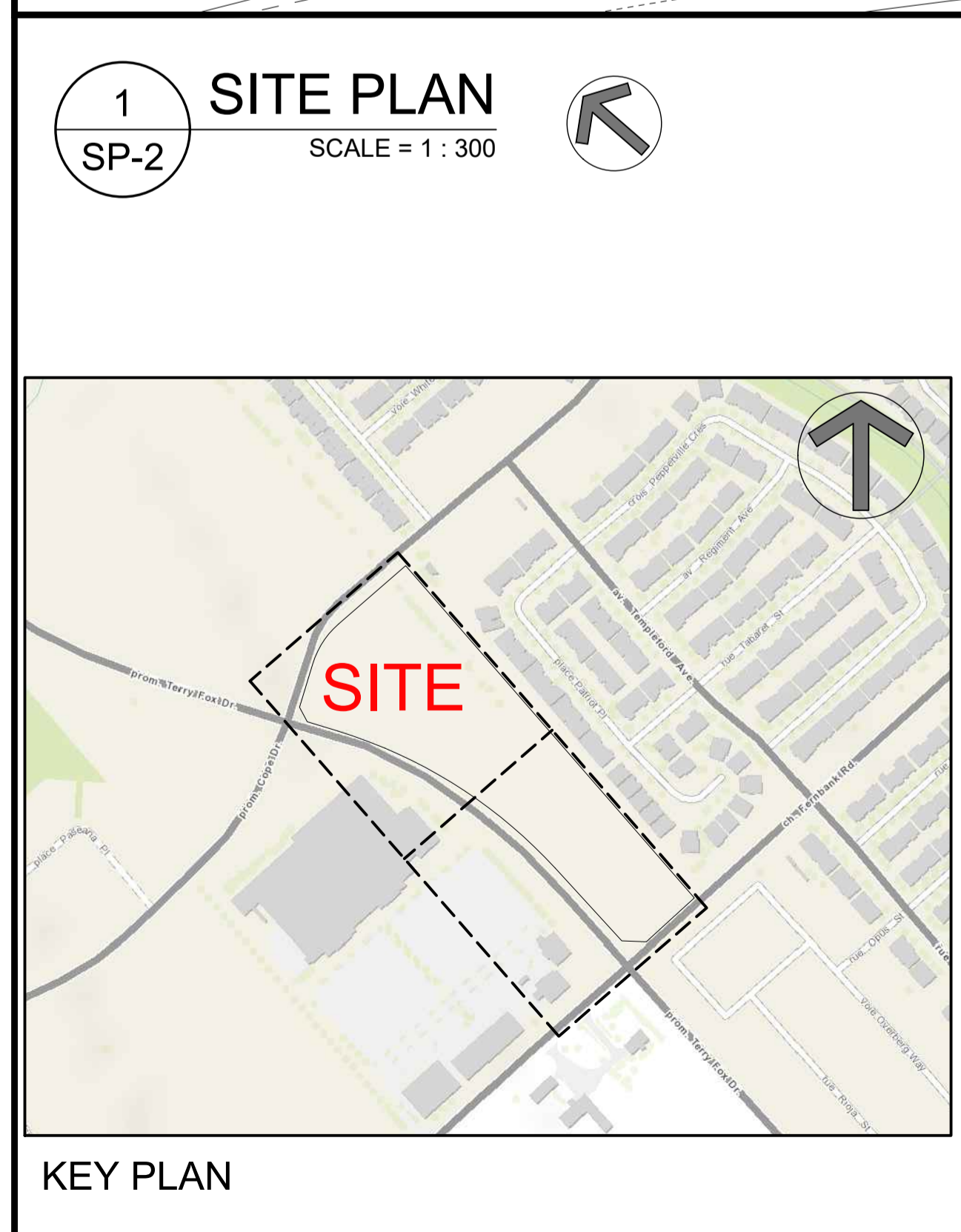
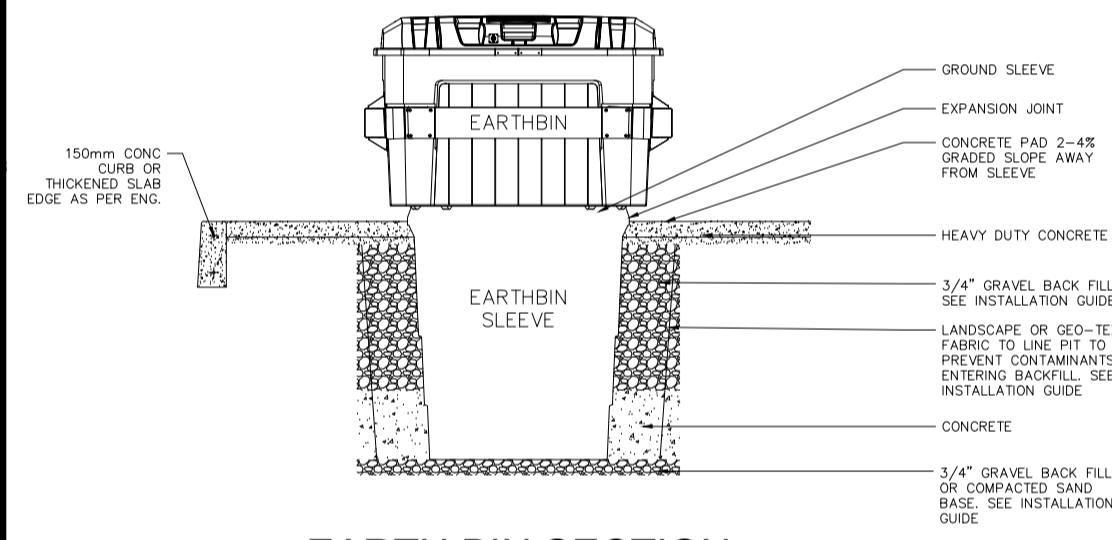
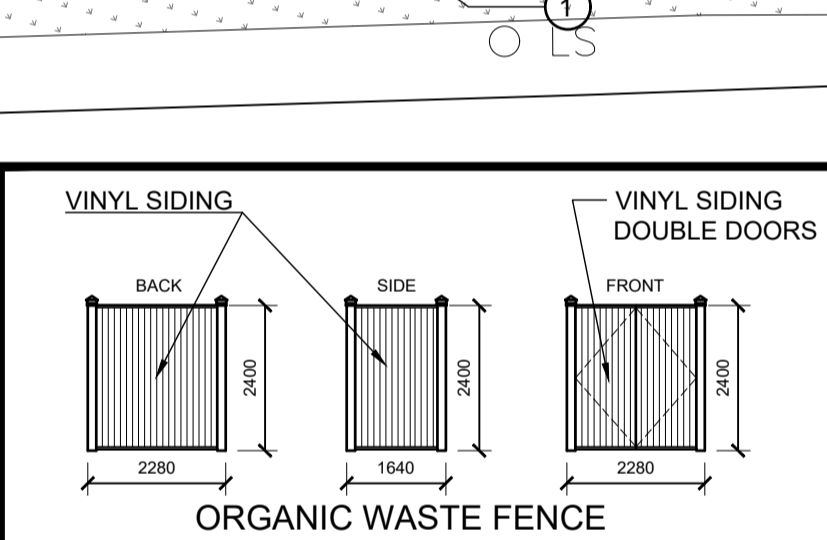
ARCHITECT SEAL: **RODERICK LAHEY ARCHITECTS** (Professional Seal)

CLIENT: **CLARIDGE HOMES**

ARCHITECT: **rla/architecture** (Professional Seal)

PROJECT TITLE: **TERRY FOX ZEN**

ADDRESS: **5331 FERNBANK STREET, OTTAWA, ONTARIO**



- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - REQUIRED AMENITY AREA
 - PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
 - PROPOSED HYDRO TRANSFORMER
 - ASPHALT DRIVING SURFACE
 - EARTH BINS
 - ORGANIC WASTE SHED
 - BICYCLE PARKING SPACES
 - PROPOSED HYDRANT
 - EXISTING FIRE HYDRANT
 - TEMPORARY SNOW STORAGE
 - EXISTING BELL BOXES
 - RETAINING WALL, SEE CIVIL
 - PROPOSED CONCRETE BUS PAD
 - 1.2m x 1.2m EASEMENT FOR BUS PAD

- SITE PLAN SYMBOLS**
- CONCRETE UNIT PAVERS SURFACE
 - SOFT LANDSCAPING
 - CONCRETE WALK / PATH
 - HEAVY DUTY CONCRETE PAD
 - BIKE RACK / BIKE PARKING SPOT
 - TWO WAY VEHICLE CIRCULATION
 - MAIN ENTRANCE
 - PROPERTY LINE
 - ZONING SETBACKS
 - STANDARD PARKING SPACE
 - VISITOR PARKING SPACE
 - ACCESSIBLE PARKING SPACE
 - DEPRESSED CURB w/ TWSI CONSTRUCTED TO CITY STANDARDS
 - COMMUNITY MAIL BOXES
 - LANDSCAPE RISERS
 - SITE UTILITIES (SEE COMPOSITE UTILITY PLAN)
 - PROPOSED TREE (SEE LANDSCAPE PLAN)
 - PROPOSED FIRE ROUTE SIGNAGE

PROJECT DEVELOPER
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 2001 - 201 Gladstone Avenue
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 E-Mail: EdL@aovltd.com

LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF PART OF LOT 30 CONCESSION 10, GOULBOURN, PART 1 PLAN 4R17373, EXCEPT PART 4, PLAN 4R20112; OTTAWA. SUBJECT TO AN EASEMENT IN FAVOUR OF HYDRO OTTAWA LIMITED OVER PARTS 5, 6, 7, 8 AND 9 PLAN 4R20112 AS IN OC455206.

ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 10, GOULBOURN LYING BETWEEN PARTS 3 AND 4 ON 4R17373 AND PART 2 ON PLAN 4R20112, AS CLOSED BY N599928; OTTAWA

PART OF LOT 31, CONCESSION 10, GOULBOURN, PART 1 ON PLAN 4R19334 CITY OF OTTAWA

Prepared by Annis O'Sullivan, Vollebek Ltd.
 Field Work Completed December 14, 2020

WASTE COLLECTION

GUIDELINES	REQUIRED	PROVIDED
GARBAGE - 0.231 CUBIC YARDS / UNIT	45 YARDS ³	45 YARDS ³
RECYCLING (GMP) - 0.018 CUBIC YARDS / UNIT	4 YARDS ³	4 YARDS ³
RECYCLING (FIBRE) - 0.062 CUBIC YARDS / UNIT	12 YARDS ³	12 YARDS ³
ORGANICS - 240L CONTAINER /50 UNITS	4x 240L	4x 240L
GARBAGE	7 EARTH BINS	7 EARTH BINS
RECYCLING (GMP)	1 EARTH BINS	2 EARTH BINS
RECYCLING (FIBRE)	2 EARTH BINS	2 EARTH BINS
ORGANICS	4x 240L BINS	4x 240L BINS

*EARTH BINS= (6.5 YARDS³)

SNOW STORAGE
 TEMPORARILY STORED AND TRUCKED OFF SITE

PROJECT INFORMATION

CURRENT ZONING: GM(2411)
 USE: PLANNED UNIT DEVELOPMENT

SITE AREA
 36,789 sq. m. (395,995) sq. ft.

BUILDING HEIGHT
 18.0 m

AMENITY AREA PER DWELLING UNIT
 6.0 sq. m.

FRONT YARD SETBACK
 3.0 M

REAR YARD SETBACK
 3.0 M

INTERIOR SIDE YARD SETBACK
 7.5 M

PROJECT STATISTICS

REQUIRED AMENITY SPACE	PROVIDED AMENITY SPACE
6 SQ. M. PER UNIT = 288 sq. m.	PRIVATE BALCONY / PATIOS = 361 sq. m.
50% COMMUNAL AMENITY AREA = 144 sq. m.	COMMUNAL EXTERIOR AREA = 200 sq. m.
	TOTAL = 561 sq. m.

SITE COVERAGE

BUILDING FOOTPRINT	DRIVING SURFACE	LANDSCAPE AREA	TOTAL
33.6% 2,278.43 sq. m.	25.9% 1,751.40 sq. m.	40.5% 2,739.12 sq. m.	100.0% 6,768.95 sq. m.

CAR PARKING REQUIRED by ZONING BY-LAW

RESIDENCE	VISITOR	TOTAL
- 1.2 PER UNIT (192 UNITS) 230	- 0.2 PER DWELLING UNIT 38	268
PROVIDED RESIDENCE - 1.2 PER UNIT (192 UNITS) 230	PROVIDED VISITOR - 0.2 PER DWELLING UNIT 38	TOTAL 268

BICYCLE PARKING

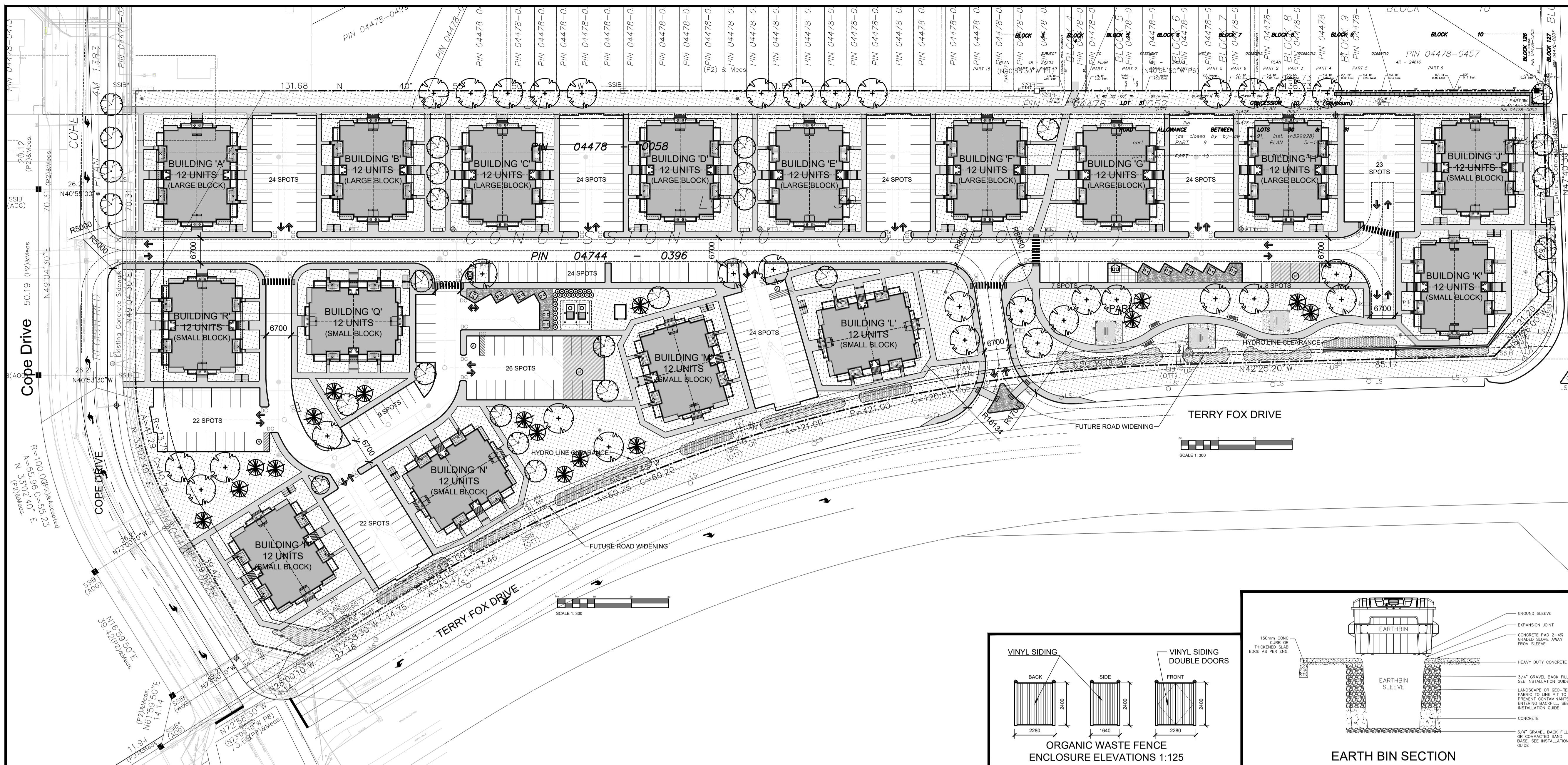
REQUIRED RESIDENCE	PROVIDED RESIDENCE
- 0.5 PER UNIT (192 UNITS) 96	96

GROSS BUILDING - AREAS
 (CITY OF OTTAWA'S DEFINITION)

PROPOSED BUILDING 'A'	PROPOSED BUILDING 'B'	PROPOSED BUILDING 'C'	PROPOSED BUILDING 'D'	PROPOSED BUILDING 'E'	PROPOSED BUILDING 'F'	PROPOSED BUILDING 'G'	PROPOSED BUILDING 'H'	PROPOSED BUILDING 'J'	PROPOSED BUILDING 'K'	PROPOSED BUILDING 'L'	PROPOSED BUILDING 'M'	PROPOSED BUILDING 'N'	PROPOSED BUILDING 'P'	PROPOSED BUILDING 'Q'	PROPOSED BUILDING 'R'	TOTAL PROPOSED AREA
1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,290.5 sq. m. (13,890) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	1,220.0 sq. m. (13,130) sq. ft.	20,084.0 sq. m. (216,182) sq. ft.

UNIT STATISTICS

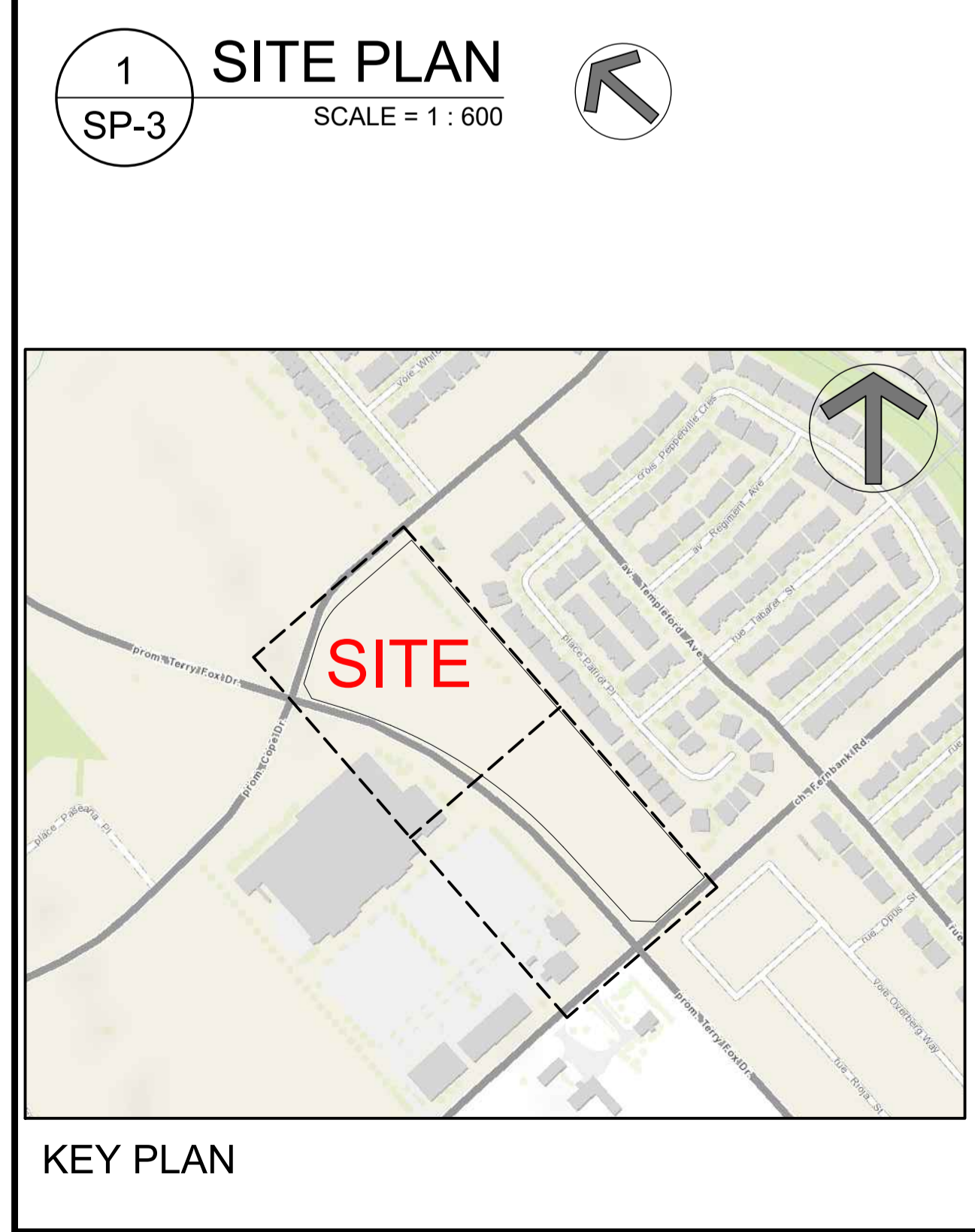
2 BEDROOM UNIT	TOTAL
192	192



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- ①-⑩ DETAIL NUMBER
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- ①-⑩ DETAIL REFERENCE PAGE



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 - PROPOSED HYDRO TRANSFORMER
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PROJECT DEVELOPER
 Claridge Homes
 2001 - 201 Gladstone Avenue
 Ottawa, ON
 Tel: (613) 233-6030
 E-Mail: [redacted]

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 Annis O'Sullivan Vollebek Ltd.
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 Tel: (613) 727-0850
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 PART OF LOT 30 CONCESSION 10,
 GOULBOURN,
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 OTTAWA**

**PART OF LOT 31, CONCESSION 10,
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 PART 1 ON PLAN 4R19334
 CITY OF OTTAWA**

Prepared by Annis O'Sullivan, Vollebek Ltd.
 Field Work Completed December 14, 2020

WASTE COLLECTION

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ARCHITECT SEAL:
 ONTARIO ASSOCIATION OF ARCHITECTS
 RODERICK LAHEY
 LICENCE 4375
 SEAL DATE: STAMP DATE

CLIENT:
 CLARIDGE HOMES

ARCHITECT:
 rla / architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
 TERRY FOX ZEN
 5331 FERNBANK STREET
 OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN (OVERALL)

DRAWN: BIO
CHECKED: CM
SCALE: 1:600
SHEET No.: SP-3
PROJECT No.: 2101