

A1.00 SITE PLAN
A1.00 1:200

BUILDING AREA SUMMARY

BUILDING AREA	17,988	SQ.FT.
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS
TOTAL GROSS AREA	123,495	SQ.FT. (**EXCLUDES AREA BELOW GRADE)
TOTAL NET/LEASEABLE AREA		
RESIDENTIAL	100,488	SQ.FT.
COM/RET	-	SQ.FT.
TOTAL GFA (AS PER CITY DEF.)	95,658	SQ.FT.
UNIT SUMMARY		
TOTAL UNITS	77	QTY. RATIO %
SMALL SUITES (≤ 850 SQ.FT.)	15	1 BED 7 (9%) 1 BED + DEN 8 (10%)
MEDIUM SUITES (850 - 1,400 SQ.FT.)	34	2 BED 13 (17%) 2 BEDROOM + DEN 13 (17%)
LARGE SUITES (≥ 1,400 SQ.FT.)	28	2 BEDROOM + DEN (1,400 - 1,800 SQ.FT.) 16 (21%) 2 BEDROOM + DEN (OVER 1,800 SQ.FT.) 12 (16%)
AVERAGE UNIT SIZE	1,305	SQ.FT.

ZONING NOTES:

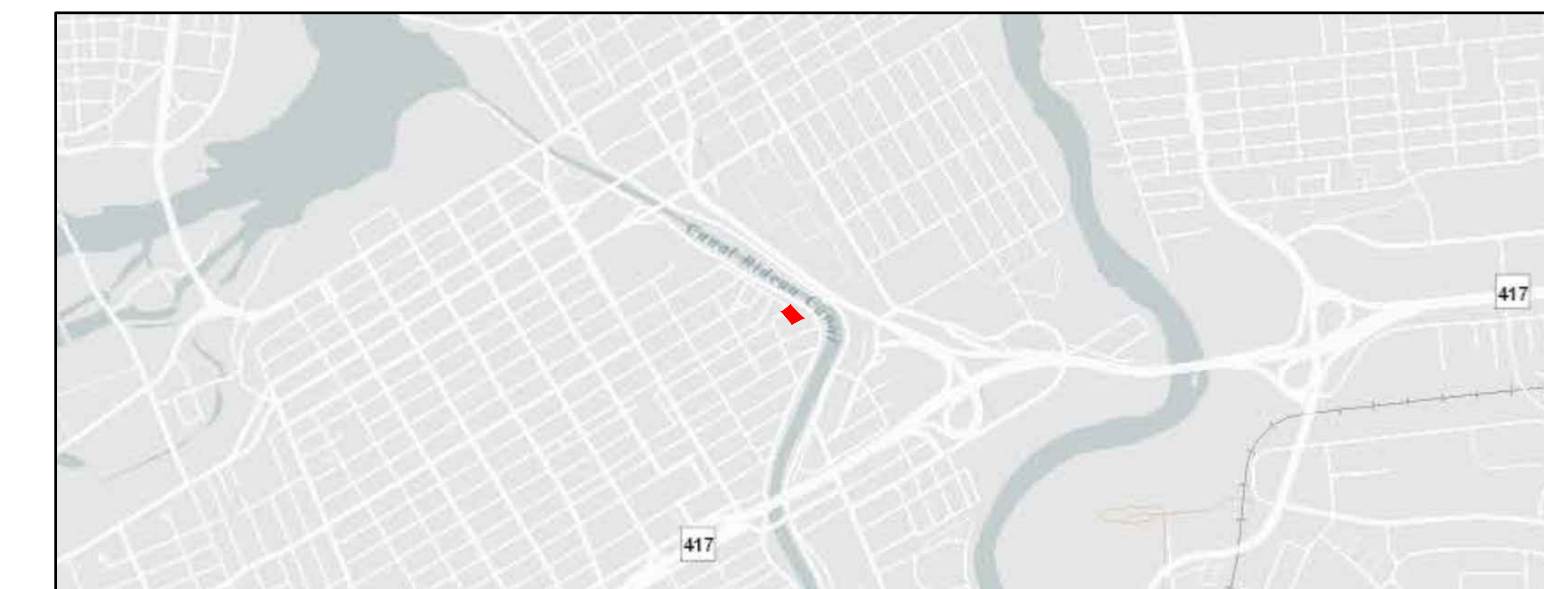
CURRENT ZONING: R4UC(478)	LEGAL DESCRIPTION: LOT 50 REGISTERED PLAN 1000000 CITY OF OTTAWA
LOT AREA: 2,958 m ²	REQUIRED MIN 1150 m ²
LOT WIDTH (Lewis st.): 44.19 m	PROPOSED 2,958 m ²
LOT DEPTH: 75.2 m	% OF LANDSCAPED AREA 46.3%
DEVELOPMENT STATS	
LOT OF AREA 'A'	77
% OF LANDSCAPED AREA	46.3%
TOTAL UNITS	77
SETBACK ALONG FRONT YARD (LEWIS ST.)	3 m
SETBACK ALONG SIDE YARD (FACING CANAL)	1.2 m
SETBACK ALONG SIDE YARD (FACING TOWNS)	1.2 m
SETBACK ALONG REAR YARD	7.5 m
MAXIMUM HEIGHT	14.5 m
NUMBER OF STOREYS	9
BUILDING GFA	11,473 m ²
ZONING GFA (as per city zoning def.)	8,886 m ²

BUILDING CLASSIFICATION	FACES 1 STREET. ACCESS ROUTE IS PROVIDED WITHIN 15 METERS OF THE PRINCIPAL ENTRANCE	PART 3	PART 9
NUMBER OF STREETS/ACCESS ROUTES	3.2.2.10 & 3.2.5.5		
BLDG CLASSIFICATION	SECTION 3.2.2.42 GROUP C, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.42	9.10.4
SPRINKLER SYSTEM PROPOSED	ENTIRE BLDG <input checked="" type="checkbox"/> IN LIEU OF ROOF RATING <input type="checkbox"/> PARKING & GROUND MECHANICAL PENHOUSE <input type="checkbox"/> NOT REQUIRED <input type="checkbox"/>	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8
STANDPIPE REQUIRED	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9	
FIRE ALARM REQ'D	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4	9.10.17.2
WATER SERVICE/SUPPLY IS ADEQUATE	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		
HIGH BUILDING	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6	
CONSTRUCTION TYPE	PERMITTED CONSTR. <input type="checkbox"/> COMBUSTIBLE <input checked="" type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	3.2.2.20-83	9.10.6

PARKING REQUIREMENTS

1. VEHICLE PARKING	REQUIRED PARKING	PROVIDED PARKING
RESIDENTIAL PARKING 77 UNITS (- 12UNITS) (X 0.5)	0.5 / UNIT 33 SPACES	1.0 / UNIT 77 SPACES
VISITOR PARKING 88 UNITS (- 12UNITS) (X 0.1)	0.1 / UNITS 7 SPACES	0.26 / UNITS 20 SPACES
TOTAL PARKING	40 SPACES	97 SPACES
PARKING DISTRIBUTION		
LEVEL P2		46 SPACES
LEVEL P1		51 SPACES
TOTAL		97 SPACES
2. BICYCLE PARKING		
REQUIRED BICYCLE PARKING SPACES RESIDENTIAL (NEW)	0.5 SPACE/UNIT - 39 SPACES REQUIRED FOR 77 UNITS	
PROVIDED BICYCLE PARKING SPACES		77 TOTAL BIKE STALLS (UNDERGROUND)
3. AMENITY REQUIREMENTS		
REQUIRED AMENITY SPACE 6 m ² REQUIRED PER UNIT 77 UNITS X 6 SQ.M. = 462 SQ.M. TOTAL AMENITY REQUIRED		
REQUIRED AMENITY SPACE TO BE COMMON - PROVIDED COMMON AMENITY SPACE -		231 SQ.M. 290 SQ.M.
PROVIDED AMENITY SPACE BREAKDOWN: -GROUND FLOOR COMMON AMENITY - PRIVATE BALCONY & TERRACE AMENITY -		290 m ² (240m ² INTERIOR+50m ² EXTERIOR) 2,541 m ² 2,831 m ²

LOCATION PLAN



LEGEND

PROPOSED FIRE ROUTE	EDGE OF SIDEWALK	PTD	PARKING TICKET DISPENSER
PROPOSED BUILDING	PROPERTY LINE	POS	EXISTING PAY & DISPLAY
BUILDING TO BE DEMOLISHED	SETBACK	BS	EXISTING TRANSIT STOP
EXISTING TRAFFIC MAN HOLE		CB	EXISTING CATCH BASIN
EXISTING TRAFFIC MAN HOLE		CB	PROPOSED CATCH BASIN
EXISTING MAN HOLE		AS	SIGNAGE FOR ACCESSIBLE PARKING SPACE
EXISTING TRAFFIC LIGHT		FRS	SIGNAGE FOR FIRE ROUTE ACCESS
EXISTING FIRE HYDRANT		AS	EXISTING SIGN
CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	AS	EXISTING BOLLARD
BIKE PARKING SPACE	EXTENT OF PRIVATELY OWNED PUBLIC SPACE	AS	EXISTING LIGHT POLE
	CURB TO BE REBUILT	AS	PROPOSED WALL MOUNTED LIGHT
	ROLL CURB	SL	EXISTING STREET LIGHTING BOX
	EXISTING UTILITY POLE	TB	EXISTING TRAFFIC SIGNAL BOX
	FIRE DEPARTMENT CONNECTION		

NOTE:
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 30TH, 2021 AND PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT TEAM

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7	230427	RE-ISSUED FOR SPC
6	230320	RE-ISSUED FOR SPC
5	230113	RE-ISSUED FOR SPC
4	220429	ISSUED FOR SPC
3	220119	RE-ISSUED FOR REZONING
2	211208	RE-ISSUED FOR REZONING
1	210716	ISSUED FOR REZONING
no.	date	revision

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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PROJECT/LOCATION:

50 THE DRIVEWAY

DRAWING TITLE:

SITE PLAN

DRAWN BY: DATE: SCALE:
DA 2023-04-27 1:200

PROJECT: 2051

DRAWING NO.: A1-00

REVISION NO.: