

Allan Hamlin

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

APPROVED
By Allison Hamlin at 11:13 am, May 30, 2023

SITE PLAN SYMBOLS:

- TERRACE / LANDSCAPE PLANTING
- HARD SURFACE WALK
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- PROPERTY LINE
- BUILDING SETBACK LINE
- FENCE LINE
- BIKE RACK
- ENTRANCE / EXIT DOOR
- COMMERCIAL / EXIT DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SIAMESE CONNECTION
- ROOF DRAIN
- PROPOSED SITE LIGHTING

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

GEOTECHNICAL ENGINEER
Paterson Group
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: (613) 226-7381
E-Mail: Dgilbert@patersongroup.ca
E-Mail: mdarcy@patersongroup.ca

WIND / SOUND ENGINEER
Gradient Wind
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0934 ext. 116
Cell: (613) 266-5273
E-Mail: joshua.foster@gradientwind.com

ARBORIST
IFS Associates
BOX 13593,
Kanata, Ontario K2K 1X6
Tel: (613) 838-5717
E-Mail: aboyd@ifsassociates.ca

LANDSCAPE ARCHITECT
Wentworth Landscapes
13392 Loyalist Pkwy.,
Picton, Ontario K0K 2T0
Tel: (613) 476-1181
E-Mail: scott@wentworthlandscapes.com
E-Mail: danielle@wentworthlandscapes.com

TRANSPORTATION ENGINEER
GHD Group Pty Ltd.
179 Colonnade Road South, Suite 400
Ottawa ON K2E7J4
Phone: (613) 288-1727
Direct: (613) 222-6801
E-Mail: vanessa.skilton@ghd.com

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

CIVIL ENGINEER
Stantec Geomatics Ltd.
1331 Clyde Avenue, Suite 400
Ottawa ON K2C 3G4
Phone: (613) 724-4096
Fax: (613) 722-2799
E-Mail: Sheridan.Gillis@stantec.com

PROJECT INFORMATION

ZONING BY-LAW 2008-250 RBS (2765) S453

SITE AREA 25,686.0 sq. m.
276,482 sq. ft.

REQUIRED

GRADE (GEODEIC ELEVATION) 76.90m
BUILDING HEIGHT (SCHEDULE 453) 79.0m
FRONT YARD SETBACK 3.0m
CORNER YARD SETBACK 3.0m
REAR YARD SETBACK - GREENBANK ROAD 3.5m
RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS) 0.5
VISITOR PARKING PER UNIT (AFTER 12 UNITS) 0.2
BICYCLE PARKING PER UNIT 0.5
AMENITY AREA - PER UNIT 6.0 sq. m
MINIMUM DRIVEWAY WIDTH - EXTERIOR 6.7m
MINIMUM DRIVEWAY / AISLE WIDTH - INTERIOR 6.0m
LANDSCAPE AREA 30%

PROVIDED

25 STOREY BUILDING HEIGHT 79.0m
AMENITY / MECHANICAL PENTHOUSE HEIGHT 4.5m
FRONT YARD SETBACK 104.0m
CORNER YARD SETBACK 36.3m
REAR YARD SETBACK 3.5m
TOWER SEPARATION 20.1m
AMENITY AREA - PER UNIT 6.0 sq. m
TOWER FOOTPRINT 956.0 sq. m

FULL SITE

GROSS BUILDING AREA
(CITY OF OTTAWA'S DEFINITION)

EX. TOWER "A" - 20 STOREY 20,879.0 sq. m.
224,741 sq. ft.
EX. TOWER "B" - 17 STOREY 17,800.0 sq. m.
191,592 sq. ft.
NEW TOWER "C" - 25 STOREY 18,584.0 sq. m.
200,036 sq. ft.

TOTAL AREA 57,263.0 sq. m.
616,375 sq. ft.

FLOOR SPACE INDEX 2.2

RESIDENTIAL UNITS

EX. TOWER "A" - 20 STOREY 303
EX. TOWER "B" - 17 STOREY 235
NEW TOWER "C" - 25 STOREY 234

TOTAL 772

PARKING SPACES

EX. BUILDING - P2 LEVEL 242
EX. BUILDING - P1 LEVEL 238
EX. SURFACE SPACES 37
NEW P2 LEVEL 119
NEW P1 LEVEL 34
NEW SURFACE SPACES 34

TOTAL 783

LOT COVERAGE

PAVED SURFACE 5,583.1 sq. m. 21.7%
TOWER FOOTPRINT 4,139.1 sq. m. 16.1%
OTHER BUILDINGS / COVER RAMPS 672.0 sq. m. 2.6%
LANDSCAPE OPEN SPACE 15,291.8 sq. m. 59.6%
TOTAL 25,686.0 sq. m. 100.0%

PROJECT DEVELOPER
Homestead Land Holdings Ltd.
80 Johnson Street
Kingston, ON K7L 1X7
Tel: (613) 546-3146
Cell: (613) 329-0354
E-Mail: JMangan@homestead.ca

LEGAL DESCRIPTION

URBAN PLANNER
Fotenn Consulting
396 Cooper Street
Suite 300
Ottawa, ON K2P 2H7
Tel: (613) 730-5709
E-Mail: zaki@fotenn.com

PROPOSED - BUILDING "C"

BUILDING STATISTICS

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

PARKING LEVEL 0.0 sq. m.
0 sq. ft.
GROUND FLOOR 447.9 sq. m.
4,821 sq. ft.
2nd FLOOR 641.5 sq. m.
6,905 sq. ft.
3rd FLOOR 861.9 sq. m.
9,493 sq. ft.
4th - 21st FLOOR 18 x 789.58 sq. m.
14,212.5 sq. m.
152,982 sq. ft.
22nd - 24th FLOOR 3 x 789.58 sq. m.
2,368.7 sq. m.
25,497 sq. ft.
AMENITY LEVEL 0 sq. m.
0 sq. ft.
MECHANICAL PENTHOUSE 0 sq. m.
0 sq. ft.

TOTAL AREA 18,562.6 sq. m.
199,696 sq. ft.

TOWER FOOTPRINT 957.9 sq. m.
10,311 sq. ft.

UNIT STATISTICS

STUDIO UNIT 0
1 BEDROOM UNIT 71
1 BEDROOM + DEN UNIT 24
2 BEDROOM UNIT 138
2 BEDROOM + DEN UNIT 131

TOTAL 234

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE -0.5 PER UNIT (234 UNITS) (AFTER 12 UNITS) 117
VISITOR -0.2 PER DWELLING UNIT (AFTER 12 UNITS) 44

TOTAL 155

PROVIDED

RESIDENCE -0.95 PER UNIT 222
VISITOR -0.2 PER DWELLING UNIT (AFTER 12 UNITS) 44

TOTAL 266

BICYCLE PARKING

REQUIRED

RESIDENCE -0.5 PER UNIT (234 UNITS) 117

PROVIDED

UNDERGROUND PARKING LEVEL 141
EXTERIOR AT GRADE 10

TOTAL 151

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR = 325.0 sq. m.
2nd FLOOR COMMUNAL INTERIOR = 560.0 sq. m.
2nd FLOOR COMMUNAL EXTERIOR = 150.0 sq. m.
25th FLOOR COMMUNAL PATIO = 400.0 sq. m.
25th FLOOR COMMUNAL INTERIOR = 380.0 sq. m.
PRIVATE BALCONIES = 1,600.0 sq. m.

TOTAL = 3,415.0 sq. m.
TOTAL COMMUNAL = 1,815.0 sq. m.
REQUIRED - 6.0M² PER UNIT (234) = 1,404.0 sq. m.
REQUIRED COMMUNAL @ 50% = 702.0 sq. m.

REFUSE REQUIREMENT (234 UNITS)

GARBAGE -0.11 PER UNIT 26 YARDS
RECYCLING GMP -0.018 PER UNIT 5 YARDS
RECYCLING FIBER -0.038 PER UNIT 9 YARDS
COMPOST -240L PER 50 UNITS 5

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 UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

(00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

(01) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.

(02) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.

(03) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.

(04) TITLE

(05) SCALE

(06) DETAIL REFERENCE PAGE

(07) DETAIL CROSS REFERENCE PAGE

GENERAL NOTES:

(A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.

(B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.

(C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.

(D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.

(E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.

(F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

REVISIONS:

No.	DESCRIPTION	DATE (DDMMYY)
1	REVISED AS PER ROUND 3 SPC CITY COMMENTS	2023-01-20
2	REVISED AS PER GENERAL CHANGES	2023-12-21
3	REVISED AS PER ROUND 2 SPC CITY COMMENTS	2022-10-14
4	REVISED AS PER ROUND 2 SPC CITY COMMENTS	2022-07-28
5	REVISED AS PER ROUND 1 SPC CITY COMMENTS	2022-06-24
6	ISSUED FOR SITE PLAN CONTROL	2022-03-29
7	ISSUED FOR OWNER / CONSULTANT REVIEW	2022-03-24
8	ISSUED FOR ZONING APPLICATION	2021-05-26

ARCHITECT SEAL:

CLIENT: **HOMESTEAD**

Homestead Land Holdings Ltd.
80 Johnson Street, Kingston

ARCHITECT: **rla/architecture**
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
1.613.724.9932 f.613.724.1209 rlaarchitecture.ca

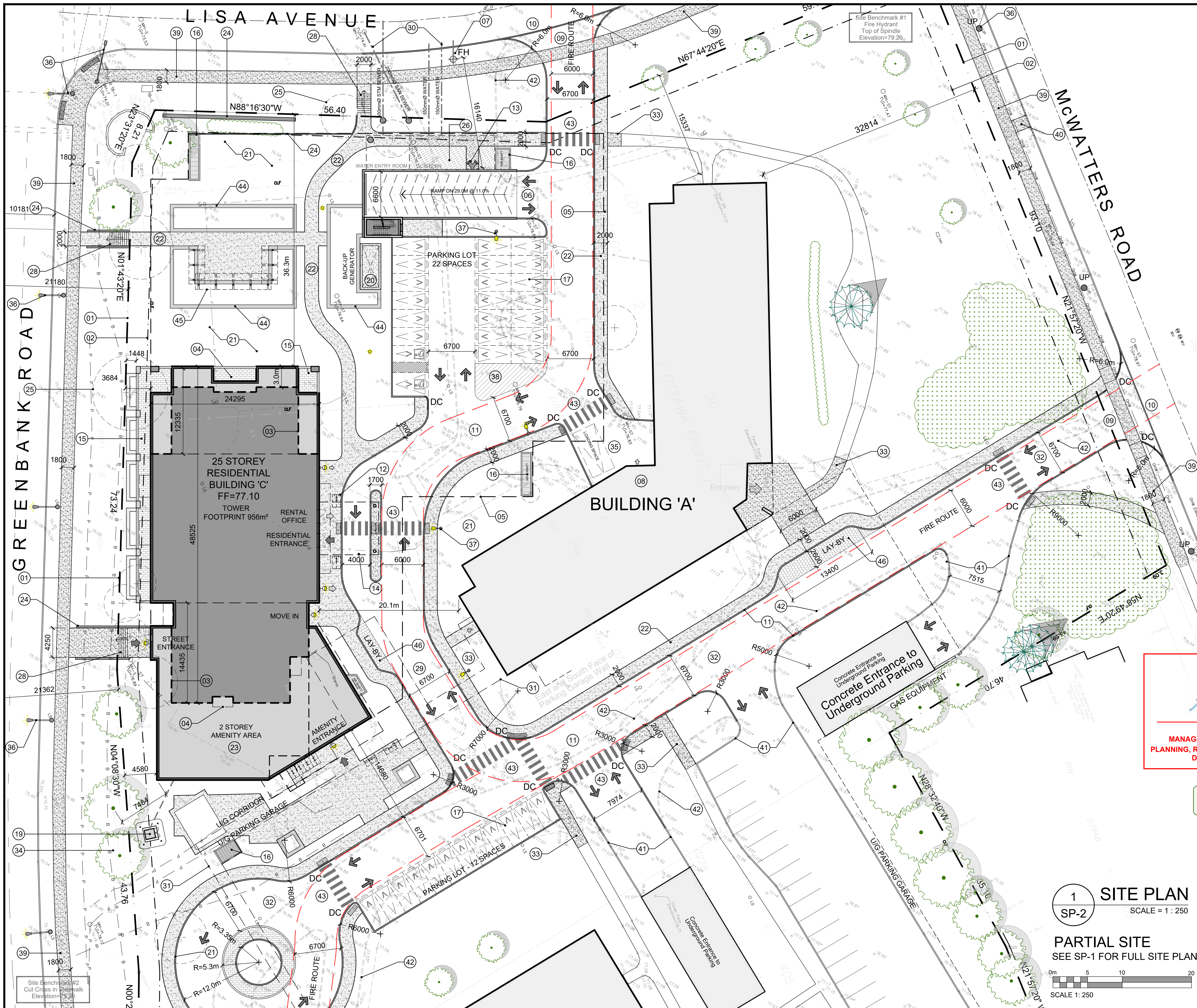
PROJECT TITLE:
1300 McWatters Road

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN FULL SITE

DRAWN: R.V.	CHECKED: JS
SCALE: 1:500	SHEET No. SP-1
PROJECT No. 1706	

D07-12-22-0053



- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - COVERED HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - FIRE HYDRANT - EXISTING / PROPOSED
 - EXISTING RESIDENTIAL BUILDING
 - SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - DEPRESSED STREET CURB
 - ASPHALT ROAD WITH CONCRETE CURBS
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMSE CONNECTION
 - ENTRANCE CANOPY
 - AT GRADE PRIVATE PATIO
 - INTAKE / EXHAUST SHAFT
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - GAS PRESSURE RELEASE STATION
 - HYDRO TRANSFORMER
 - BACK-UP GENERATOR "COMPLETE WITH SCREENING"
 - SOFT LANDSCAPING
 - PEDESTRIAN WALKING SURFACE
 - 2 STOREY AMENITY PODIUM
 - CONCRETE RETAINING WALL, SEE CIVIL FOR DETAILS
 - EXISTING TREE TO BE REMOVED
 - CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
 - EXISTING CITY SIDEWALK TO REMAIN
 - EXTERIOR STAIRS WITH HANDRAILS AS REQUIRED
 - 6.0 METRE WIDE FIRE ROUTE
 - PROPOSED SERVICES, SEE CIVIL
 - LIMIT OF EXISTING UNDERGROUND PARKING GARAGE
 - NEW ENTRY DRIVE ALIGNMENT AND WALK
 - ALTER EXISTING WALK AS REQUIRED
 - EXISTING TREE TO REMAIN
 - EXISTING LOADING AREA, RECONFIGURE AS SHOWN
 - EXISTING UTILITY / LIGHT POLE
 - SITE LIGHTING - SEE ELECTRICAL SITE PLAN
 - PAINTED ISLAND
 - REPLACE EXISTING SIDEWALK WITH NEW 1.8M WIDE CONCRETE SIDEWALK
 - RE-SURFACE EXISTING CROSSWALK CONNECTION
 - EXISTING CONCRETE CURB T TO REMAIN
 - ORIGINAL CURB LOCATION - REMOVED
 - CROSSWALK WITH DEPRESSED CURB AND TWSI
 - RAISED LANDSCAPE PLANTER
 - SUN SHADE, SEE LANDSCAPE
 - UNIT PAVEMENT SURFACE AT LAY-BY WITH SIGNAGE (SHORT TERM PARKING)

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

APPROVED
 By Allison Hamlin at 11:14 am, May 30, 2023

1 SITE PLAN
 SP-2 SCALE = 1 : 250

PARTIAL SITE
 SEE SP-1 FOR FULL SITE PLAN

0m 5 10 20
 SCALE 1: 250

ARCHITECT SEAL: NORTH ARROW:

SEAL DATE: STAMP DATE

HOMESTEAD

Homestead Land Holdings Ltd.
 80 Johnson Street, Kingston

ARCHITECT: rla/architecture
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 1.613.724.9932 f.613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
1300 McWatters Road

OTTAWA ONTARIO

SHEET TITLE:
**SITE PLAN
 BLDG. 'C'**

DRAWN: R.V.	CHECKED: JS
SCALE: 1:250	SHEET No. SP-2
PROJECT No. 1706	