

KEY PLAN

PROPOSED SITE

PROPERTY DESCRIPTION

SIX STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER

MUNICIPAL ADDRESS

SITE INFORMATION

LOT AREA: 11,873.9 m²

LOT FRONTAGE: 81.00 m

LOT DEPTH: 145.62 m

APPROVED
By Lily Xu at 4:04 pm, Jul 24, 2023

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PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY STANTEC GEOMATICS LTD. DATED AUGUST 30, 2021.
REFER TO LANDSCAPE PLANS FOR LOCATION OF TREES & PLANTINGS.

BUILDING INFORMATION

BUILDING AREA: BUILDING A: 1,813 m², BUILDING B: 1,652 m², BUILDING C: 1,597 m²

GROSS FLOOR AREA: BUILDING A: 10,323 m², BUILDING B: 10,840 m², BUILDING C: 9,298 m²

PROPOSED USE: APARTMENT DWELLINGS, MID-RISE

UNIT BREAKDOWN:

BUILDING A	BUILDING B	BUILDING C	TOTAL PROPOSED
12- STUDIO	3- STUDIO	2- STUDIO	17- STUDIO
54- 1 BEDROOM	48- 1 BEDROOM	32- 1 BEDROOM	134- 1 BEDROOM
22- 2 BEDROOM	34- 2 BEDROOM	38- 2 BEDROOM	94- 2 BEDROOM
11- 3 BEDROOM	13- 3 BEDROOM	32- 3 BEDROOM	56- 3 BEDROOM
5- 3 BEDROOM TOWN	9- 3 BEDROOM TOWN	8- 3 BEDROOM TOWN	22- 3 BEDROOM TOWN
2- 4 BEDROOM TOWN	2- 4 BEDROOM TOWN	4- 4 BEDROOM TOWN	8- 4 BEDROOM TOWN
106 UNITS	109 UNITS	92 UNITS	307 UNITS

ZONING TABLE

R5

CITY OF OTTAWA ZONING BY-LAW No. 2008-250

REQUIRED

PROPOSED

MINIMUM LOT AREA

1,400 m² for a Planned Unit Dev.

11,873.9 m²

MINIMUM LOT WIDTH

n/a

FRONT YARD SETBACK

3 m

3 m (SANDALWOOD DRIVE)

HYDRO SETBACK

6m

CORNER SIDE YARD SETBACK

3 m

3 m (HERON ROAD)

MINIMUM INTERIOR SIDE YARD SETBACK

N/A

6 m (BUILDING A)
7.3 m (BUILDING B)

REAR YARD SETBACK

N/A

12.6 m (BUILDING C)
25.3 m (BUILDING B)

MAXIMUM BUILDING HEIGHT

22.8 m

BUILDING A: 22.62 m (7 STOREYS)
BUILDING B: 22.77 m (7 STOREYS)
BUILDING C: 19.08 m (6 STOREYS)

MAXIMUM FLOOR SPACE INDEX

N/A

VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)

0.99 per dwelling unit = 304 spaces

304 P1 SPACES (255 REGULAR, 46 SMALL, 3 ACCESSIBLE)

VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)

0.2 / Dwelling unit = 61 Spaces required

16 SPACES (EXTERIOR)
45 SPACES (P1)

AMENITY AREA REQUIREMENTS

6m² per dwelling unit = 1,830m²
50% Communal = 915m²

-353 m² INTERIOR AMENITY (BLDG A)
-1,200 m² BALCONIES / PRIVATE TERRACE
-1,386 m² TOTAL ROOFTOP TOTAL = 2,939 m²

BICYCLE PARKING SPACES

0.5 per dwelling unit = 153

231 INTERIOR STORAGE SPACES (BLDG B: 32, BLDG C: 32, P1: 159), 45 EXTERIOR SPACES
TOTAL = 276

LEGEND

SOFT LANDSCAPING

ASPHALT PAVING

RIVERSTONE REFER TO LANDSCAPE

EXISTING BUILDING ELEMENT TO BE REMOVED

EXISTING FENCE

NEW BOARD FENCE REFER TO LANDSCAPE

LOT LINE

SETBACK LINE

DESIGNATED BUILDING ENTRANCE / EXIT

FIRE HYDRANT. REFER TO CIVIL

CATCH BASIN

MANHOLE

UNIT PAVERS REFER TO LANDSCAPE

CONCRETE

EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION REFER TO CIVIL

EMERGENCY OVERFLOW ROOF SCUPPER

ROOF DRAIN

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

FLOOR DRAIN

UTILITY POLE

OVERHEAD UTILITY WIRES

LIGHT STANDARD

DEPRESSED CURB

EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)

NEW TREE (REFER TO LANDSCAPE DRAWINGS)

NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)

PIN 04189-0265
HERON ROAD

N 83°38'20" E 291.84

BUILDING 'C'
6-STOREYS
92 UNITS
BUILDING FOOTPRINT = 1,597 m² / 17,190 SQ.FT
F.F.E = 95.25
EXISTING AVERAGE GRADE: 95.17

BUILDING 'A'
7-STOREYS
106 UNITS
BUILDING FOOTPRINT = 1,813 m² / 19,515 SQ.FT
F.F.E = 93.80
EXISTING AVERAGE GRADE: 94.02

BUILDING 'B'
7-STOREYS
109 UNITS
BUILDING FOOTPRINT = 1,652 m² / 17,782 SQ.FT
F.F.E = 94.70
EXISTING AVERAGE GRADE: 94.35

SANDALWOOD DRIVE

PRIVATE ACCESS ROAD

HERONGATE - HG-5
PHASE I
RESIDENTIAL
DEVELOPMENT

SITE PLAN

Designé par / Drawn by
MD

Vérifié par / Verified by
RC

Échelle / Scale
AS SHOWN

Date de création du dessin / Drawing creation date
2021-08-23

No. projet / Project number
2135

No. dessin / Drawing number

Revision / Revision

0

A105