

PROJECT INFO
 LEGAL ADDRESS: LOTS 3 AND 5 CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER NOW CITY OF OTTAWA
 PRN 04419-0428
 MUNICIPAL ADDRESS: 1615 Orleans Boulevard
 ZONING: GM12 F(0.6) H(22)
 CALCULATED PARCEL AREA: 55,727.00 m² (559,840.44 ft²) (5.57 ha)

RESIDENTIAL PROJECT STATISTICS

B2B TOWNS	GFA SF	GFA SqM
BLOCK A 16 B2B TOWNS - 3 STOREYS	27,250	2,531.6
BLOCK B 16 B2B TOWNS - 4 STOREYS	30,095	2,795.0
BLOCK C 16 B2B TOWNS - 3 STOREYS	27,250	2,531.6
BLOCK D 12 B2B TOWNS - 3 STOREYS	20,510	1,905.4

BLOCK A 16 B2B TOWN HOMES RESIDENT PARK REQUIRED @ 1 UNIT = 16 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK PROVIDED = 19	BLOCK B 16 B2B TOWN HOMES RESIDENT PARK REQUIRED @ 1 UNIT = 16 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK PROVIDED = 19
BLOCK C 16 B2B TOWN HOMES RESIDENT PARK REQUIRED @ 1 UNIT = 16 VISITOR PARKING REQUIRED @ 0.20 = 3 PARK PROVIDED = 19	BLOCK D 12 B2B TOWN HOMES RESIDENT PARK REQUIRED @ 1 UNIT = 12 VISITOR PARKING REQUIRED @ 0.20 = 2 PARK PROVIDED = 14

PROJECT STATISTICS
 TOTAL OVERALL SITE AREA: 55,727.00 m² (559,840.44 ft²) (5.57 ha)
 TOTAL OVERALL SITE DEPTH: 433.00m

RESIDENTIAL DEVELOPMENT STATISTICS
 TOTAL PROJECT SITE AREA: 11,345.2m²
 TOTAL PROJECT SITE DEPTH: 31.5m
 TOTAL BUILDING AREA: 2,940m²
 TOTAL AMENITY AREA: 5,110.5m²
 TOTAL PROJECT LANDSCAPING: 4,465.3m²
 TOTAL PROJECT SOFT LANDSCAPING: 3,382.7m²
 PROPOSED SNOW STORAGE AREA: 52.5m²

BUILDING STATISTICS
 BUILDING GFA: 9,764.64m²
 TOTAL BUILDING AREA: 2,940m²
 MAXIMUM BUILDING HEIGHT (PROPOSED): 4 Storey (12.5m)

SITE ZONING
 ZONING BY-LAW: GM12 F(0.6) H(22)
 PERMITTED USE: Plan Unit Development

SITE SETBACKS

	REQUIRED	PROVIDED
FRONT YARD AND CORNER SIDE YARD	3m	3m
INTERIOR SIDE YARD	5m	5m
REAR YARD	3m	3m

PARKING STATISTICS

REQUIRED	PROVIDED
RESIDENTIAL PARKING RATE: 1 SPACE PER DWELLING	60 Spaces (Garage)
ACCESSIBLE PARKING - TYPE 'A'	1 Space
ACCESSIBLE PARKING - TYPE 'B'	1 Space
VISITOR PARKING RATE: 0.2 SPACE PER DWELLING	12 Spaces
TOTAL # OF PARKING SPACES	72 Spaces

BICYCLING PARKING STATISTICS

REQUIRED	PROVIDED
RATE: TOWNHOME	0 Spaces
	2 Spaces

COMMERCIAL DEVELOPMENT STATISTICS (AS PROVIDED BY SCOLIER LEE ROSENSTEIN + ASSOCIATES ARCHITECTS)

TOTAL PROJECT SITE AREA	44,381.8 m ²
TOTAL COVERAGE	23.2%
TOTAL LANDSCAPING	7,117.3 m ²
TOTAL SOFT LANDSCAPING	3,707.5 m ²
SNOW STORAGE	153.5 m ²

BUILDING AREA

CRU	3,794 m ²
FOOD STORE	4,498 m ²
1 STOREY	2,035 m ²
TOTAL COMMERCIAL BUILDING AREA	10,327 m ²

PARKING STATISTICS

PARKING REQUIRED (1/18.5 m ²)	589 SPACES
TOTAL # OF PARKING SPACES	5,701/0 m ²

OVERALL SITE DEVELOPMENT

TOTAL PROJECT SITE AREA	55,757 m ²
TOTAL LANDSCAPING	11,604.6 m ²
TOTAL SOFT LANDSCAPING	7,014.2 m ²
SNOW STORAGE	206.0 m ²

OVERALL BUILDING AREA

COMMERCIAL	10,327 m ²
RESIDENTIAL	2,940 m ²
TOTAL BUILDING AREA	13,267 m ²
OVERALL FLOOR SPACE INDEX (GFA / SITE AREA)	20,091.84 m ² / 0.36

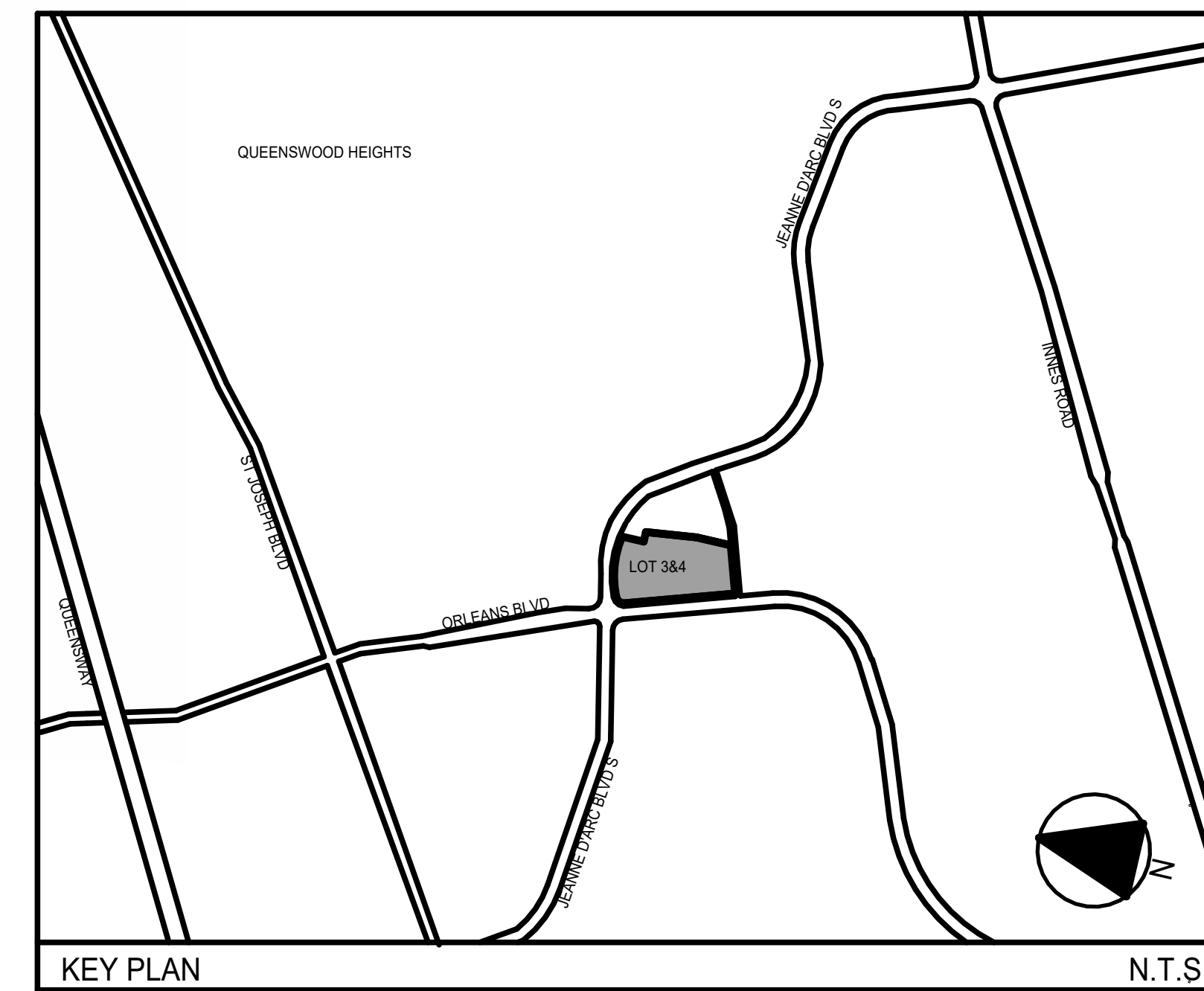
PARKING STATISTICS

COMMERCIAL	589 SPACES
RESIDENTIAL	72 SPACES
TOTAL # OF PARKING SPACES	661 SPACES

PROPERTY BOUNDARY INFORMATION TAKEN FROM
SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF LOTS 3 AND 4
 CONCESSION 2 (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 Now CITY OF OTTAWA

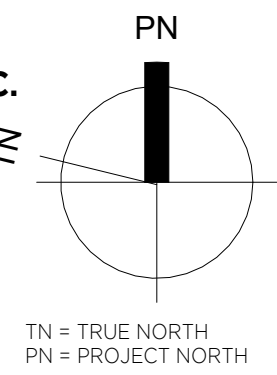
SCALE 1 : 750
 0 10 20 50 75 metres
FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

- NOTES**
- BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 1 AS SHOWN ON PLAN 4R-6094, HAVING A BEARING OF N 12°16'15" W.
 - THIS PLAN IS AN UPDATE OF A PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. DATED MAY 26, 2010 (REF. 175 (g) - 2 (OF) GR).



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Issued For:

01	ISSUED FOR SPA	02/10/2023
02	RE-ISSUED FOR SPA #1 - City Comments	08/31/2023

No	Description	Date
Revision Schedule		

Project Title

Project Description

ORLEANS GARDENS

1615 Orléans Blvd. Orléans, ON K1C 7E2

NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047

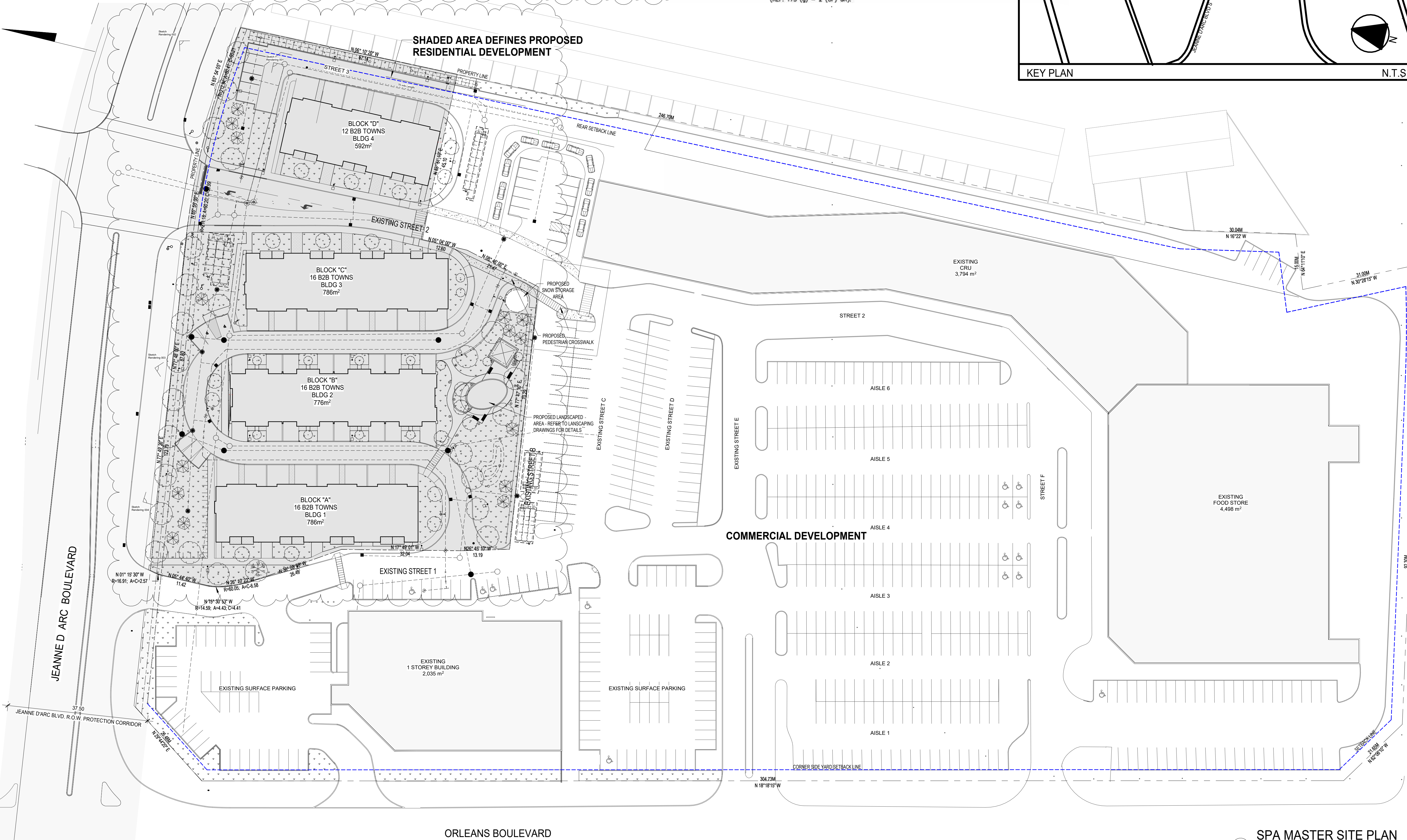
Scale As indicated

Drawn By Author

Checked By Checker

MASTER SITE PLAN

BLOCKS A, B, C & D



ORLEANS BOULEVARD

SPA MASTER SITE PLAN

1 : 500

PROJECT INFO

LEGAL ADDRESS: LOTS 3 AND 5 CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER now CITY OF OTTAWA
 MUNICIPAL ADDRESS: 1615 Orleans Boulevard
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PROJECT STATISTICS
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 TOTAL OVERALL SITE DEPTH: +336m

TOTAL PROJECT SITE AREA: 11,345.2m²
 TOTAL PROJECT SITE DEPTH: 91.6m
 TOTAL PROJECT BUILDING AREA: 2,940m²
 TOTAL AMENITY AREA: 5,110.5m²
 TOTAL PROJECT LANDSCAPING: 4,485.3m²
 TOTAL PROJECT SOFT LANDSCAPE: 3,305.7m²
 PROPOSED SNOW STORAGE AREA: 52.9m²

BUILDING STATISTICS
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TOTAL # OF PARKING SPACES	72 Spaces	72 Spaces

BICYCLE PARKING STATISTICS

	REQUIRED	PROVIDED
RATE: TOWN/CITY	None	2 Spaces

WASTE AND RECYCLING COLLECTION
 Blocks A, B, C & D - Curb side daily pick up

PROJECT STATISTICS

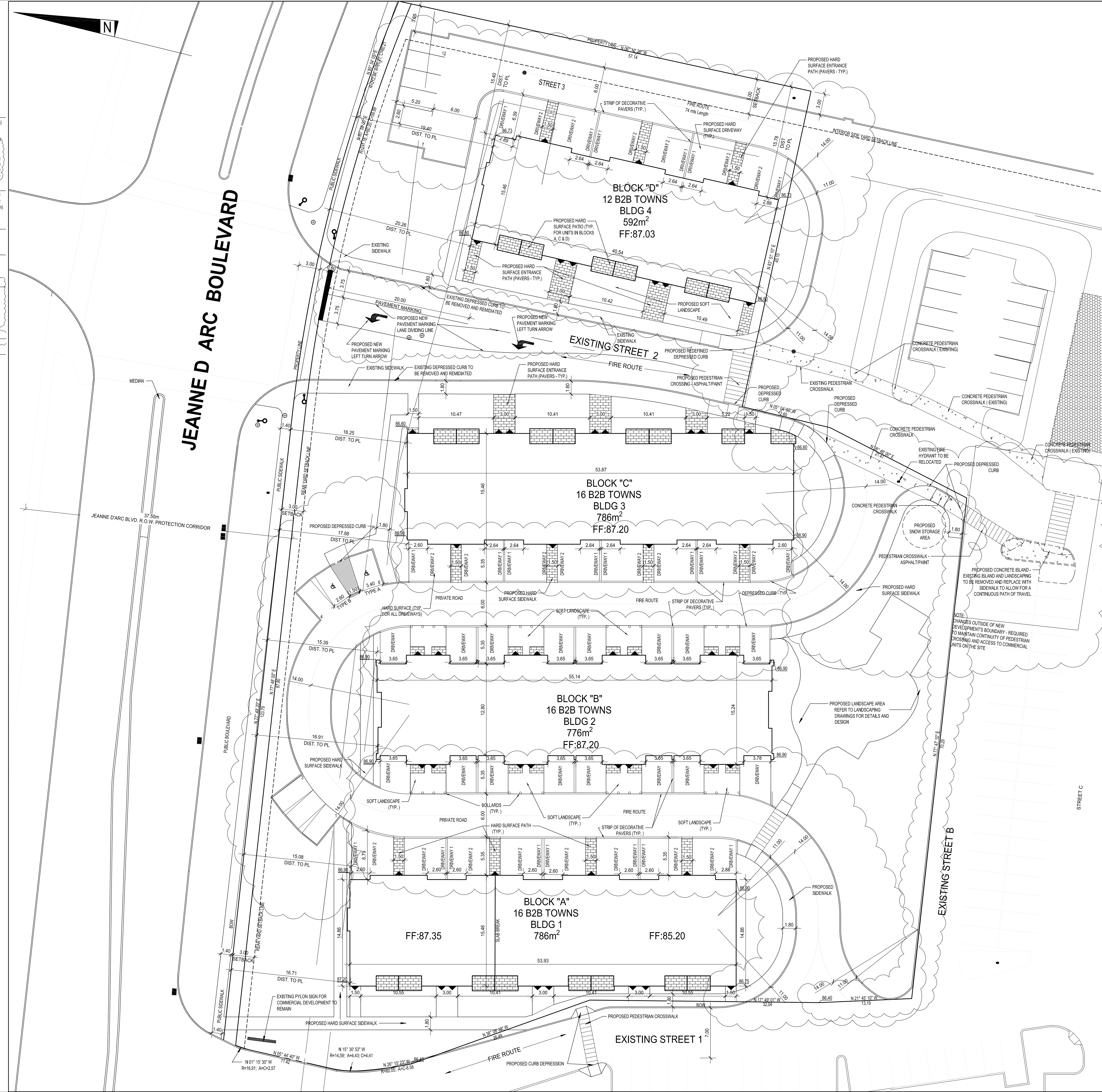
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LEGEND

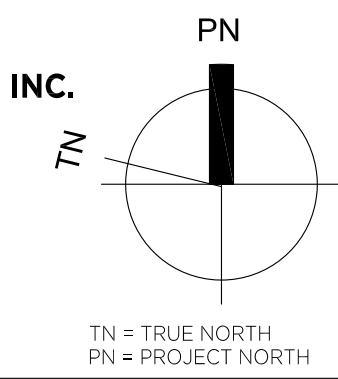
[Symbol]	SOFT LANDSCAPE (SOD)
[Symbol]	FIRE ROUTE ROAD
[Symbol]	HARD SURFACE PATH (PAVERS)

1 SPA SITE PLAN
 1 : 250



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Client
NORTH AMERICAN DEVELOPMENT GROUP

Project No. 17047
 Scale As indicated

Drawn By CG
 Checked By Checker

SPA SITE PLAN

Sheet Title
BLOCKS A, B, C & D