

SANDY HILL
ARENA



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PROJECT DEVELOPER

2 Robinson Property Limited Partnership.
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LEGAL DESCRIPTION

TOPOGRAPHICAL PLAN OF SURVEY OF

**PART OF LOT F
CONCESSION D (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA**

Survey of the Arrière Côté de la Vallée de la Rivière

SURVEYOR

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SITE PLAN SYMBOLS

	SOFT LANDSCAPE
	CONCRETE WALKING SURFACE
	ASPHALT PATH
	EXISTING WOODED AREA
	PROPOSED PARKLAND
	PROPERTY LINE
	GUARD RAILING / FENCE
	BIKE RACK
	ENTRANCE / EXIT DOOR
	COMMERCIAL / EXIT DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	SIAMESE CONNECTION
	CITY STREET LIGHTING
	SITE LIGHTING

DRAWING NOTES

TYPE LINE
TYPE LINE PAVING, WIDTH AS NOTED
TYPE LINE SIDEWALK WITH DEPRESSED CURB
TYPE LINE LANDSCAPING, SEE LANDSCAPE PLAN
TYPE LINE OF TOWER ABOVE
TYPE LINE PODIUM LEVEL
TYPE LINE PODIUM LEVEL
TYPE LINE OF PRIVATE TERRACE ABOVE
TYPE LINE GARAGE RAMP WITH DRENCH DRAIN IN
TYPE LINE OF BELOW GRADE PARKING GARAGE
TYPE LINE ASPHALT PEDESTRIAN PATH
TYPE LINE OF PRIVATE PATIO WITH LOW FENCE
TYPE LINE OF COMMUNAL TERRACE
TYPE LINE ASPHALT PATH
TYPE LINE 1.8m PATH WIDE ASPHALT PEDESTRIAN PATH
TYPE LINE BIG BUILDINGS ON ADJACENT PROPERTY
TYPE LINE WOODED AREA TO REMAIN
TYPE LINE WALL WITH GUARD RAIL AS REQUIRED
TYPE LINE OF SERVICE BAY / GARAGE PICK-UP
TYPE LINE OF EXISTING BUILDING TO BE DEMOLISHED

23. CAR SHARE SPACE
24. EXISTING TREE TO BE PRESERVED
25. PROPOSED SERVICES
26. EXISTING RETAINING WALL TO REMAIN
27. EXISTING STREET LIGHT POLE. RELOCATE AS REQUIRED
28. BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
29. EXISTING 2.1m WIDE CITY SIDEWALK
30. CATCH BASIN
31. EXISTING RETAINING WALL TO BE REMOVED
32. FIRE HYDRANT
33. SIAMESE CONNECTION
34. PARKING GARAGE INTAKE / EXHAUST GRILL
35. NATURAL GAS EQUIPMENT WITH BOLLARDS
36. PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
37. SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
38. MOUNTABLE CURB
39. SITE LIGHTING
40. NEW SIGNALIZED INTERSECTION
41. ACCESSIBLE PARKING SPACES
42. WALL MOUNT LIGHT FIXTURE

PROJECT INFORMATION		
ZONING	TD2 [2745] S449	
SITE AREA	22,951.0 sq. m. (2747.043 sq. ft.)	22,948.5 sq. m. (247,016 sq. ft.)
REQUIRED		
BUILDING HEIGHT	(AS PER SCHEDULE S449)	103.0m
FRONT YARD SETBACK - LEES AVENUE		0.0m
FRONT YARD SETBACK - 11A ZONE		3.0m
INTERIOR YARD SETBACK - EAST		2.0m
INTERIOR YARD SETBACK - WEST		12.0m
REAR YARD SETBACK		17.0m
AMENITY SPACE - PER UNIT		6.0 sq. m.
EXTERIOR AMENITY SPACE - 2% LOT AREA		459.0 sq. m.
VEHICLE PARKING - VISITOR ONLY		0.1 PER UNIT
BICYCLE PARKING - RESIDENTIAL		0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL		1 PER 250m² GFA

CAR PARKING			
REQUIRED			
RESIDENCE	- Area "Z" NOT REQUIRED		0
VISITOR	- 0.1 PER UNIT (MAXIMUM 30 PER BUILDING)	120	
COMMERCIAL	- Area "Z" NOT REQUIRED	0	
TOTAL			120
PROVIDED			
RESIDENCE	- 0.53 PER UNIT (1,517 UNITS)	804	
VISITOR - INTERIOR	- 0.072 PER UNIT	109	
VISITOR - SURFACE	- 0.011 PER UNIT	17	
CAR SHARE		4	
	- 0.62 PER UNIT		934

BICYCLE PARKING		
<u>REQUIRED</u>		
RESIDENCE	- 0.5 PER UNIT (1,517 UNITS)	759
COMMERCIAL	- 1 PER 250m ² GFA (2,518.7m ²)	10
		769

PROVIDED	
INTERIOR	1,782
EXTERIOR	52
	<u>1,834</u>

AMENITY SPACE	
EXISTING BUSH ALONG NORTH =	2,200.0 sq. m.
COURTYARD OF BUILDING A =	500.0 sq. m.
NORTH SIDE OF BUILDING D =	1,200.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL =	1,600.0 sq. m.
COMMUNAL INTERNAL AMENITY - 7th LEVEL =	800.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL =	1,200.0 sq. m.
PRIVATE BALCONIES =	3,800.0 sq. m.
TOTAL =	11,300 sq. m.
TOTAL COMMUNAL =	7,300 sq. m.
REQUIRED - 6.0M ² PER UNIT (1,517) =	9,102 sq. m.
REQUIRED COMMUNAL @ 50% =	4,551 sq. m.

LAND PHASE AREA		
BUILDING "A" =	6,070.6 sq. m.	26.45%
BUILDING "B-C" =	7,011.4 sq. m.	30.55%
BUILDING "D" =	7,569.8 sq. m.	32.99%
PARKLAND =	2,296.2 sq. m.	10.01%
TOTAL =	2,2948 sq. m.	100.00%

LOT COVERAGE		
BUILDING FOOTPRINT - "A" =	2,732.4 sq. m.	11.91%
BUILDING FOOTPRINT - "B-C" =	3,762.5 sq. m.	16.40%
BUILDING FOOTPRINT - "D" =	1,970.8 sq. m.	8.59%
DRIVING SURFACES =	2,000.0 sq. m.	11.05%

LANDSCAPE SURFACE =	8,895.6 sq. m.	38.75%
PARKLAND =	2,295.0 sq. m.	10.00%
TOTAL =	22,948.5 sq. m.	100.00%

SOLID WASTE		
BUILDING 'A' - 450 UNITS		
GARBAGE	0.110 Y ³ PER UNIT	50 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT	8 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT	17 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	
BUILDING 'B' - 369 UNITS		
GARBAGE	0.110 Y ³ PER UNIT	40 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT	7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT	14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	8
BUILDING 'C' - 369 UNITS		
GARBAGE	0.110 Y ³ PER UNIT	42 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT	7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT	14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	8
BUILDING 'D' - 346 UNITS		
GARBAGE	0.110 Y ³ PER UNIT	37 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT	6 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT	13 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	7

PROVIDED	
BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING D	28 STOREYS - 89.0m
GRADE - BUILDING A (GROUND = 64.0m)	63.0m geo. elev.
GRADE - BUILDING B-C (GROUND = 67.5m)	65.5m geo. elev.
GRADE - BUILDING D (GROUND = 65.0m)	64.0m geo. elev.
DENSITY - TD3 LOT (1,440 UNITS)	627 units/lot
UNIT COUNT	1,539 units
FRONT YARD SETBACK - TD3 ZONE	1.9m
CORNER YARD SETBACK - TD3 ZONE	23.3m
INTERIOR YARD SETBACK - TD3 ZONE	12.0m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - TD3 ZONE	18.5m
VEHICLE PARKING - TOTAL	934
VEHICLE PARKING - RESIDENTIAL UNIT	814
VEHICLE PARKING - VISITOR	120
BICYCLE PARKING - RESIDENTIAL	1782
BICYCLE PARKING - COMMERCIAL	52
LOT COVERAGE	36.9%
EXTERIOR AMENITY SPACE	3,900.0 sq. m.
GROUND FLOOR TRANSPARENT GLAZING	60.0%
TOTAL PROJECT G.F.A.	92,364.5 sq. ft. 854,205.3 sq. ft.

GROSS BUILDING - AREAS		
(CITY OF OTTAWA ZONING AREA)		
BUILDING 'A'	STAGE 1 CONSTRUCTION	
PARKING LEVEL		0.0 sq. m, 0.00 sq. ft.
GROUND FLOOR		2,630 sq. m, 28,309 sq. ft.
2nd FLOOR		2,339 sq. m, 25,174 sq. ft.
3rd - 6th FLOOR	4 x 2,353 sq. m, 4 x 25,320 sq. ft.	9,412 sq. m, 101,316 sq. ft.
7th FLOOR		877 sq. m, 9,444 sq. ft.
8th - 26th FLOOR TOWER	19 x 877 sq. m, 19 x 9,438 sq. ft.	16,663 sq. m, 179,322 sq. ft.
27th - 28th FLOOR	2 x 752 sq. m, 2 x 8,098 sq. ft.	1,504 sq. m, 16,196 sq. ft.
MECHANICAL LEVEL		320 sq. m, 3,444 sq. ft.
TOTAL AREA		33,745 sq. m, 363,201 sq. ft.
TOWER FOOTPRINT		831.8 sq. m, 8,953 sq. ft.
UNIT COUNT		450
VEHICLE PARKING		198
BICYCLE PARKING		347
COMMERCIAL AREA		1,236 sq. m, 13,298 sq. ft.

BUILDING 'B' & 'C' STAGE 3 CONSTRUCTION		0.0 sq. m, 0.00 sq. ft.
PARKING LEVEL		1,261.7 sq. m, 13,581 sq. ft.
STREET LEVEL		218.6 sq. m, 2,353 sq. ft.
GROUND FLOOR		1,211.4 sq. m, 13,039 sq. ft.
2nd FLOOR - TOWER B		1,176.2 sq. m, 12,660 sq. ft.
2nd FLOOR - TOWER C		1,176.2 sq. m, 12,660 sq. ft.
3rd - 5th PODIUM - TOWER B		3 x 1,211.4 sq. m, 3 x 13,039 sq. ft.
3rd - 5th FLOOR - TOWER C		3 x 1,176.2 sq. m, 3 x 12,660 sq. ft.
6th FLOOR PODIUM - TOWER B		1,211.4 sq. m, 13,039 sq. ft.
6th FLOOR PODIUM - TOWER C		1,176.2 sq. m, 12,660 sq. ft.
7th FLOOR - TOWER B		586.9 sq. m, 6,339 sq. ft.
7th FLOOR - TOWER C		579.9 sq. m, 6,242 sq. ft.
8th - 30th FLOOR TOWER B		23 x 662.58 sq. m, 23 x 7,132 sq. ft.
8th - 30th FLOOR TOWER C		23 x 662.58 sq. m, 23 x 7,132 sq. ft.
31st - 32nd FLOOR TOWER B		2 x 561.0 sq. m, 2 x 5,991 sq. ft.
31st - 32nd FLOOR TOWER C		2 x 561.0 sq. m, 2 x 5,991 sq. ft.

MECHANICAL LEVEL TOWER D	000 sq. ft.
MECHANICAL LEVEL TOWER C	0.0 sq. ft. 000 sq. ft.
TOTAL AREA	46,007.9 sq. ft. 495,225 sq. ft.
TOWER FOOTPRINT	831.8 sq. ft. 8,953 sq. ft.
UNIT COUNT - BUILDING B	369
UNIT COUNT - BUILDING C	369
VEHICLE PARKING	450
BICYCLE PARKING	1,157
COMMERCIAL AREA	1,292.7 sq. ft. 15,616 sq. ft.

BUILDING 'D'		STAGE 2 CONSTRUCTION	
PARKING LEVEL			0.0 sq. m. 000 sq. ft.
GROUND FLOOR			846.5 sq. m. 9,112 sq. ft.
2nd FLOOR			1,374.0 sq. m. 14,790 sq. ft.
3rd - 5th PODIUM	3 x 1,336.1 sq. m. 3 x 14,362 sq. ft.		4,008.4 sq. m. 43,146 sq. ft.
6th FLOOR PODIUM			1,336.1 sq. m. 14,362 sq. ft.
7th FLOOR TOWER			585.9 sq. m. 6,307 sq. ft.
8th - 28th FLOOR TOWER	19 x 862.58 sq. m. 19 x 7,132 sq. ft.		12,589.1 sq. m. 135,508 sq. ft.
27at - 28th FLOOR	2 x 951.0 sq. m. 2 x 6,031 sq. ft.		1,102.0 sq. m. 11,862 sq. ft.
MECHANICAL LEVEL			0.0 sq. m. 000 sq. ft.
TOTAL AREA			21,842.2 sq. m. 235,107 sq. ft.
TOWER FOOTPRINT			831.8 sq. m. 8,953 sq. ft.
UNIT COUNT			329
VEHICLE PARKING			286
BICYCLE PARKING			330
UNIT MIX - 1,539 UNITS			
STUDIO UNIT			120
ONE BEDROOM UNIT			686
ONE BEDROOM + DEN UNIT			436
TWO BEDROOM UNIT			536
TWO BEDROOM + DEN UNIT			76
THREE BEDROOM UNIT			295
TOTAL UNITS			1539



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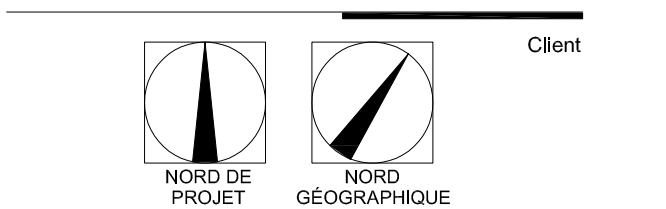
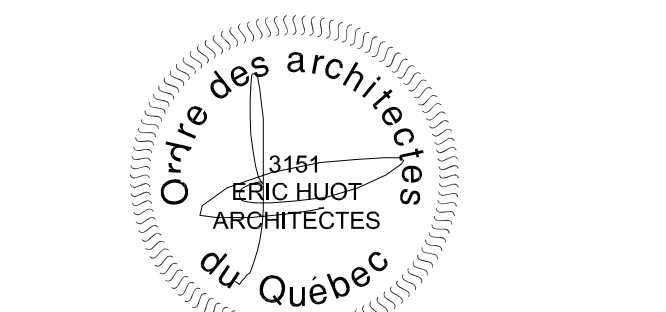
NOTES GENERALES:

Ne pas mesurer directement des dessins.

Toutes les dimensions et conditions générales
doivent être vérifiées avant le début des travaux.

En aucun cas ne procéder dans l'incertitude.

Ce dessin doit être lu conjointement avec le devis
architectural et les notes générales.

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**CLELAND
JARDINE**
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MÉCANIQUE - ÉLECTRICITÉ

FOTENN 223 Holland Street, Ottawa ON K2P 3G9

Planning + Design

ROBINSON
NEW CONSTRUCTION

**SITE PLAN
BUILDING A**

échelle : 1: 300	dessiné par : CA	
date : 2024-01-17	approuvé par : EH	
dossier : 20-027	dessin : A000	

#18357