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NOTE-A :
ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.

NOTE-B :
ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.

NOTE-C :
CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.

NOTE-D :
REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.

NOTE-E :
DO NOT SCALE DRAWINGS.

NOTE-F :
ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

SURVEY INFO

TOPOGRAPHIC SURVEY OF:
Stantec Geomatics Ltd.
PART OF LOT 14, CONCESSION 2
(OTTAWA FRONT) GEOGRAPHIC
TOWNSHIP OF GLOUCESTER,
CITY OF OTTAWA

PROJECT INFORMATION

SITE SUMMARY
ADDRESS: 98-100 BEARBROOK RD.
GLOUCESTER, OTTAWA

CURRENT ZONING: AM11
SITE AREA: 3914.04 m²
PROPOSED USE: RESIDENTIAL
BUILDING AREA: 1812.30 m²

ZONING SUMMARY

| | REQUIRED | PROPOSED |
|----------------------|------------------------|------------------------|
| LOT AREA | 3914.04 m ² | 3914.04 m ² |
| LOT WIDTH | 0.00 m | 78.91 m |
| MAX. BUILDING HEIGHT | 30.00 m | 30.00 m |
| MAX. PARAPET HEIGHT | 0.00 m | 0.90 m |

SET BACKS :

| | | |
|----------------------|----------------|---------|
| - FRONT YARD | 3.00 m (min.) | 3.00 m |
| - CORNER SIDE YARD | 0.00 m (min.) | 0.00 m |
| - INTERIOR SIDE YARD | 7.50 m (min.) | 7.50 m |
| - INTERIOR SIDE YARD | 0.00 m | 1.50 m |
| - REAR YARD | 10.00 m (min.) | 12.73 m |

MIN LANDSCAPED AREA

| | | |
|---------------------|---------------------|-----------------------|
| MIN LANDSCAPED AREA | 0.00 m ² | 605.41 m ² |
|---------------------|---------------------|-----------------------|

PARKING

| | REQUIRED | PROPOSED |
|-----------------------------|------------|----------|
| VEHICULAR: | | |
| MID-RISE | 1.2 / UNIT | 175 |
| VISITORS: | 0.2 / UNIT | 32 |
| ACCESSIBLE (inc. in count): | 3 | 3 |
| BICYCLE: | 0.5 / UNIT | 80 |
| BICYCLE: | | 86 |

WASTE MANAGEMENT CONTAINERS

| | REQUIRED | PROVIDED |
|--------------------------------|-----------------|-------------------|
| GARBAGE (160X0.11Y=18Y) | 4Y ² | 5X4Y ² |
| RECYCLING (160X0.38Y=6Y) | 4Y ² | 2K4Y ² |
| ORGANICS (240L per 50 UNITS=4) | 240L | 4 |

AMENITY AREA

| | REQUIRED | PROPOSED |
|----------|--------------------|------------------------|
| PRIVATE | 480 m ² | 1760.19 m ² |
| COMMUNAL | 480 m ² | 543 m ² |

SUMMARY OF PROPOSED:

160 APARTMENTS: Four bed 'Townhouses' x 2
Two bed 'Townhouses' x 7
Studio x 7;
1 Bed x 36;
1 Bed + Den x 74;
2 Bed x 31;
3 Bed x 3;

PARKING BAYS: 32 Exterior + 176 Interior = 208 Total
PARKING GARAGE: 3306.99m² x 2= 6613.98 m²

TOTAL BUILDING AREA: 14 463.88 m² (excl. garage)
PROPOSED COVERAGE: 51.00 % (1828.44 m²)

KEYNOTE DESCRIPTIONS

- GARAGE ENTRANCE
- PROPOSED ROOFTOP TERRACE (NINTH FLOOR)
- TRANSFORMER PAD
- ELEVATOR SHAFT
- STAIRCASE SHAFT
- TOWNHOUSE ENTRANCE
- CONCRETE CURB

PROJECT NAME / NOM DU PROJET :

98-100 Bearbrook Rd

DRAWING NAME / NOM DU DESSIN :

GENERAL SITE PLAN CONTROL

PROJECT NO. / NO. DE PROJET :

21046

DATE :

2024-07-08

DRAWN BY / DESSINÉ PAR :

M.ALLEN

REVIEWED BY / VÉRIFIÉ PAR :

E.SOULIERE

SCALE / ÉCHELLE :

1 : 150

PROJECT PHASE / PHASE DU PROJET :

1

DWG NO. / NO. DESSIN :

A003

REVISION NO. / NO. DE RÉVISION :

1.32

SITE CONTEXT



LEGEND

SURFACES

- GRASS
- POURED CONCRETE
- CONCRETE PAVERS
- ASPHALT PAVING
- PROPOSED NEW BUILDING
- PEDESTRIAN ROUTE
- HEIGHT RESTRICTION ZONE PER AM11(11.1-iv)

LINES

- PROPERTY LINE
- SETBACK LINE
- EXISTING FENCE
- NEW FENCE
- OVERHEAD WIRES

VEGETATION

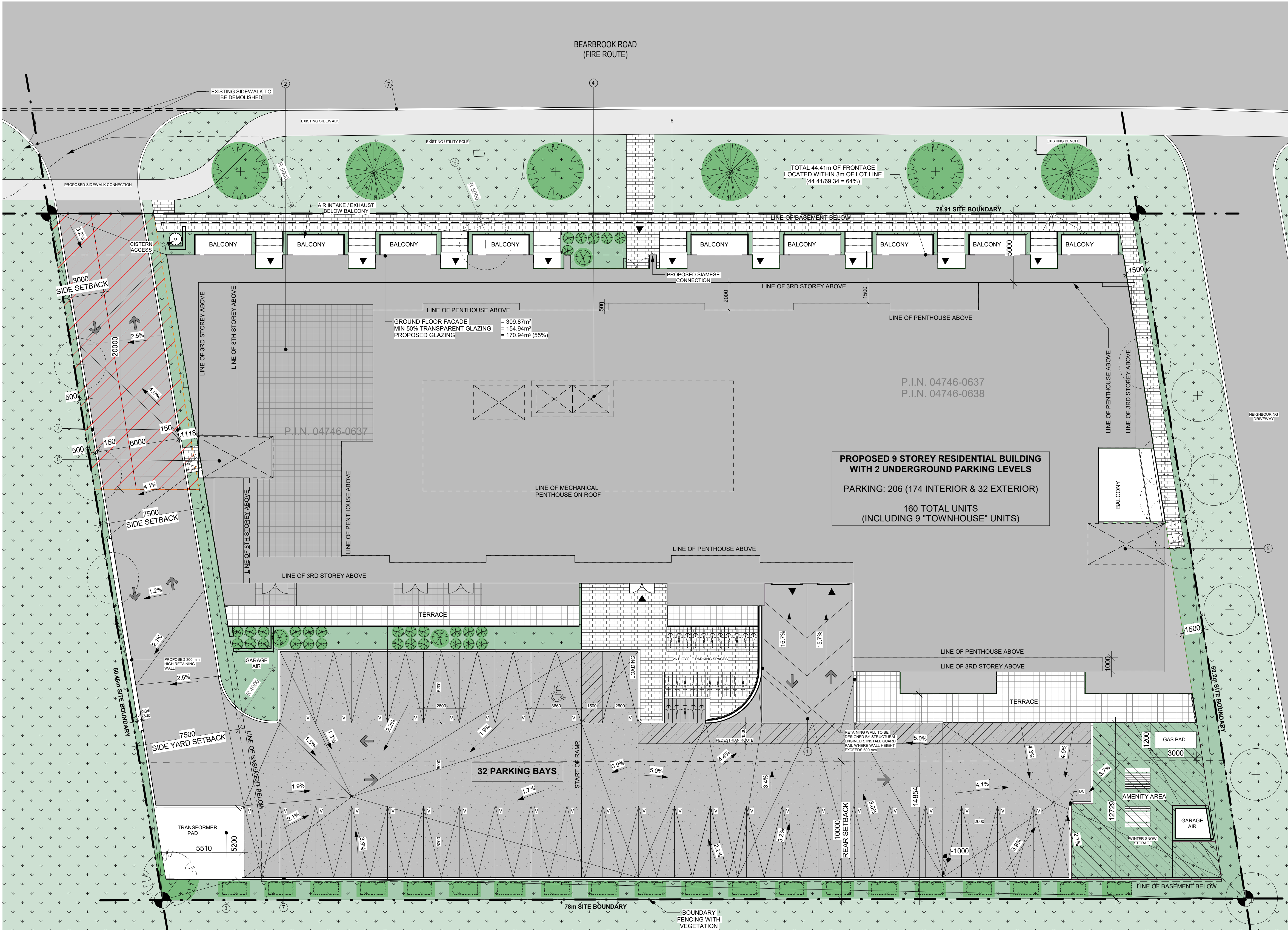
- TREE: EXISTING TO REMAIN
- TREE: EXISTING TO BE REMOVED
- TREE: NEW PROPOSED
- SHRUB: NEW PROPOSED

SYMBOLS

- DIRECTIONAL ARROWS
- BUILDING ACCESS
- BUILDING EGRESS
- SIAMESE CONNECTION
- UTILITY POLE
- FIRE HYDRANT
- CATCH BASIN / MANHOLE
- DEPRESSED CURB
- LANDSCAPE LIGHT
- LIGHT POLE
- WALL MOUNTED LIGHT
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- LOT CORNERS
- BIKE PARKING
- CAR PARKING
- BF PARKING
- BF PARKING (TYPE A)
- BF PARKING (TYPE B)

PARKING

- BIKE PARKING
- CAR PARKING
- BF PARKING
- BF PARKING (TYPE A)
- BF PARKING (TYPE B)



| UNIT COUNT | 2 Bedroom "TOWNHOUSE" | 4 Bedroom "TOWNHOUSE" | STUDIO | 1 BEDROOM | 1 BED + DEN | 2 BEDROOM | 3 BEDROOM | TOTAL |
|--------------|-----------------------|-----------------------|----------|-----------|-------------|-----------|-----------|------------|
| GROUND FLOOR | 7 | 2 | | 1 | 4 | 2 | | 16 |
| 2ND FLOOR | (7) | (2) | 1 | 4 | 5 | 2 | | 12 |
| 3RD FLOOR | | | 1 | 5 | 11 | 4 | | 21 |
| 4TH FLOOR | | | 1 | 5 | 11 | 4 | | 21 |
| 5TH FLOOR | | | 1 | 5 | 11 | 4 | | 21 |
| 6TH FLOOR | | | 1 | 5 | 11 | 4 | | 21 |
| 7TH FLOOR | | | 1 | 5 | 11 | 4 | | 21 |
| 8TH FLOOR | | | 1 | 6 | 10 | 3 | | 20 |
| 9TH FLOOR | | | | | | 4 | 3 | 7 |
| TOTAL | 7 | 2 | 7 | 36 | 74 | 31 | 3 | 160 |

1 SITE PLAN
A003 1:150