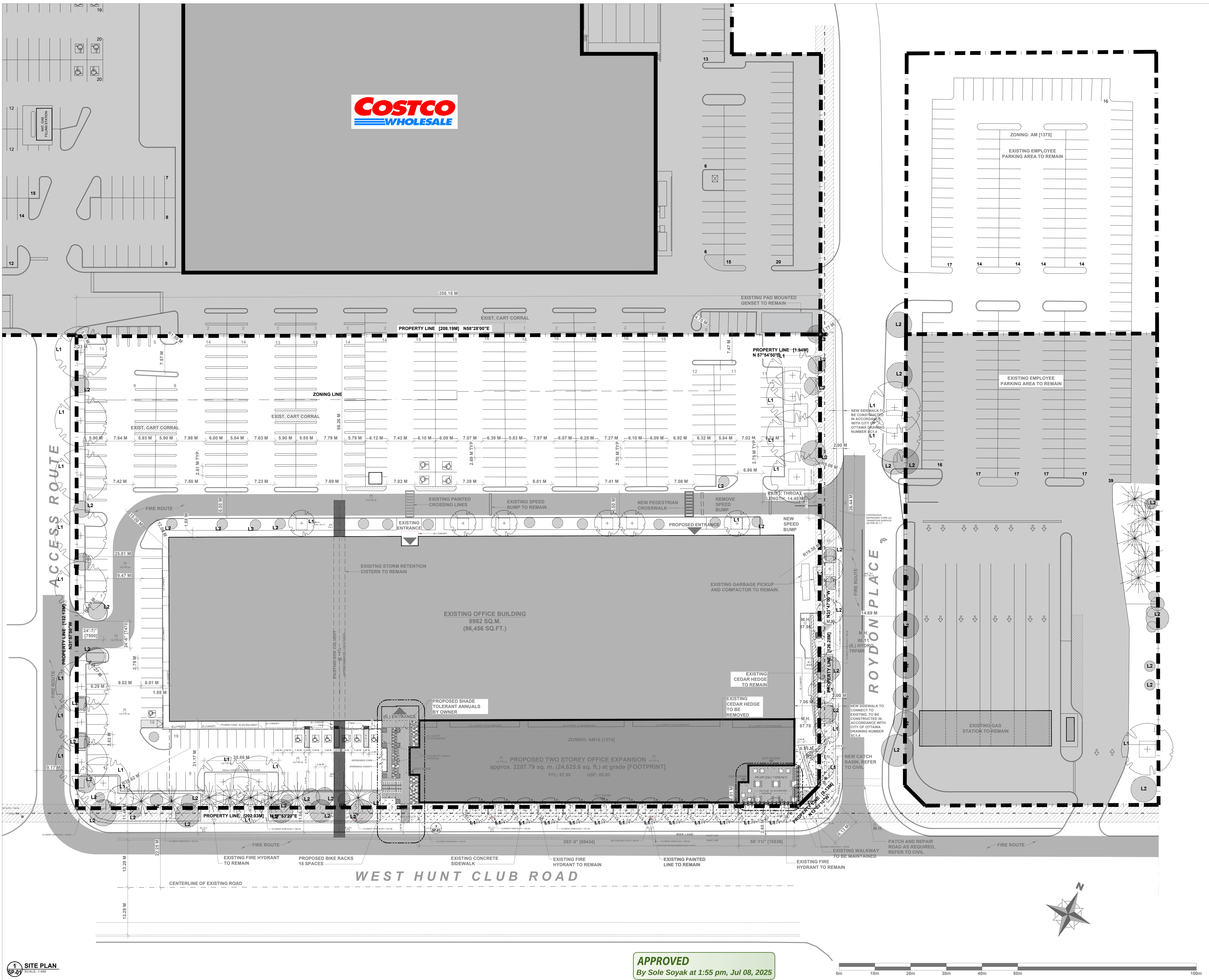




LEGEND:

-----	PROPERTY LINE
----	OVERHEAD WIRES
---	EXISTING BUILDING
---	BUILDING ENTRANCE
H.P.	HYDRO POLE
F.H.	FIRE HYDRANT
M.H.	MANHOLE
C.B.	CATCH BASIN
---	EXISTING CANOPY
---	OVERHEAD WIRE
---	HYDRO NO-BUILD ZONE
---	INTERLOCK PAVERS
---	DESIGNATED FIRE ROUTE
---	TWO PAD IN DEPRESSION CURB
---	ADA PARKING STALL ACCESS
---	SURVEY MONUMENT FOUND
---	CUT CROSS
---	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
---	SURVEY MONUMENT FOUND
---	SHORT STANDARD IRON BAR
---	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
---	SURVEY MONUMENT FOUND
---	PLASTIC BAR
---	SURVEY MONUMENT FOUND
---	CONCRETE PIN
---	ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
---	EXISTING TOPO MARKERS
D.C.	DEPRESSION CURB

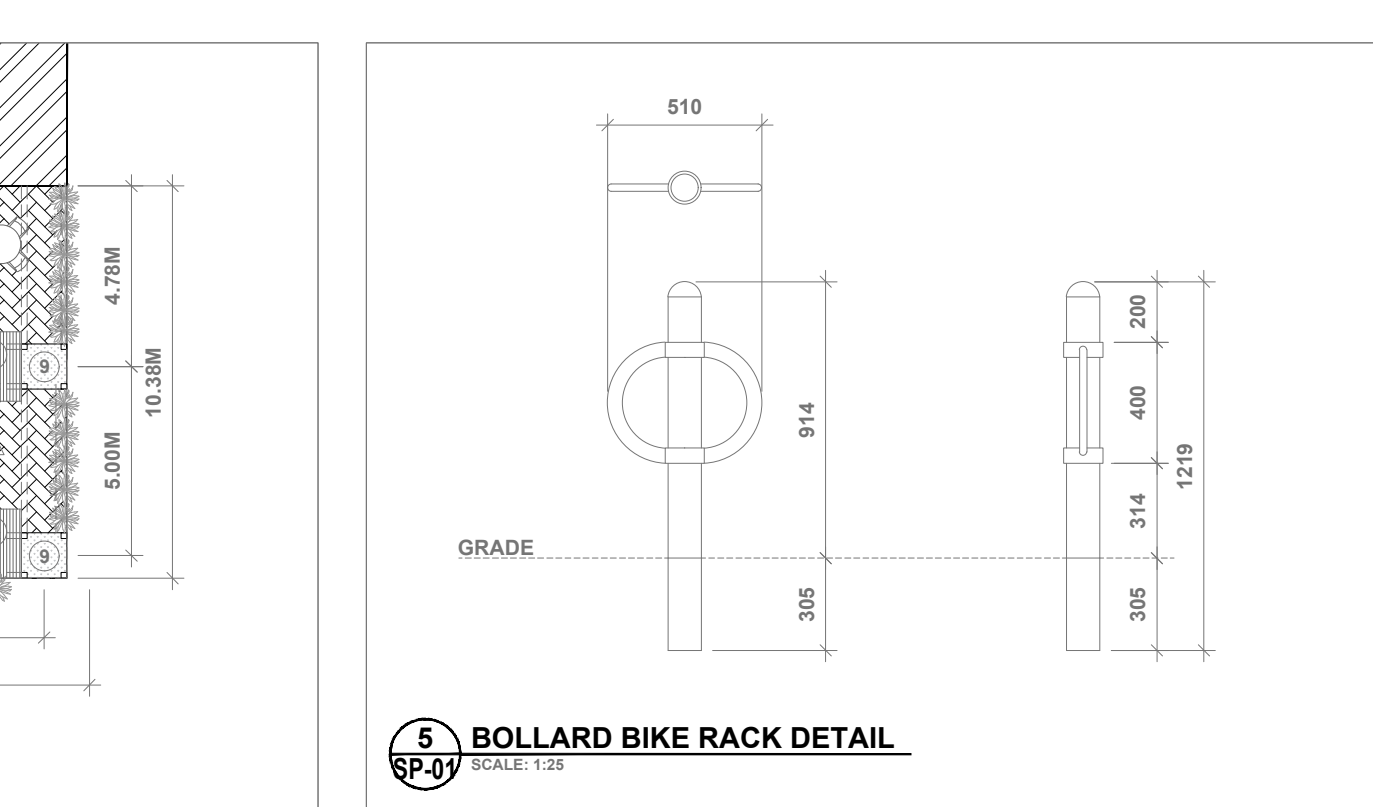
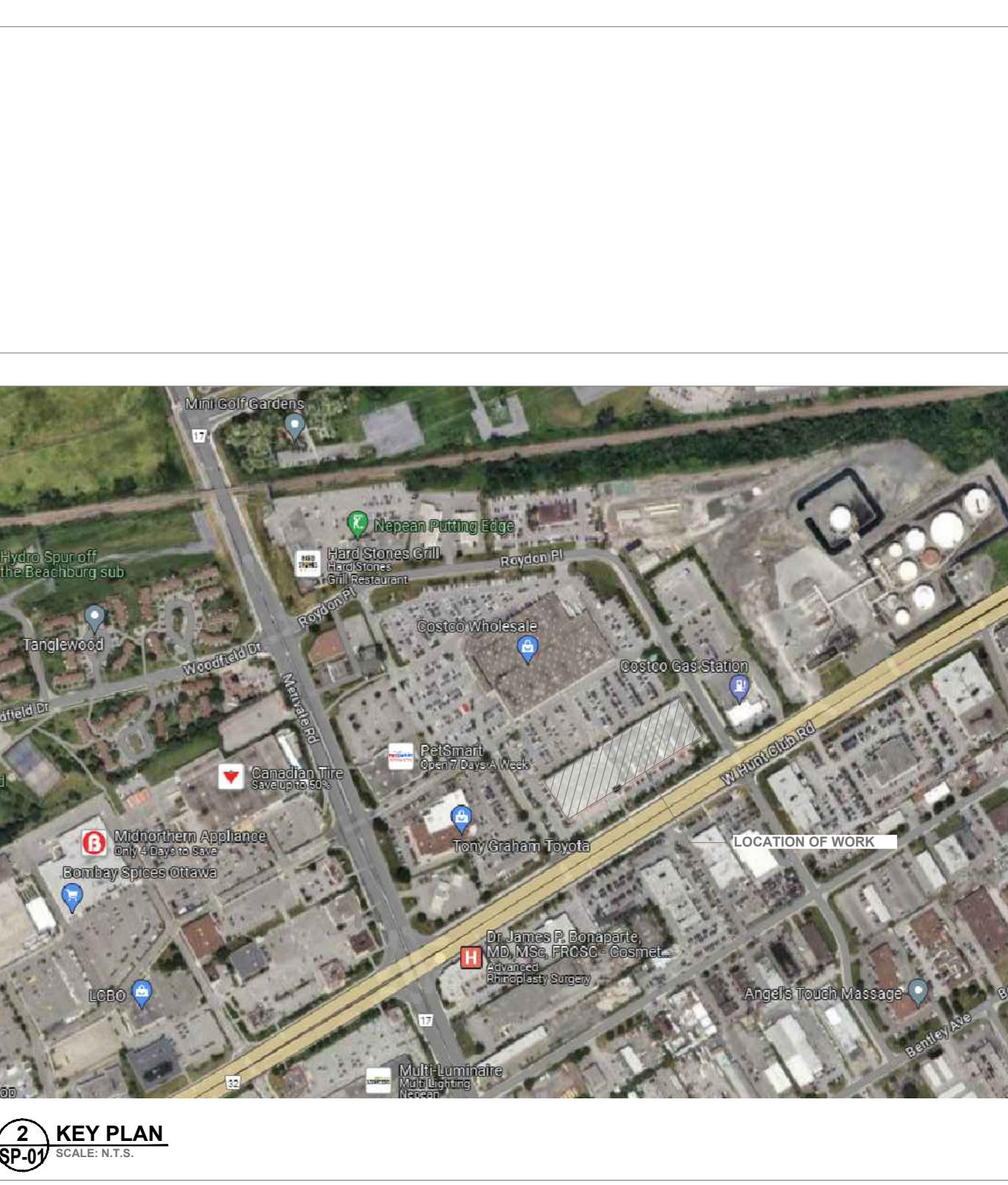
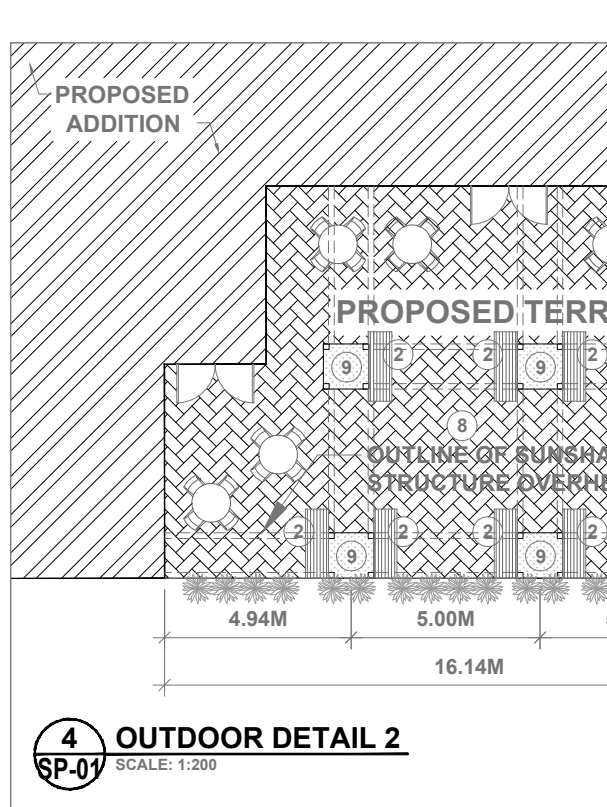
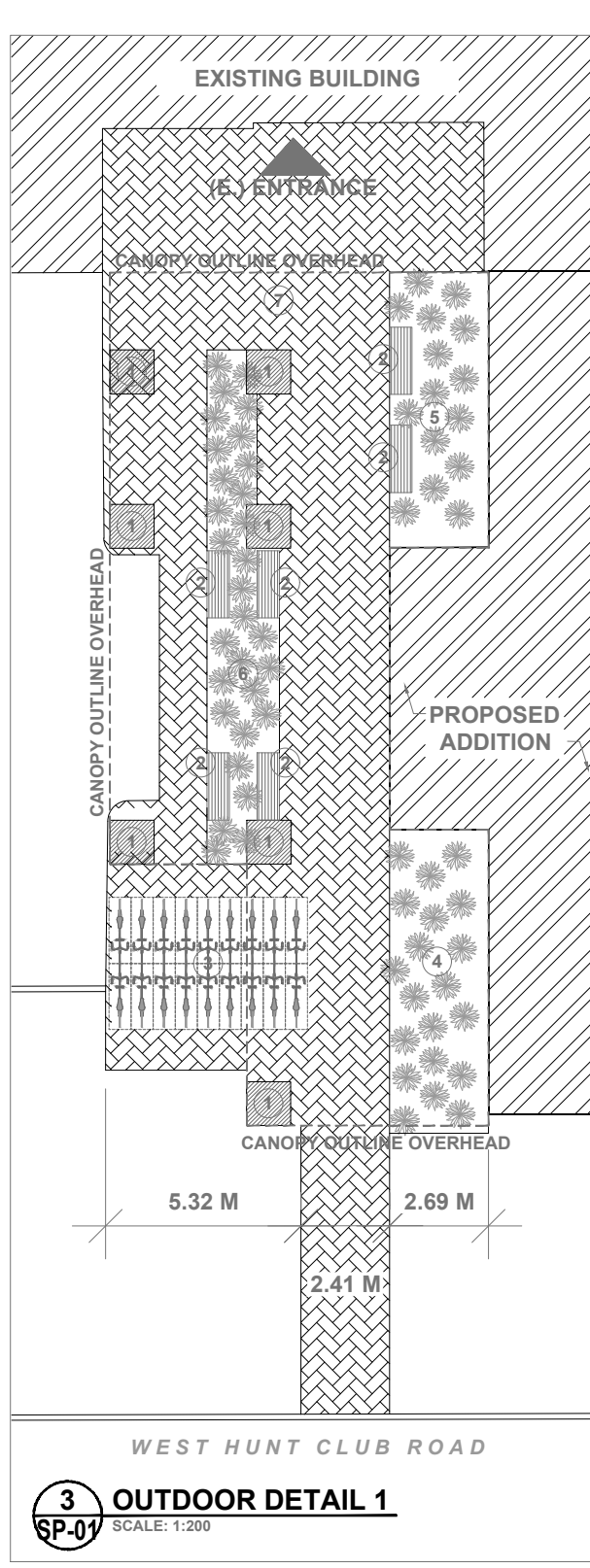
2/SP-01 + 3/SP-01 LEGEND:

1	1200mm x 1200mm ACM-CLAD COLUMN
2	1800mm x 600mm OUTDOOR PARK BENCH
3	18x 1800mm x 600mm BICYCLE RACKS
4	REFER TO RACK EQUIPMENT SPEC.
5	SOFTSCAPE AREA 1 22.25 m ²
6	SOFTSCAPE AREA 2 25.20 m ²
7	SOFTSCAPE AREA 3 22.5 m ²
8	HARDSCAPE AREA 194.44 m ²
9	FINISH AS PER LANDSCAPING SPEC.
10	HARDSCAPE AREA 148.50 m ²
11	FINISH AS PER LANDSCAPING SPEC.
12	1200 x 1200mm PLANTER C/W 150 x 150mm ALUM. SUPPORT COLUMNS FOR SUN SCREEN ABOVE

415 West Hunt Club		AM10 [1374]	
Provision	Section	Required	Proposed
Min. Lot Area (sq.m)	Table 185, (a)	none	25,109.52 sq. m
Min. Lot Width (m)	Table 185, (b)	none	202.03 m
Min. Front Yard Setback (m)	S. 186, (10)(b)(i)	0 m	1.01 m
Min. Corner Yard Setback (m)	S. 186, (10)(b)(ii)	0 m	5.88 m
Min. Interior Yard Setback (m)	Table 185, (d)(ii)	0 m	25.81 m
Min. Rear Setback (m)	Table 185, (e)(iv)	0 m	66.26 m
Min. Landscaped Buffer (parking lot)(m)	Table 110, (a)(b)	3 m	2.23 m (EXISTING CONDITION)
Max. Building Height (m)	S. 186, (10)(j)(v)	30 m	10.88 m - 2 storeys
Min. Building Height - 15m from front or corner lot line (m)	S. 186, (10)(e)	4.5m for the ground floor AND 7.5m or 2 storeys total	4.54 m for the ground floor 10.88 m (2 storeys) total
Min. Glazing (West Hunt Club) (%)	S. 186, (10)(h)	50% from grade to a height of 4.5m	36%
Min. Glazing (Rydon Place) (%)	S. 186, (10)(h)	50% from grade to a height of 4.5m	43.4%
Min. Percentage of Building Wall	S. 186, (10)(b)(i)	50% within 3m of corner lot line	61.4%
Max. FSI	Table 185, (g)(ii)	none	0.54
GFA (sq.m)	-	-	4575.98 m ² (expansion)
PROPOSED ADDITION TOTAL: 4575.98m ²	-	-	2287.79 m ² (expansion)
Footprint Area (sq.m)	-	-	11249.79 m ² (total)
Parking - Office	Table 101, N59 (v)	2.4 spaces/100 sq.m GFA	599 spaces (parking lot total)
Minimum Number of Barrier-Free Parking Spaces	AOA 80.36 (4)	2.4 spaces + 2% total number of spaces provided = 10 spaces	10 spaces
Bicycle Parking - Office	Table 111A, (a)	1 space / 250 sq.m GFA	18 spaces (exterior)
Minimum Driveway	S. 107, (1)(d)(iii)	6m	7.56m
Minimum Drive Aisle Width	T. 107, (d)	6.7m	6.7m
Minimum Number of Active Entrances for Building Within 4.5m of the Front Lot Line	S. 186, (10)(g)(i)	1 active entrances	0 active entrances
Minimum Landscaped Area - Parking Lot	S. 110 (1)	15% of parking lot area	12% (non-compliant requiring variance)

415 West Hunt Club	
SITE PIN:	
04052 - 0811 (EXISTING STRUCTURE)	
04052 - 0437 (R.R. 032 - WEST HUNT CLUB ROAD)	
04052 - 0809 (ROAD WIDENING BY-LAW 2013-7, INST. OC1450402)	
04052 - 0487 (BY-LAW 15-1986, INST. LT1372670)	
04052 - 0496 (ROYDON PLACE - BY-LAWS 121-1997, INST. LT1101028)	
04052 - 0810 (ROAD WIDENING BY-LAW 2013-7, INST. OC1450402)	
04052 - 0430 (ACCESS ROUTE ROAD)	
LEGAL DESCRIPTION:	
STATEMENT: SOUTH HALF OF LOT 29, CONCESSION "A" (RIDEAU FRONT) (NEPEAN)	
PROPERTY BOUNDARY INFORMATION FOR THIS SUBMISSION IS DERIVED FROM THE:	
Topographic Plan of Survey of Southerly Limit of Pin 04052-0811 being PART of LOT 29, CONCESSION "A" (Rideau Front) Geographic Township of Nepean City of Ottawa	
Surveyed by Annis, O'Sullivan, Vollebeek Ltd.	
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM # V-69279	
ADDITIONAL NOTES:	
COMMENT:	
# 7 - IDENTIFY LOCATION OF SNOW STORAGE	# 7 - SNOW TO BE REMOVED AND STORED OFF-SITE

Landscaping Legend (showing to-remain + proposed vegetation) coordinate with Tree Conservation Report + Landscape Plan		
REF. #	SYMBOL	DESCRIPTION
L1		PROPOSED DECIDUOUS TREE 40 yr. CANOPY PROJECTION REQUIRES SOIL VOLUME: (30m ² / large tree), (20m ² / small tree)
L2		EXISTING TREE TO REMAIN (COORDINATE REFERENCE # WITH LANDSCAPING PLAN FOR VEGETATION DETAILS)



APPROVED
By Sole Soyak at 1:55 pm, Jul 08, 2025

S. Soyak

SOLE SOYAK
PLANNER II
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA