

24061

FINDLAY CREEK - SITE PLAN

TITLE PAGE

A001	TITLE PAGE
A101	SITE PLAN
A004	AXONOMETRIC VIEW



24061 FINDLAY CREEK - SITE PLAN

ARCHITECTURE

FOR CITY REVIEW

2025-07-18

Autodesk Docs://FINDLAY CREEK/24061_FINDLAY_CREEK_SITE_R24.rvt



PROJECT

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE, GLOUCESTER, ON K1X 0G2

OWNER

MAVERICK DEVELOPMENT CORPORATION
MAVERICK DEVELOPMENT CORPORATION
209 WICKSTEED AVENUE, SUITE 30
TORONTO, ON M4G 0B1

ARCHITECT

PMA ARCHITECTES
(416) 651-8954
INFO@PMAARCHITECTES.COM
3001, QUÉBEC DES QUATRE BOURGEOIS
QUÉBEC (QC) G1W 2K4
PMAARCHITECTES.COM

CIVIL / LANDSCAPE / PLANNER

NOVATECH
Engineers, Planners & Landscape Architects
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200,
OTTAWA, ON K2M 1P6

SURVEYOR

J.D.BARNES
J.D. BARNES LIMITED
62 STEADY DRIVE, SUITE 103,
KANATA, ON K2K 2A9

STRUCTURAL

MECHANICAL

KEY PLAN

ARCHITECT SEAL

ONTARIO ASSOCIATION of ARCHITECTS
PIERRE MARTIN
LICENCE 8767

REVISIONS

NO	DESCRIPTION	DATE
5	FOR CITY REVIEW	2025-01-16
4	FOR CITY REVIEW	2025-05-28
3	FOR CITY REVIEW	2025-05-17
2	FOR CITY REVIEW	2025-01-17
1	FOR COORDINATION	2024-12-17

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED. ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED BY THE ARCHITECT.

DO NOT USE FOR CONSTRUCTION

DATE	DESIGNED
2025-07-18	P.POMERLEAU
	DRAWN
	S.DUPRESNE
PROJECT No	CHECKED
24061	P.MARTIN
	SHEET TITLE
	AXONOMETRIC VIEW

SHEET No

A004

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-07-18
2	FOR CITY REVIEW	2025-05-28
3	FOR CITY REVIEW	2025-05-17
4	FOR CITY REVIEW	2025-05-17
5	FOR COORDINATION	2024-11-17
NO	DESCRIPTION	DATE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

THIS DOCUMENT AND ITS CONTENT IS COPYRIGHTED. ANY REPRODUCTION IS PROHIBITED UNLESS GRANTED BY THE ARCHITECT.

DO NOT USE FOR
CONSTRUCTION

DATE
2025-07-18

DESIGNED
P.POMERLEAU

DRAWN
P.POMERLEAU

CHECKED
P.MARTIN

SHEET TITLE

SITE PLAN

SITE INFORMATION & DEVELOPMENT STATISTICS			
LOTS	PIN		
	04328 - 4465 (LT)		
ZONING	GM[2615]		
SITE AREA			
TOTAL SITE AREA:	~10,009.87 m ²	(1ha)	
UNITS			
BUILDING 1:	RESIDENTIAL:	131 UNITS	
BUILDING 2:	RESIDENTIAL:	106 UNITS	
TOTAL NUMBER OF UNITS:		237 UNITS	
SPECIFIC PROVISIONS	REQUIRED	PROVIDED	
MINIMUM LOT AREA	NO MIN.	10,009.87 m ²	
MINIMUM LOT WIDTH	NO MIN.	-	
SETBACKS			
MINIMUM FRONT YARD:	3 m	3 m	
MINIMUM CORNER SIDE YARD:	3 m	3 m	
MINIMUM INTERIOR SIDE YARD:			
NON-RESIDENTIAL OR MIXED-USE:	5 m	-	
RESIDENTIAL HEIGHT ≤ 11m :	1.2 m	-	
RESIDENTIAL HEIGHT > 11m :	3 m	6.09 m	
MINIMUM REAR YARD:			
ABUTTING A STREET:	3 m	-	
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m	
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m	
MAXIMUM BUILDING HEIGHT	18 m	19.5 m	
MAXIMUM FLOOR SPACE INDEX	2	1.71	
PARKING RATES	REQUIRED	PROVIDED	
BUILDING 1:			
R12 - APARTEMENTS	1.0 p/unit = 131	131 (1.0 p/unit)	
VISITOR:	0.2 p/unit = 26	26 (0.2 p/unit)	
BUILDING 2:			
R12 - APARTEMENTS	1.0 p/unit = 106	107 (1.0 p/unit)	
VISITOR:	0.2 p/unit = 21	21 (0.2 p/unit)	
		TOTAL: 285	
BIKE PARKING	REQUIRED	PROVIDED	
BUILDING 1:	0.5 p/unit = 66	66	
BUILDING 2:	0.5 p/unit = 53	53	
AMENITY AREA	REQUIRED	PROVIDED	
BUILDING 1:			
PRIVATE:	3m ² p/unit = 393m ²	1,234m ²	
SHARED:	3m ² p/unit = 393m ²	1,237m ²	
BUILDING 2:			
PRIVATE:	3m ² p/unit = 318m ²	1,107m ²	
SHARED:	3m ² p/unit = 318m ²	960m ²	
GFA - CITY OF OTTAWA		PROVIDED	
BUILDING 1:		9,146m ²	
BUILDING 2:		7,170m ²	
WASTE CALCULATIONS	REQUIRED	PROVIDED	
BUILDING 1 (131 UNITS):			
GARBAGE (COMPACTED):	0.053v ³ p/unit = 6.94v ³	2 x 4v ³ CONTAINER	
RECYCLING (FEL GMP):	0.018v ³ p/unit = 2.36v ³	1 x 4v ³ CONTAINER	
RECYCLING (FEL FIBRE):	0.038v ³ p/unit = 4.98v ³	2 x 4v ³ CONTAINER	
ORGANICS:	240L p/50 units = 2.62	3 x 240L CONTAINER	
BUILDING 2 (106 UNITS):			
GARBAGE (COMPACTED):	0.053v ³ p/unit = 5.62v ³	2 x 4v ³ CONTAINER	
RECYCLING (FEL GMP):	0.018v ³ p/unit = 1.91v ³	1 x 4v ³ CONTAINER	
RECYCLING (FEL FIBRE):	0.038v ³ p/unit = 4.02v ³	1 x 4v ³ CONTAINER	
ORGANICS:	240L p/50 units = 2.12	3 x 240L CONTAINER	
*EACH BUILDING HAS AN UNDERGROUND COLLECTION ROOM (SEE UNDERGROUND PARKING PLANS. THE COLLECTION DAY, THE CONTAINER ARE BROUGHT UP TO THE COLLECTION PAD.			
NOTE			
1. ASSUME TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.			
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF J.D. BARNES LIMITED - REFERENCE NUMBER 24-10-059-00.			
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.			

SITE PLAN LEGEND

—	LOT LINE	NEW DECIDUOUS TREE
- - -	SETBACKS	NEW SHRUBS
---	ELECTRICS LINES	NEW CONIFEROUS TREE
---	EASEMENTS	
---	PROTECTION ZONE	
0000 GEO	GEO ELEVATION	
EXISTING BUILDING		
BUILDING TO BE DEMOLISHED		
GRASS		
CONCRETE		
CONCRETE BALCONY		
TWSI		
PAVERS		
RADIANT ZONE		
PEA GRAVEL		
ASPHALT		
LANDSCAPE		



SITE PLAN
1:300