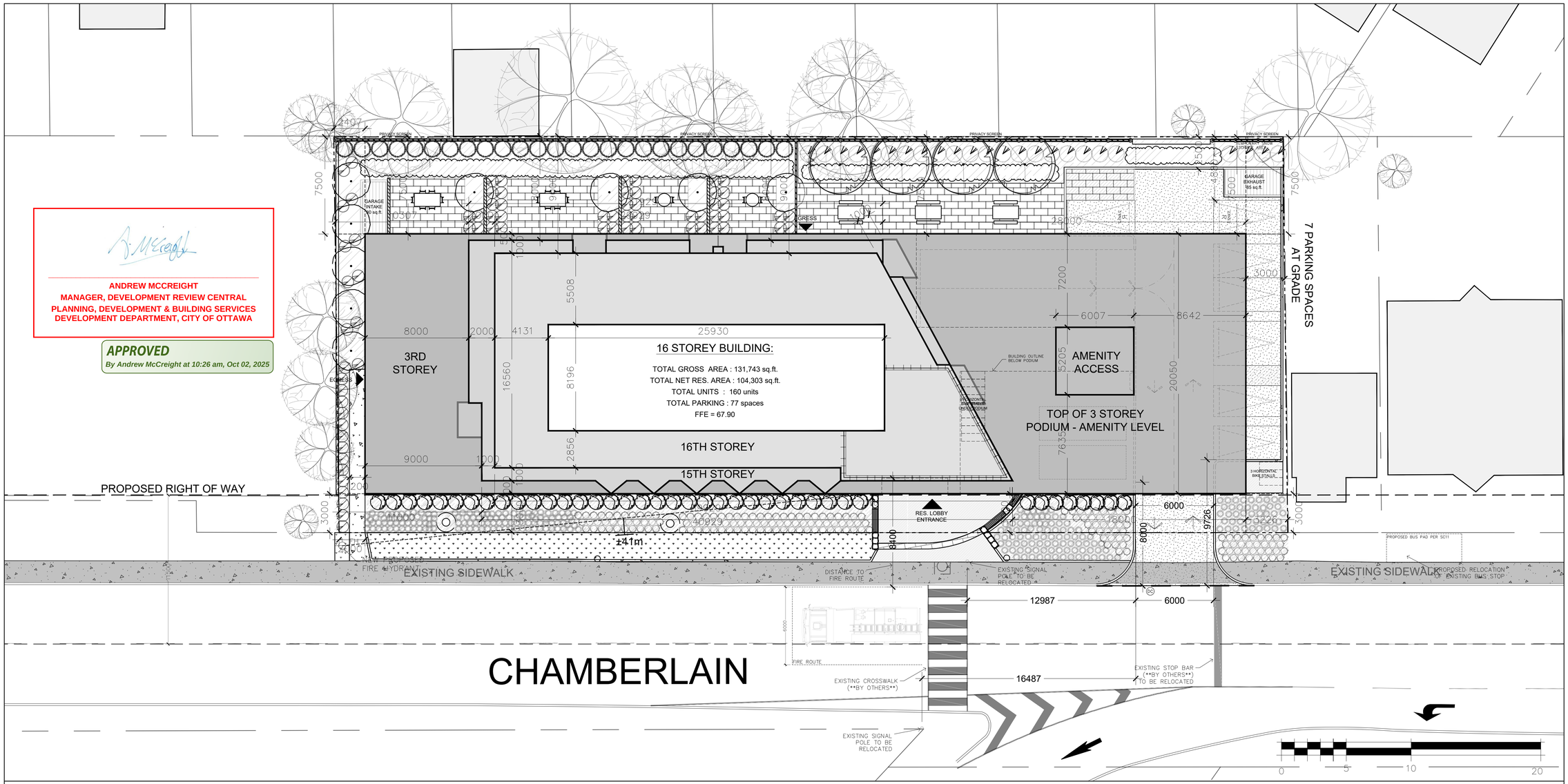

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 10:26 am, Oct 02, 2025

1 A1.00 SITE PLAN
1 :100

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no.	date	revision
4	250411	RE–ISSUED FOR SPC
3	240913	RE–ISSUED FOR SPC
2	240516	RE–ISSUED FOR SPC
1	230505	ISSUED FOR SPC

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and 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 drawing may not be used for construction until signed.

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LOCATION PLAN

ZONING NOTES:

CURRENT ZONING: **GM4[2735]S448**
CIVIL ADDRESS: 30,38,42,48 Chamberlain Ave. Ottawa

LOT AREA : 2,233 m^2
LOT WIDTH : 73.15 m
LOT DEPTH : 30.53 m

LEGAL DESCRIPTION
LOTS 8, 9, 10, 11, 12 & 13
(SOUTH CHAMBERLAND AVENUE)
REGISTERED PLAN 71572
CITY OF OTTAWA

DEVELOPMENT STATS

	REQUIRED	PROPOSED
LOT OF AREA 'A'	NO MINIMUM	2,233 m^2
% OF LANDSCAPED AREA	30%	30.5%
TOTAL UNITS		160
SETBACK ALONG FRONT YARD (CHAMBERLAIN AVE.)	3 m	3 m
SETBACK ALONG SIDE YARD (FACING EAST)	2 m	2 m
SETBACK ALONG SIDE YARD (FACING WEST)	3 m	3 m
SETBACK ALONG REAR YARD	7.5 m	7.5 m
MAXIMUM HEIGHT	52 m	51.13 m
NUMBER OF STOREYS		16
BUILDING GFA		12,221 m^2
ZONING GFA (as per city zoning def.)		9,567 m^2

UNIT BREAKDOWN

UNIT TYPE	# OF UNITS	% OF UNITS	AREA (SQ.FT)
BACHELOR SUITES	60 UNITS	37.50%	25,536 SQ.FT.
1 BEDROOM SUITES	32 UNITS	20.00%	18,322 SQ.FT.
1 BED + DEN SUITES	8 UNITS	5.00%	5,386 SQ.FT.
2 BEDROOM SUITES	35 UNITS	21.88%	28,538 SQ.FT.
2 BED+ DEN SUITES	11 UNITS	6.88%	9,845 SQ.FT.
3 BEDROOM SUITES	14 UNITS	8.75%	16,676 SQ.FT.
TOTAL:	160 UNITS	100%	104,303 SQ.FT.

NOTE:
ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 18, 2020 AND PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.

PARKING REQUIREMENTS

1. VEHICLE PARKING

	REQUIRED PARKING	PROVIDED PARKING
RESIDENTIAL PARKING 160 UNITS (– 12UNITS) (X 0.37)	0.37 / UNIT 54.8 SPACES	1.0 / UNIT 56 SPACES
VISITOR PARKING 160 UNITS (– 12UNITS) (X 0.1)	0.1 / UNITS 14.8 SPACES	0.1 / UNITS 15 SPACES
COMMERCIAL PARKING 313m^2	2/100m^2 7 SPACES	7 SPACES
TOTAL PARKING	77 SPACES	77 SPACES

PARKING DISTRIBUTION
AT GRADE 7 SPACES
LEVEL P2 32 SPACES
LEVEL P1 38 SPACES
TOTAL 77 SPACES

2. BICYCLE PARKING

REQUIRED BICYCLE PARKING SPACES
RESIDENTIAL : 1 SPACE/UNIT – 160 SPACES REQUIRED FOR 160 UNITS

PROVIDED BICYCLE PARKING SPACES
160 TOTAL BIKE STALLS
(12 AT GRADE + 102 ON P1 + 46 ON P2)

AMENITY REQUIREMENTS

REQUIRED AMENITY SPACE REQUIRED = 6 m^2 PER UNIT

160 UNITS X 6 SQ.M. = 960 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON (50%) = 480 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:

– INTERIOR COMMON AMENITY	170 m^2
– EXTERIOR COMMON AMENITY	350 m^2
– PRIVATE BALCONY & TERRACE AMENITY	500 m^2
TOTAL AMENITY SPACE PROVIDED	1,020 m^2

LEGEND

PROPOSED FIRE ROUTE
PROPOSED BUILDING
BUILDING TO BE DEMOLISHED
HMH EXISTING TRAFFIC MAN HOLE
TMH EXISTING TRAFFIC MAN HOLE
MH EXISTING MAN HOLE
TSP EXISTING TRAFFIC LIGHT
FH EXISTING FIRE HYDRANT
CONC. CURB DETAIL, TO CITY OF OTTAWA STANDARDS
BP BIKE PARKING SPACE
EDGE OF SIDEWALK
PROPERTY LINE
SETBACK
DC PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC–7
EXTENT OF PRIVATELY OWNED PUBLIC SPACE
CURB TO BE REBUILT
ROLL CURB
UP EXISTING UTILITY POLE
FDC FIRE DEPARTMENT CONNECTION
PTD PARKING TICKET DISPENCER
PDS EXISTING PAY & DISPLAY
BS EXISTING TRANSIT STOP
CB EXISTING CATCH BASIN
CB PROPOSED CATCH BASIN
AS SIGNAGE FOR ACCESSIBLE PARKING SPACE
FRS SIGNAGE FOR FIRE ROUTE ACCESS
S EXISTING SIGN
B EXISTING BOLLARD
EXISTING LIGHT POLE
NEW LIGHT POLE
PROPOSED WALL MOUNTED LIGHT
SL EXISTING STREET LIGHTING BOX
TB EXISTING TRAFFIC SIGNAL BOX

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
30-48 CHAMBERLAIN AVE.

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
DA	2025-04-11	1:150

ONTARIO ASSOCIATION OF ARCHITECTS
BARRY J. HOBIN
LICENCE 3049

PROJECT: 1928

DRAWING NO.: A1-00

REVISION NO.:

D07–12–23–0069

DWG 19000

DATE-PLOT
DWGNAME