

SITE STATISTICS ZONING: R5AA [3022]		
AREA (m <sup>2</sup> ):	6,018 (100%)	PART OF BLOCK D REGISTERED PLAN 848 CITY OF OTTAWA
LOT COVERAGE	---	919 (15.4%)
LANDSCAPE	30%	2321 (38.3%)
ASPHALT	---	2778 (46.1%)
MINIMUM LOT AREA	675m <sup>2</sup>	6,018m <sup>2</sup>
MINIMUM FRONT YARD SETBACK	2.5m	6m
MINIMUM INTERIOR SIDE YARD SETBACK	1.2m	1.5m
MINIMUM REAR YARD SETBACK	3.0m	6.2m
MAXIMUM BUILDING HEIGHT	NO MINIMUM	17.859m
NUMBER OF UNITS	NO MINIMUM	50 UNITS

PARKING CALCULATIONS:			
NEW BUILDING:			
FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:
2-6	RESIDENTIAL (50 UNITS)	DWELLING IN A MIXED USE BUILDING: 0.88/unit	0.88x50 = 44
1	COMMUNITY CENTER (402.82 M2 GFA)	4/100M2 GFA	402.82 M2 X4/100M2 = 16.11
	VISITORS	0.2/UNIT	0.2x50 = 10
		PARKING PROVIDED:	70 SPACES

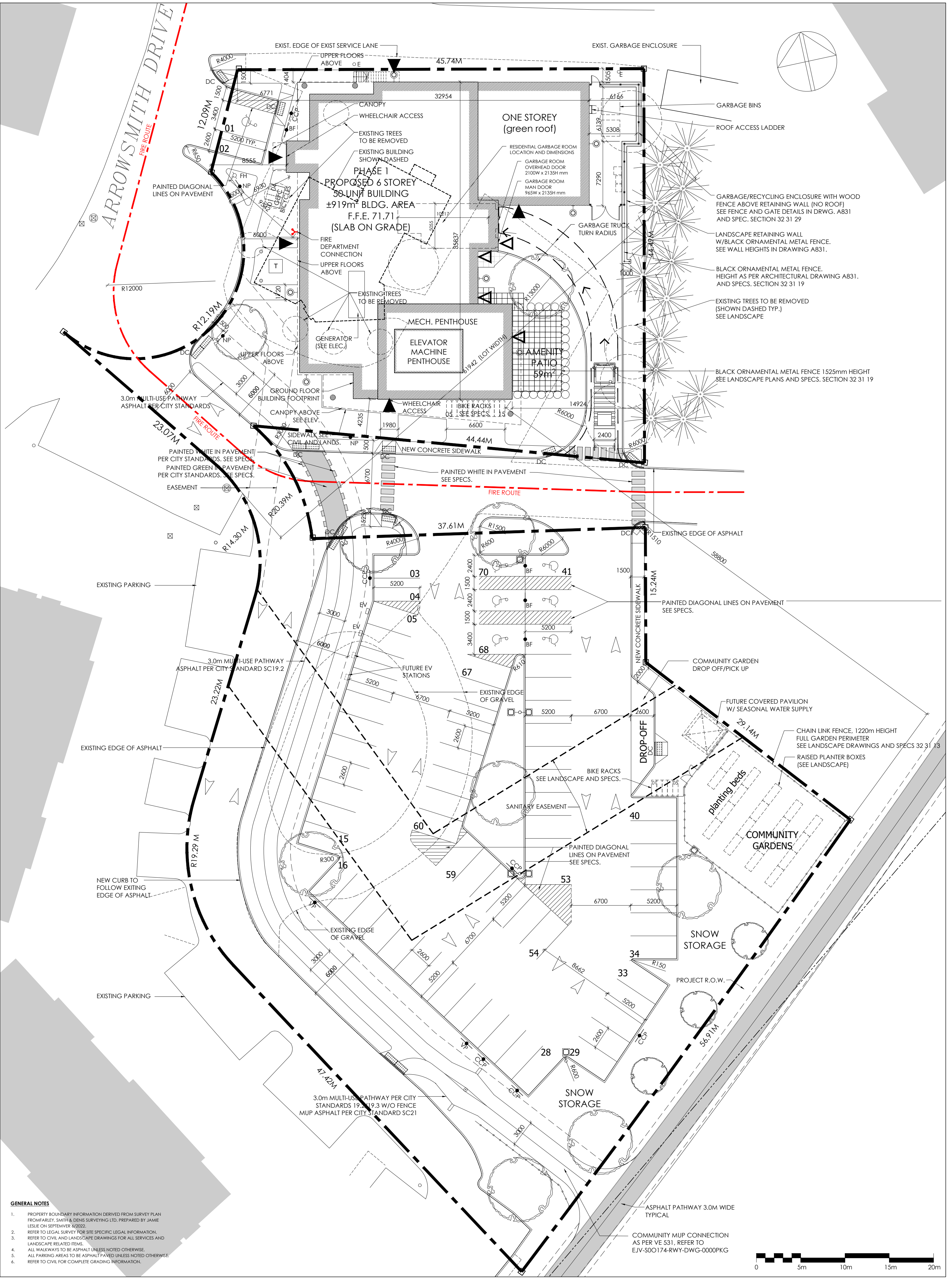
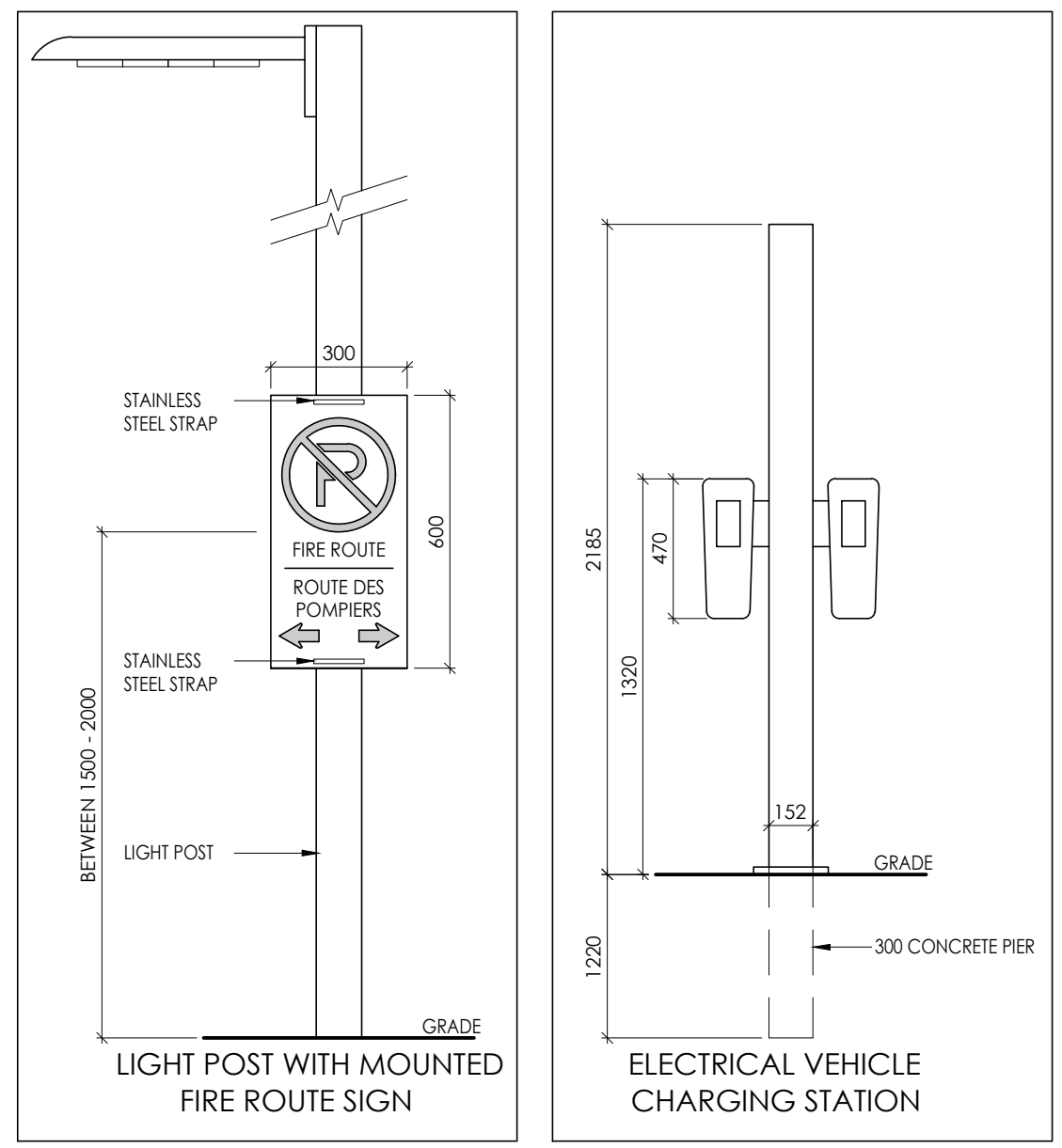
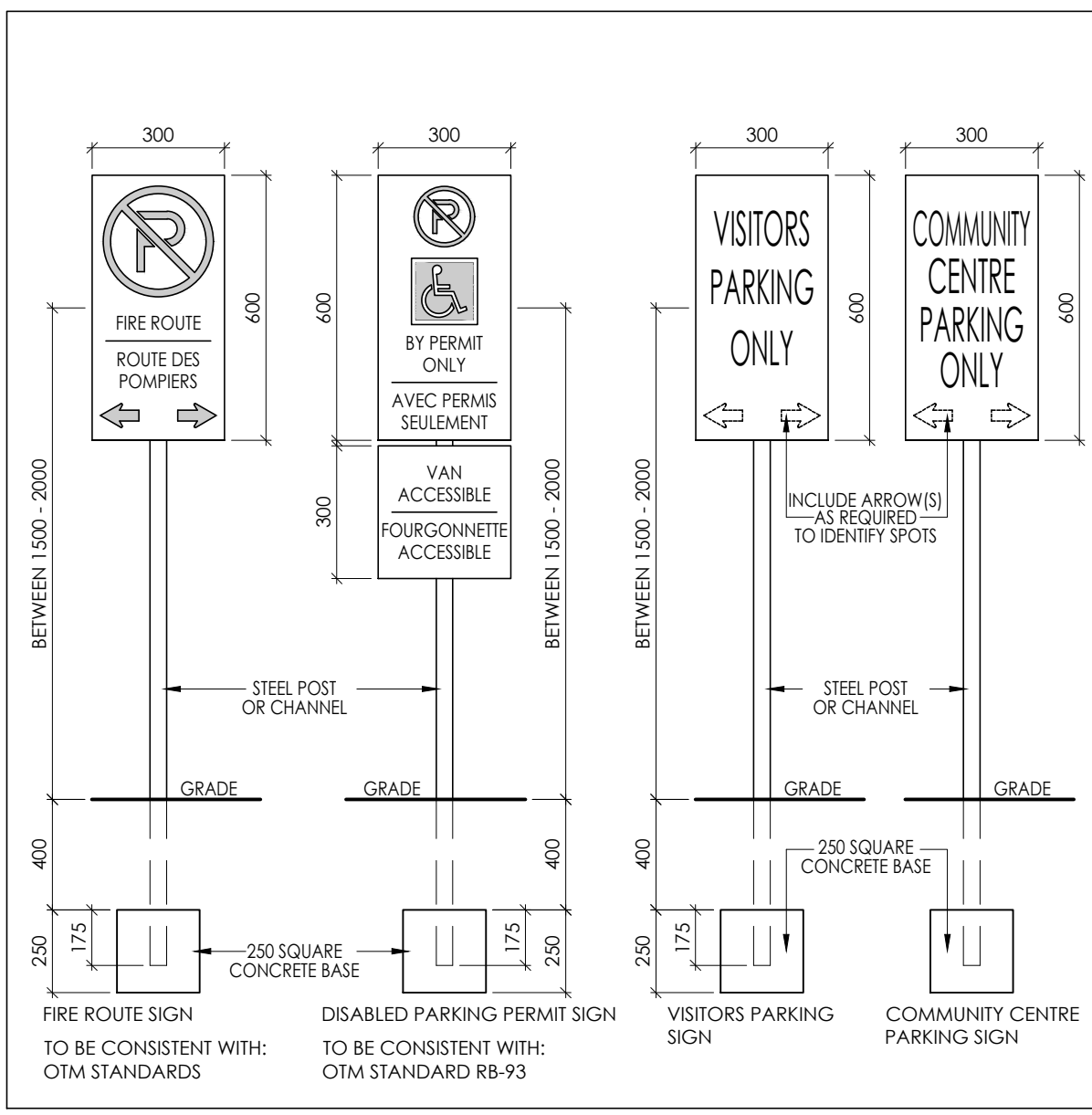
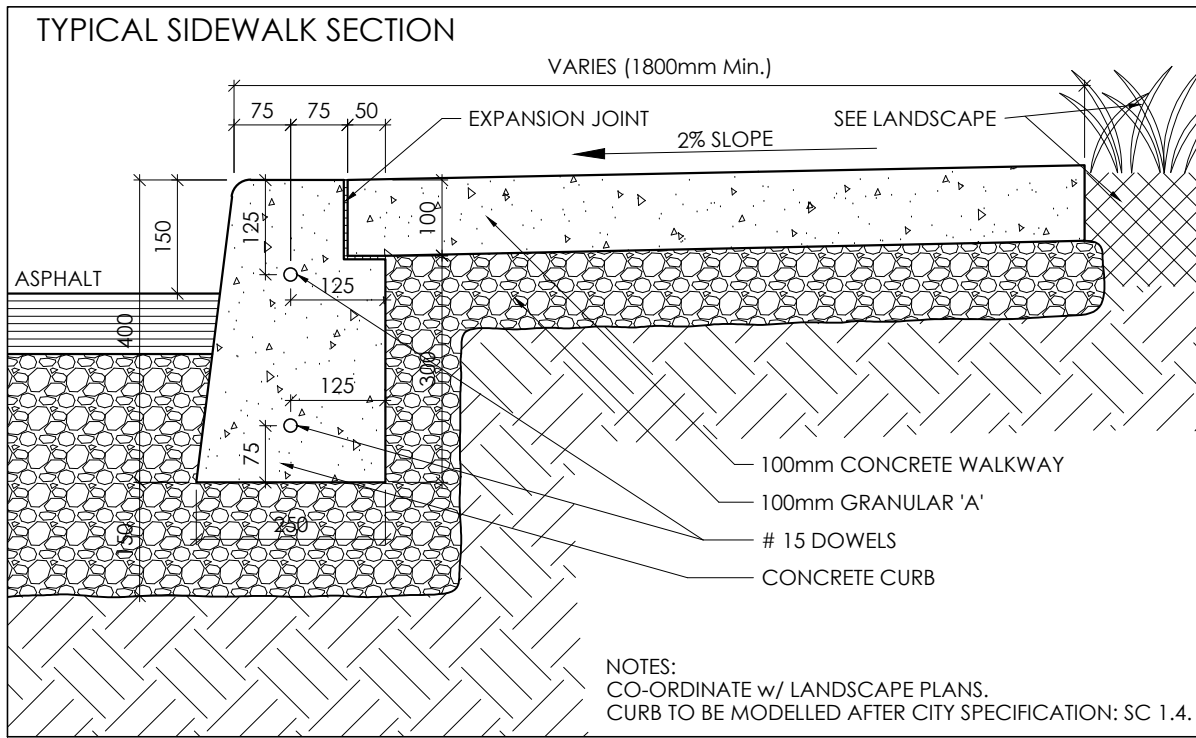
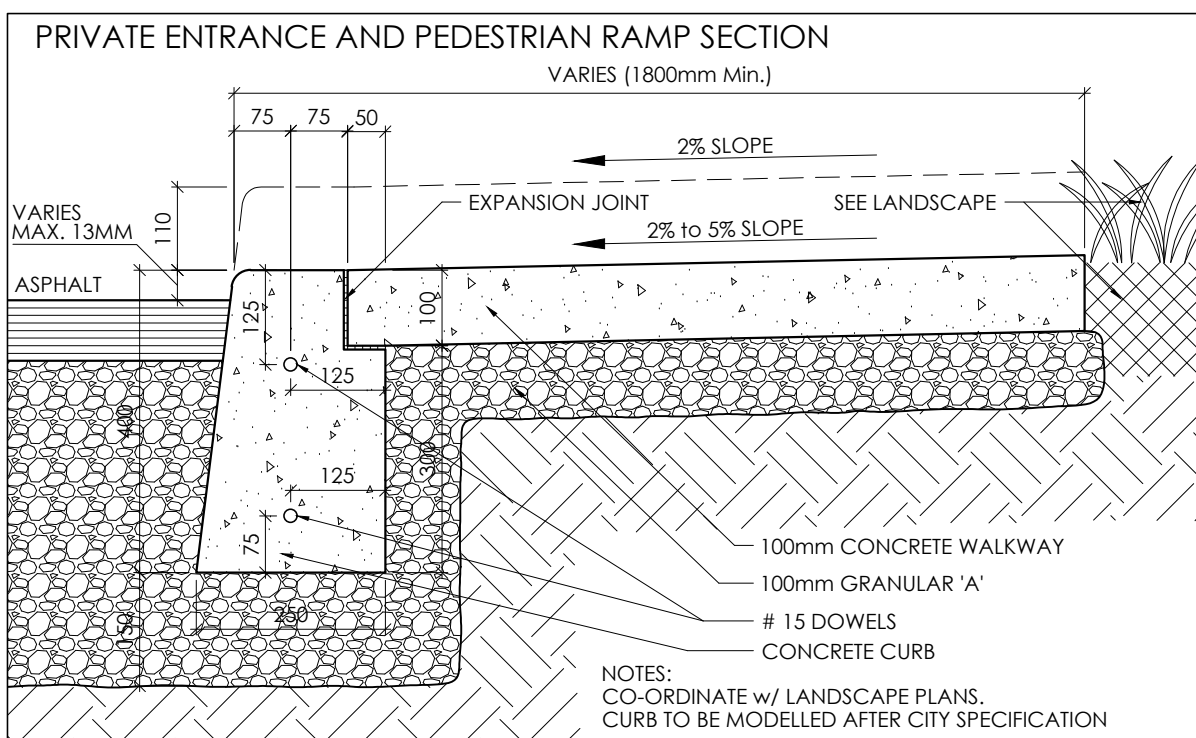
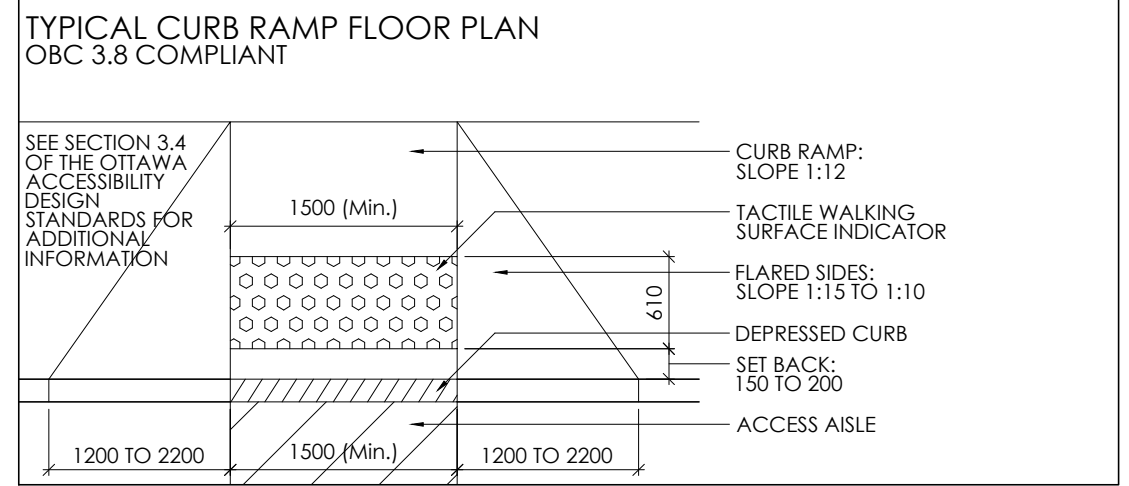
PARKING SPACE:	2.6m X 5.2m	PROVIDED: 2.6 x 5.2
ACCESSIBLE PARKING SPACE SIZE PROVISIONS	REQUIRED (BY AODA): TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2	TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2

ACCESSIBLE PARKING	PROVIDED: TYPE A: 3 TYPE B: 4
--------------------	-------------------------------------

MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED: 6.7 m
AMENITY SPACE	REQUIRED: 1.28m <sup>2</sup> /UNIT x 50 UNITS = 64m <sup>2</sup>	PROVIDED: COMMON ROOM = 64m <sup>2</sup>

BICYCLE PARKING CALCULATIONS:		
APT. DWELLING UNIT	REQUIRED: 0.5/UNIT 50 UNITS X 0.5 = 25 SPACES	PROVIDED: 25 SPACES
RETAIL FOOD STORE (SIMILAR)	REQUIRED: 1/250 M2 GFA 331.19X 1/250 = 1.32	PROVIDED: 4 SPACES

BICYCLE PARKING SPACE: 0.6X1.8M WITH 1.5M AISLE	
GROSS FLOOR AREA (GFA)	
GROUND FLOOR	477.64 M2
SECOND FLOOR	588.61 M2
THIRD FLOOR	588.61 M2
FOURTH FLOOR	588.61 M2
FIFTH FLOOR	588.61 M2
SIXTH FLOOR	588.61 M2
TOTAL:	3240.69 M2



NO.	REVISION	DATE
6	REISSUED FOR ZONING BY-LAW AMEND.	JAN. 17/2025
7	REVISED FOR SITE PLAN APPLICATION	JAN. 27/25
8	REVISED FOR SITE PLAN APPLICATION	FEB. 27/25
9	ISSUED FOR BP COMMENTS	MAY 14/25
10	ISSUED FOR SITE PLAN RESUBMISSION	DEC 10/25

### LEGEND

- MH MANHOLE- SANITARY AND STORM (SEE CIVIL) ('E' DENOTES EXISTING)
- CB CATCHBASIN (SEE CIVIL) ('E' DENOTES EXISTING)
- FH FIRE HYDRANT (SEE CIVIL) ('E' DENOTES EXISTING)
- U/P UTILITY POLE
- DESIGNATED BUILDING EXIT
- ▲ DENOTES ALTERNATE EXIT
- TYPICAL CURB (REFER: CITY OF OTTAWA STANDARDS)
- DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
- PROPERTY LINE
- DESIGNATED BARRIER FREE PARKING SPACE
- EV ELECTRIC VEHICLE CHARGING STATION
- BF BARRIER FREE PARKING SIGN
- FR FIRE ROUTE SIGN
- NP NO PARKING SIGN
- VP VISITOR PARKING ONLY SIGN
- CCP COMMUNITY CENTRE PARKING ONLY SIGN (SEE ELEC.)
- FR LIGHT STANDARD W/ STRAP ON FIRE ROUTE SIGN (SEE ELEC.)
- LIGHT POST (SEE ELEC.)
- WALL SCONCE (SEE ELEC.)
- BOLLARD LIGHT (SEE ELEC.)
- SIAMESE CONNECTION
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DIAGONAL PAINTED LINES
- TRANSFORMER W/ BOLLARD (SEE ELEC.)
- SITE FENCING (SEE LANDSCAPE)
- EXISTING TREES (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
- TREES TO BE REMOVED (SEE LANDSCAPE AND TREE CONSERVATION REPORT)
- PROPOSED TREES (SEE LANDSCAPE AND TREE CONSERVATION REPORT)

### Vandenberg & Wildeboer

A R C H I T E C T S

www.vandenberg-wildeboer.com Telephone: 613.387.0144 Fax: 613.371.6602 email:info@vandenberg-wildeboer.com  
1788 OLD STONE LANE • 160 RAINBOW RD. • OTTAWA, ONTARIO • K1H 1S8

PROJECT TITLE  
WIGWAMEN  
2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

DRAWING TITLE  
SITE PLAN

DESIGNED BY: RV  
AS PER VE 531. REFER TO: JN, NG  
START DATE: 2022  
SCALE: 1:250  
PROJECT NO.: 2200

DRAWN BY: JN, NG  
SCALE: 1:250  
PROJECT NO.: 2200

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS  
RALPH ALTMAN BERG  
LICENSE # 4368

A000