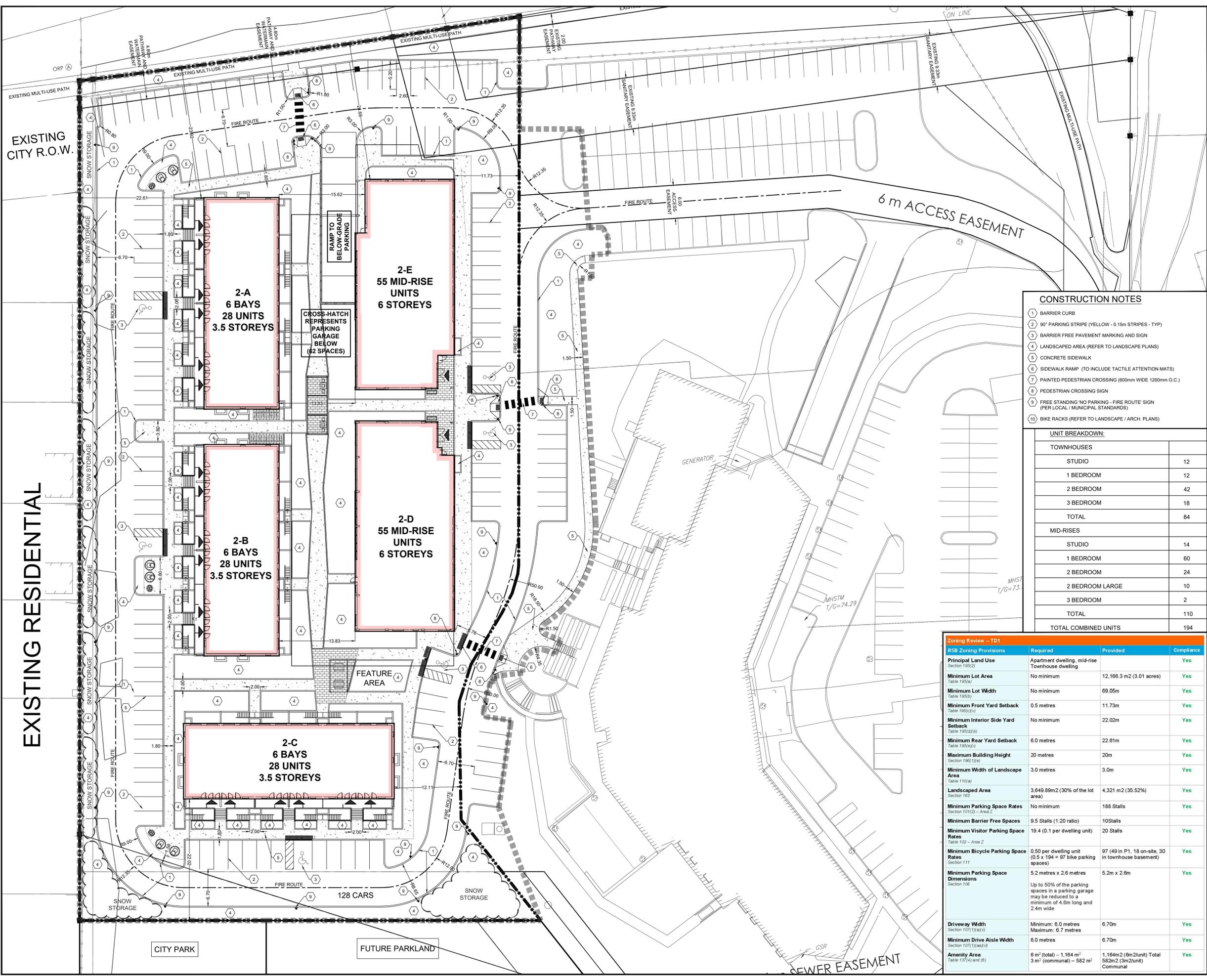
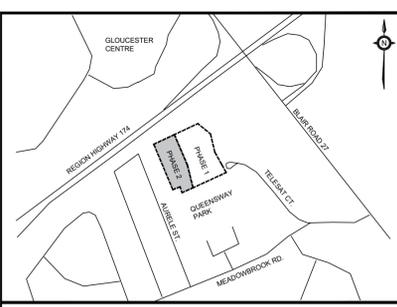


File: G:\Projects\24062_Meriton_James Naismith Phase 2_Sk0015.dwg Layout: 24062_1600 James Naismith Phase 2_Sk0015.dwg Date: Feb 08, 2026 - 2:10pm. Edited by: Jordan Hickey



EXISTING RESIDENTIAL



KEY PLAN
 ADDRESS: 1600 JAMES NAISMITH DRIVE, OTTAWA
 PHASE 2

LEGEND

- PHASE 2 DEVELOPMENT LIMIT
- CONCRETE SIDEWALK
- PROPOSED BUILDING FOOTPRINT
- BELOW-GRADE WASTE COLLECTION (WASTE, RECYCLE, ORGANICS)
- PRIMARY BUILDING ENTRANCE / EXIT
- PROPOSED BIKE RACK
- FIRE ROUTE
- LIMIT OF WORK

- CONSTRUCTION NOTES**
- 1 BARRIER CURB
 - 2 90° PARKING STRIPE (YELLOW - 0.15m STRIPES - TYP)
 - 3 BARRIER FREE PAVEMENT MARKING AND SIGN
 - 4 LANDSCAPED AREA (REFER TO LANDSCAPE PLANS)
 - 5 CONCRETE SIDEWALK
 - 6 SIDEWALK RAMP (TO INCLUDE TACTILE ATTENTION MATS)
 - 7 PAINTED PEDESTRIAN CROSSING (600mm WIDE 1200mm O.C.)
 - 8 PEDESTRIAN CROSSING SIGN
 - 9 FREE STANDING 'NO PARKING - FIRE ROUTE' SIGN (PER LOCAL / MUNICIPAL STANDARDS)
 - 10 BIKE RACKS (REFER TO LANDSCAPE / ARCH. PLANS)

UNIT BREAKDOWN:

TOWNHOUSES	
STUDIO	12
1 BEDROOM	12
2 BEDROOM	42
3 BEDROOM	18
TOTAL	84
MID-RISES	
STUDIO	14
1 BEDROOM	60
2 BEDROOM	24
3 BEDROOM	10
TOTAL	110
TOTAL COMBINED UNITS	194

BENCHMARK: ELEVATIONS ARE GEODETIC, IN METRES, AND RELATED TO: BENCHMARK LOCATED IN TELESTAT COURT RELATED TO THE TOP OF THE SPRINKLER, WITH AN ELEVATION OF 73.92m
 BEARING:
 SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC.
 SURVEY: STANTEC, 220909

NO.	ISSUE	DATE	TF
1	ISSUED FOR SITE PLAN CONTROL - SUBMISSION #1	FEBRUARY 6, 2026	TF

NOT FOR CONSTRUCTION

1. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWA. THE REPRODUCTION OF ANY PART WITHOUT PRIOR WRITTEN CONSENT FROM KWA IS STRICTLY PROHIBITED.
2. THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
3. THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.



CLIENT:
 1600 JAMES NAISMITH DRIVE LP
 1460 THE QUEENSWAY, SUITE M264
 TORONTO, ONTARIO
 M8Z 1S4

PROJECT NAME:
 1600 JAMES NAISMITH DRIVE, OTTAWA
 PHASE 2

SITE PLAN

SCALE: 1:300	PROJECT # 24062
DATE: NOVEMBER 2024	DRAWING # SA-001r5
DRAWN BY: BH	CHECKED BY: TF
DESIGNED BY: BH	

Zoning Review - TD1

R5B Zoning Provisions	Required	Provided	Compliance
Principal Land Use Section 190(2) Apartment dwelling, mid-rise Townhouse dwelling			Yes
Minimum Lot Area Table 190(a)	No minimum	12,166.3 m ² (3.01 acres)	Yes
Minimum Lot Width Table 190(b)	No minimum	69.05m	Yes
Minimum Front Yard Setback Table 190(c)(i)	0.5 metres	11.73m	Yes
Minimum Interior Side Yard Setback Table 190(d)(i)	No minimum	22.02m	Yes
Minimum Rear Yard Setback Table 190(e)(i)	6.0 metres	22.61m	Yes
Maximum Building Height Section 190(1)(e)	20 metres	20m	Yes
Minimum Width of Landscape Area Table 190(a)	3.0 metres	3.0m	Yes
Landscaped Area Section 163	3,649.99m ² (30% of the lot area)	4,321 m ² (35.52%)	Yes
Minimum Parking Space Rates Section 101(2) - Area 2	No minimum	188 Stalls	Yes
Minimum Barrier Free Spaces	9.5 Stalls (1:20 ratio)	10 Stalls	Yes
Minimum Visitor Parking Space Rates Table 102 - Area 2	19.4 (0.1 per dwelling unit)	20 Stalls	Yes
Minimum Bicycle Parking Space Rates Section 111	0.50 per dwelling unit (0.5 x 194 = 97 bike parking spaces)	97 (49 in P1, 18 on-site, 30 in townhouse basement)	Yes
Minimum Parking Space Dimensions Section 106	5.2 metres x 2.6 metres Up to 50% of the parking spaces in a parking garage may be reduced to a minimum of 4.6m long and 2.4m wide	5.2m x 2.6m	Yes
Driveway Width Section 107(1)(a)(i)	Minimum: 6.0 metres Maximum: 6.7 metres	6.70m	Yes
Minimum Drive Aisle Width Section 107(1)(aa)(i)	6.0 metres	6.70m	Yes
Amenity Area Table 137(4) and (6)	6 m ² (total) - 1,164 m ² 3 m ² (communal) - 582 m ²	1,164m ² (6m ² /unit) Total 582m ² (3m ² /unit) Communal	Yes