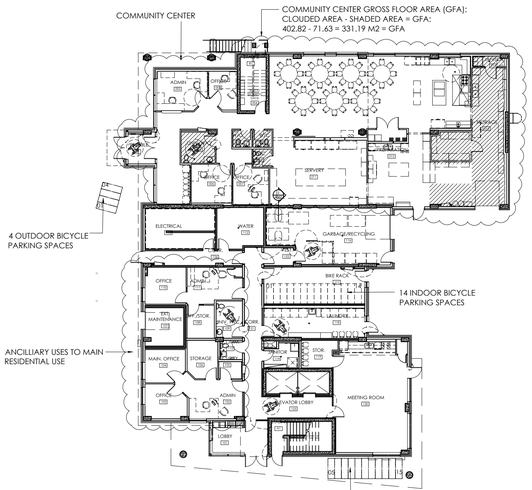
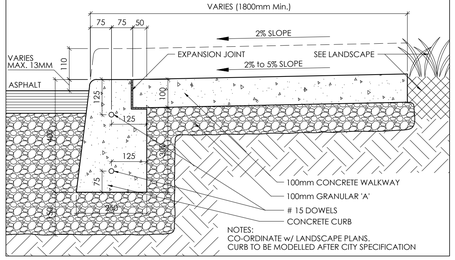


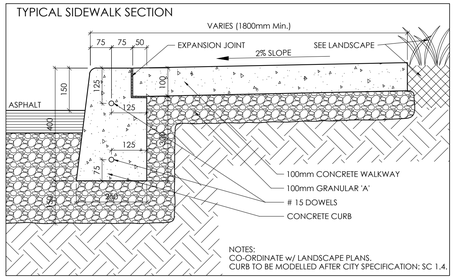
PARKING RATE DIAGRAM

PRIVATE ENTRANCE AND PEDESTRIAN RAMP SECTION

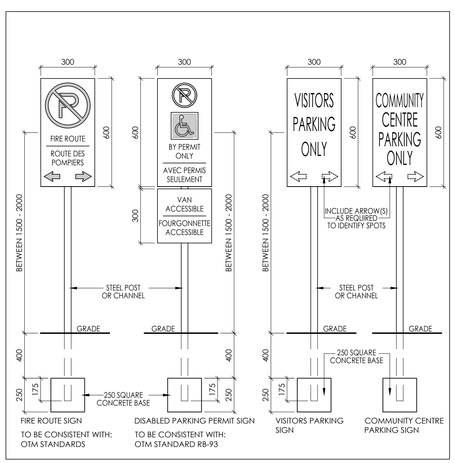


NOTES:
CO-ORDINATE w/ LANDSCAPE PLANS.
CURB TO BE MODELLED AFTER CITY SPECIFICATION

TYPICAL SIDEWALK SECTION



NOTES:
CO-ORDINATE w/ LANDSCAPE PLANS.
CURB TO BE MODELLED AFTER CITY SPECIFICATION: SC 1.4.



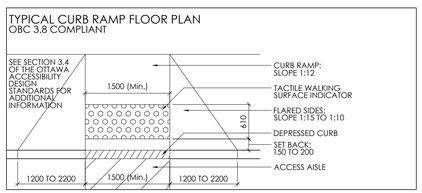
FIRE ROUTE SIGN
TO BE CONSISTENT WITH:
OTM STANDARDS

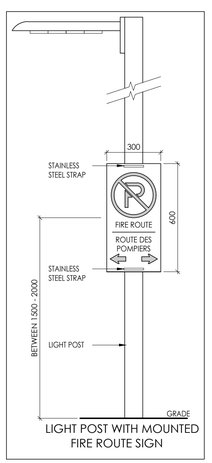
DISABLED PARKING PERMIT SIGN
TO BE CONSISTENT WITH:
OTM STANDARD RB-93

VISITORS PARKING SIGN

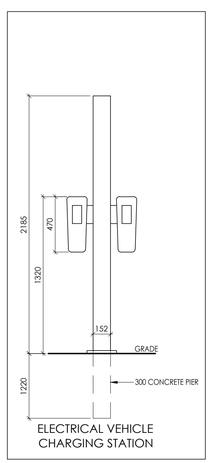
COMMUNITY CENTRE PARKING SIGN

TYPICAL CURB RAMP FLOOR PLAN
OBC 3.8 COMPLIANT





LIGHT POST WITH MOUNTED FIRE ROUTE SIGN



ELECTRICAL VEHICLE CHARGING STATION

SITE STATISTICS
ZONING: R5AA [3022]

PART OF BLOCK D
REGISTERED PLAN 848
CITY OF OTTAWA

AREA (m²):
SITE (TOTAL): 6,018 (100%)

MECHANISM	REQUIRED	PROVIDED
LOT COVERAGE	---	919 (15.6%)
LANDSCAPE	30%	2321 (38.3%)
ASPHALT	---	2778 (46.1%)
MINIMUM LOT AREA	675m²	6,018m²
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: 1.28m²/UNIT x 50 UNITS = 64m²	PROVIDED: COMMON ROOM = 64m²

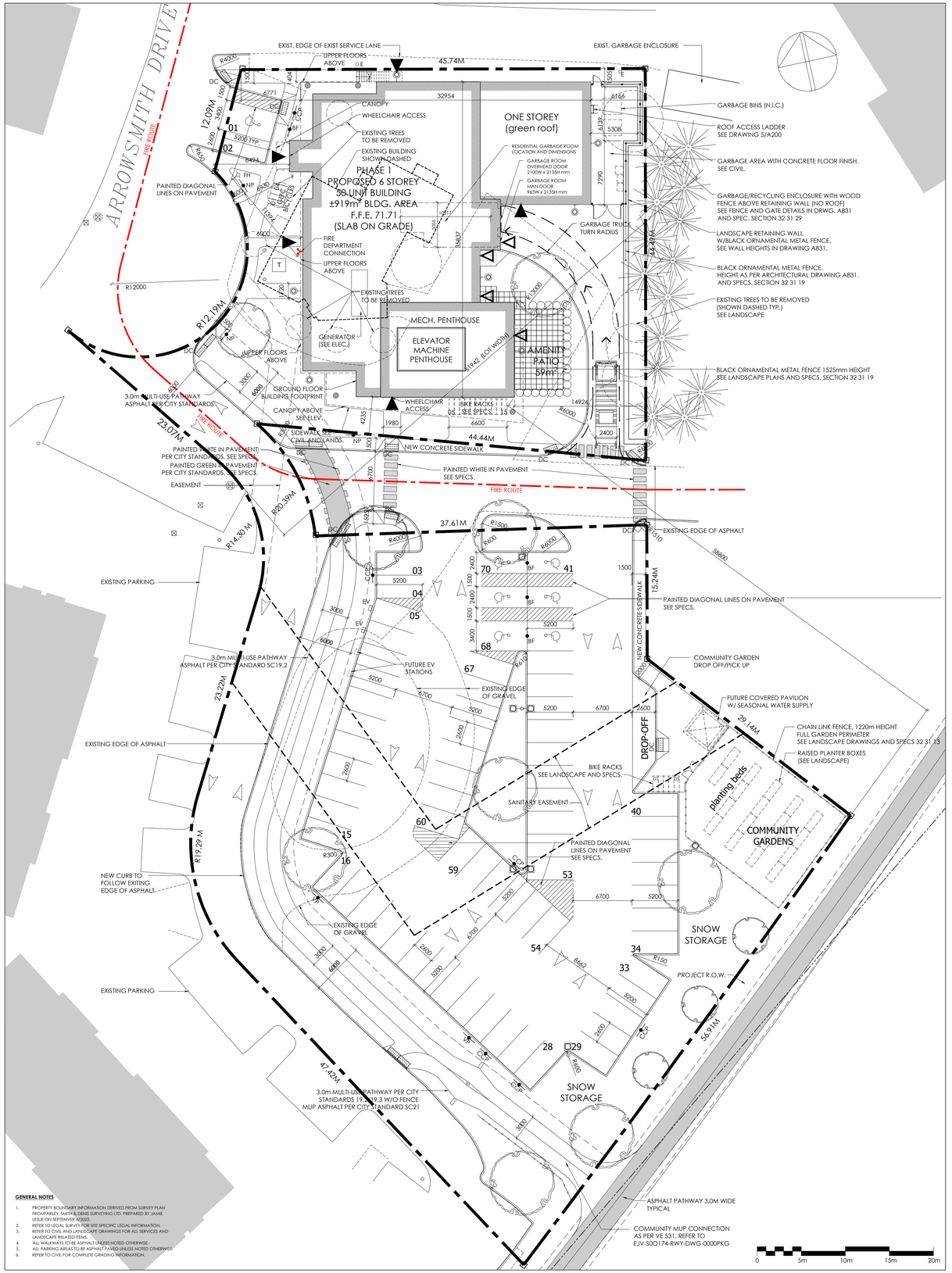
BICYCLE PARKING CALCULATIONS:

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)

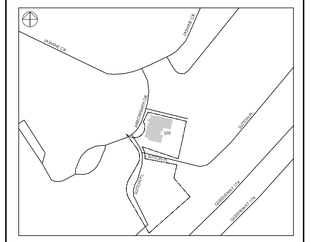
GROUND FLOOR	477.64 M2
SECOND FLOOR	588.61 M2
THIRD FLOOR	588.61 M2
FOURTH FLOOR	588.61 M2
FIFTH FLOOR	588.61 M2
SIXTH FLOOR	588.61 M2
TOTAL:	3240.69 M2



GENERAL NOTES

1. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN FROM FARLEY, SMITH & DENIS SURVEYING LTD. PREPARED BY JAMIE LESLIE ON SEPTEMVER 9/2022.
2. REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
3. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
4. ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
5. ALL PARKING AREAS TO BE ASPHALT PAVED UNLESS NOTED OTHERWISE
6. REFER TO CIVIL FOR COMPLETE GRADING INFORMATION.

NO.	REVISION	DATE
9	ISSUED FOR BP COMMENTS	MAY 14/25
10	ISSUED FOR SITE PLAN RESUBMISSION	DEC 10/25
11	ISSUED FOR TENDER	JAN 28/26
12	ISSUED FOR ADDENDUM #6/SPA RESUBM.	MAR 09/26



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)
- DC — 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
- 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
- T — 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)

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
RALPH ALEXANDER BERG
LICENCE 4308

Vandenberg & Wildeboer
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www.vwarchitects.ca Telephone: 613.287.0144 Facsimile: 613.271.8609 mail@vwarchitects.ca
• THE OLD STONE LODGE • 160 FLAMBOROUGH WAY • OTTAWA (KANATA) • ONTARIO • K2K 3H9 •

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

DRAWING TITLE
SITE PLAN

DESIGNED BY: RV
DRAWN BY: JN, NG
START DATE: 2022
SCALE: 1:250
PROJECT NO. 2200

DRAWING NO. A000

D07-12-23-0014

PLOT DATE: March 11, 2026
#18936