

SITE STATISTICS
ZONING: B5AA [3022]

AREA (m²):
SITE (TOTAL): 6,018 (100%)

MECHANISM REQUIRED PROVIDED
 LOT COVERAGE --- 919 (15.4%)
 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

PART OF BLOCK D REGISTERED PLAN 848 CITY OF OTTAWA

PARKING CALCULATIONS:

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
REQUIRED:	1.28m ² /UNIT x 50 UNITS = 64m ²	COMMON ROOM = 64m ²
PROVIDED:	TYPE A: 3	TYPE B: 4

ACCESSIBLE PARKING

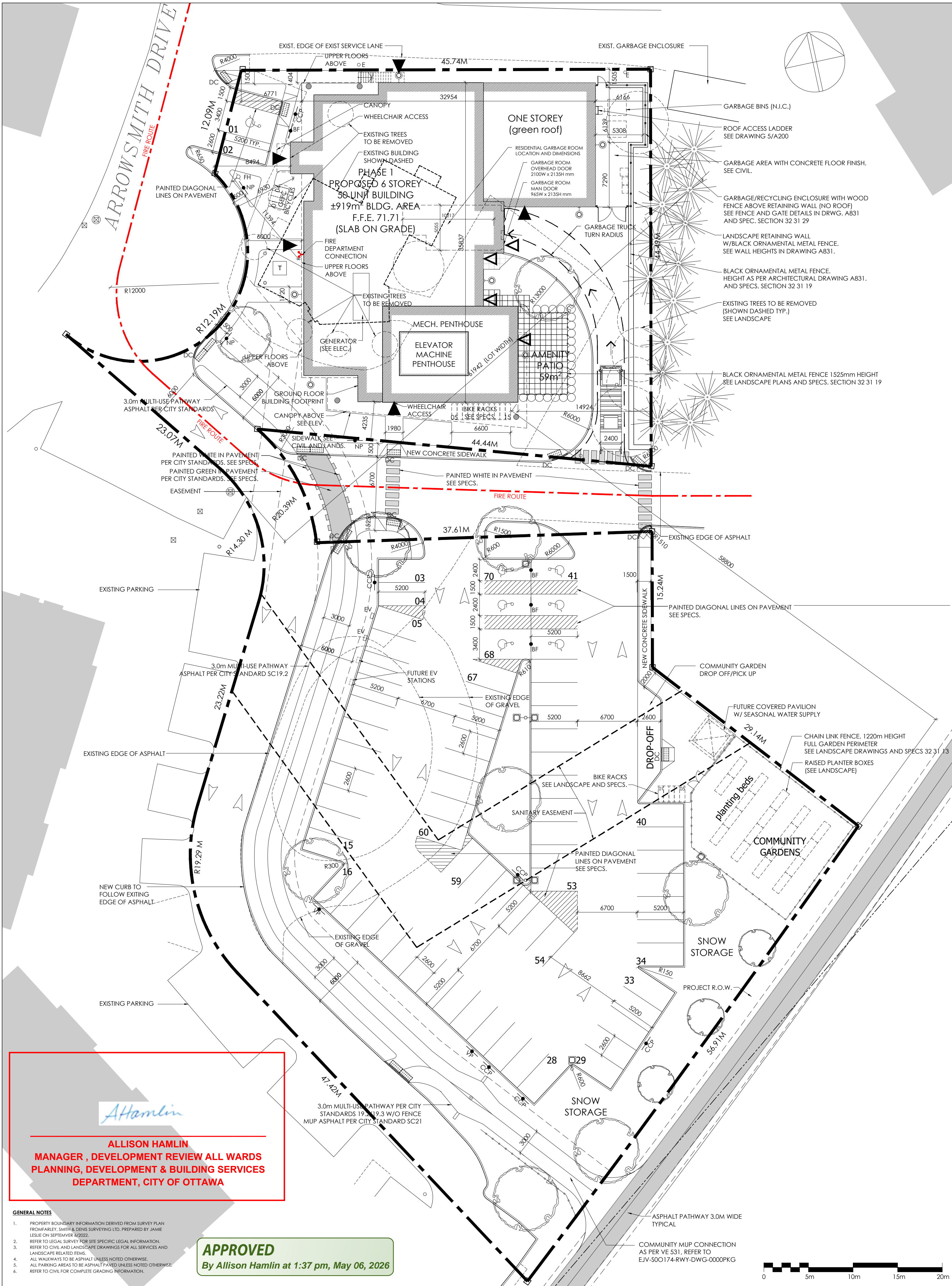
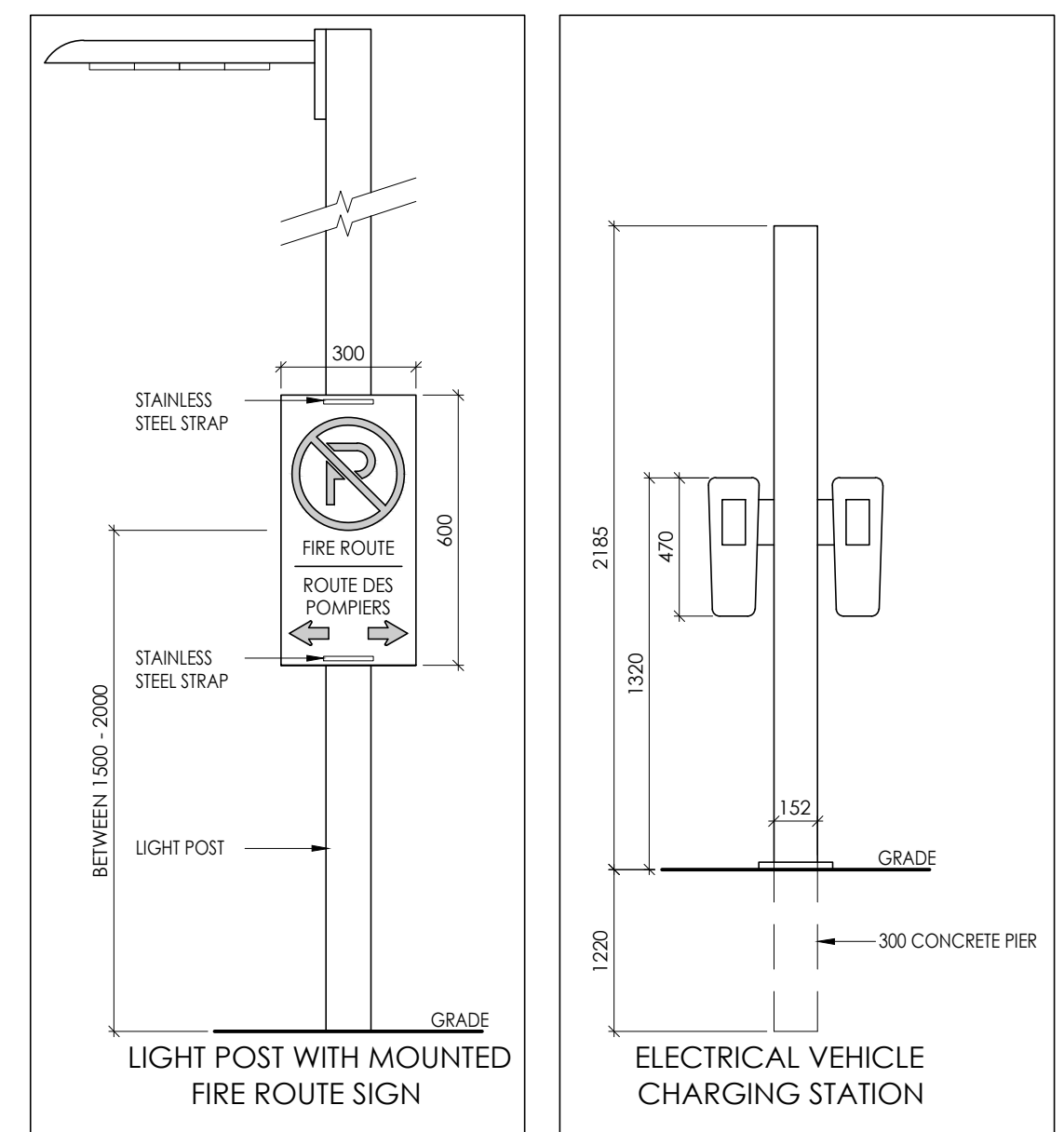
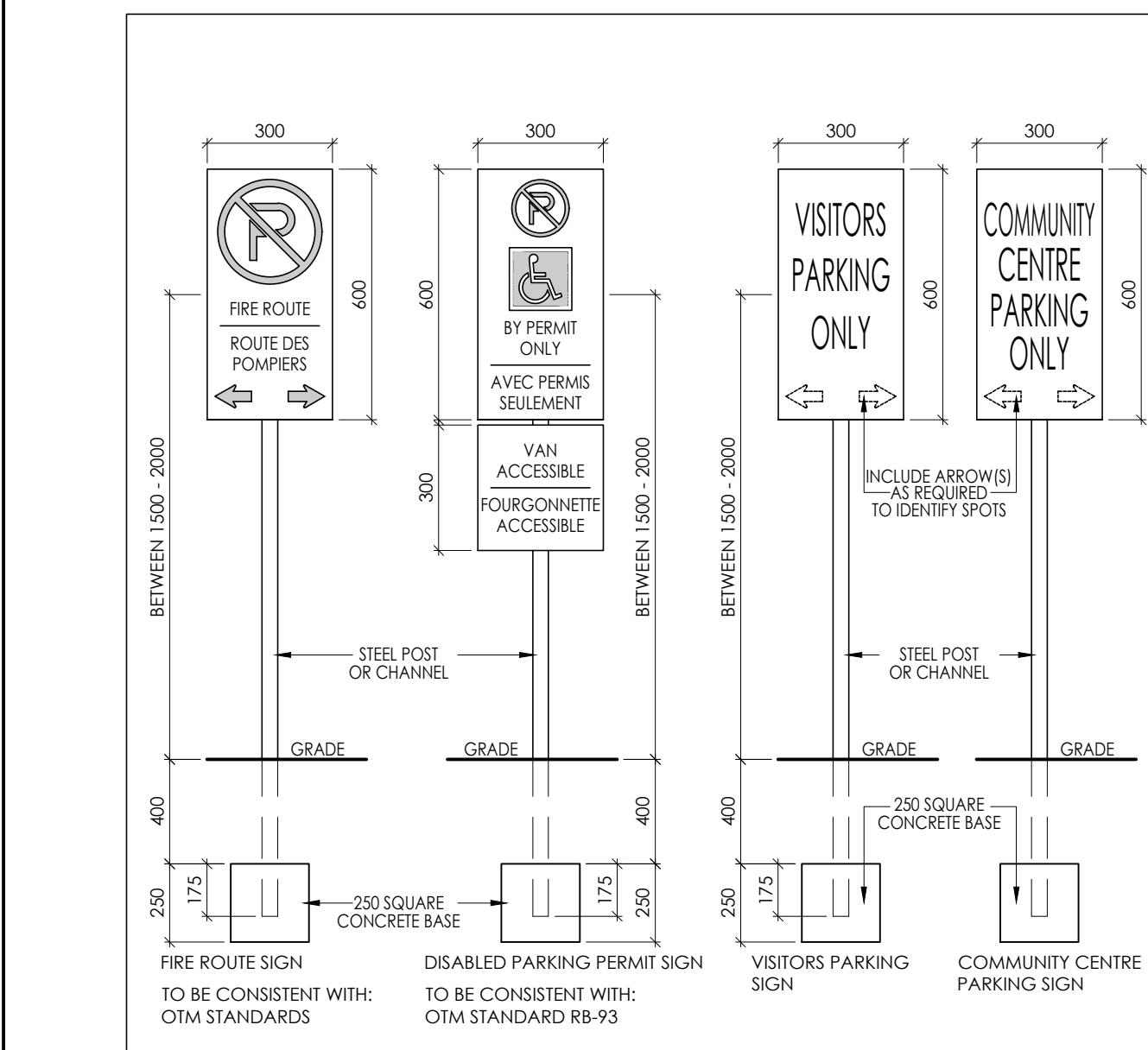
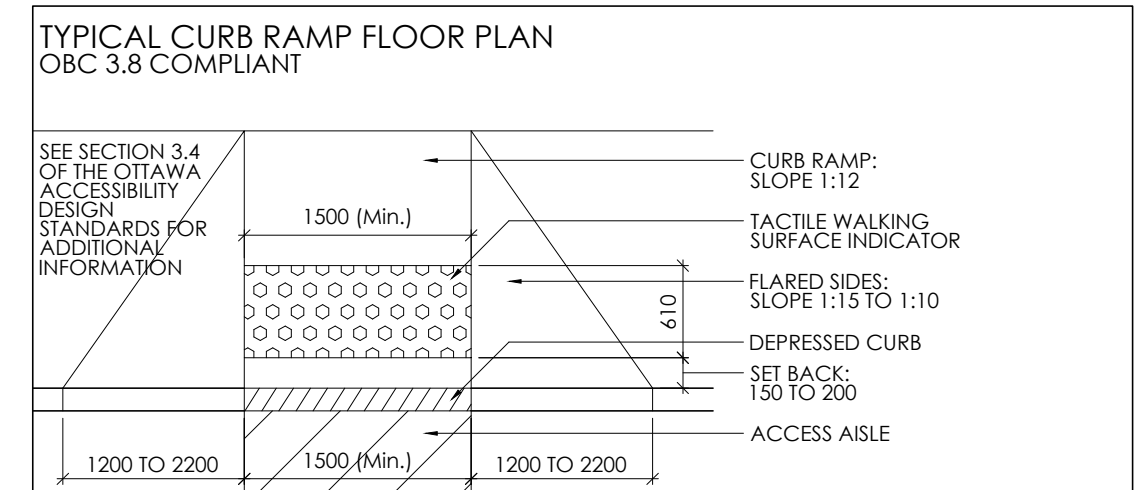
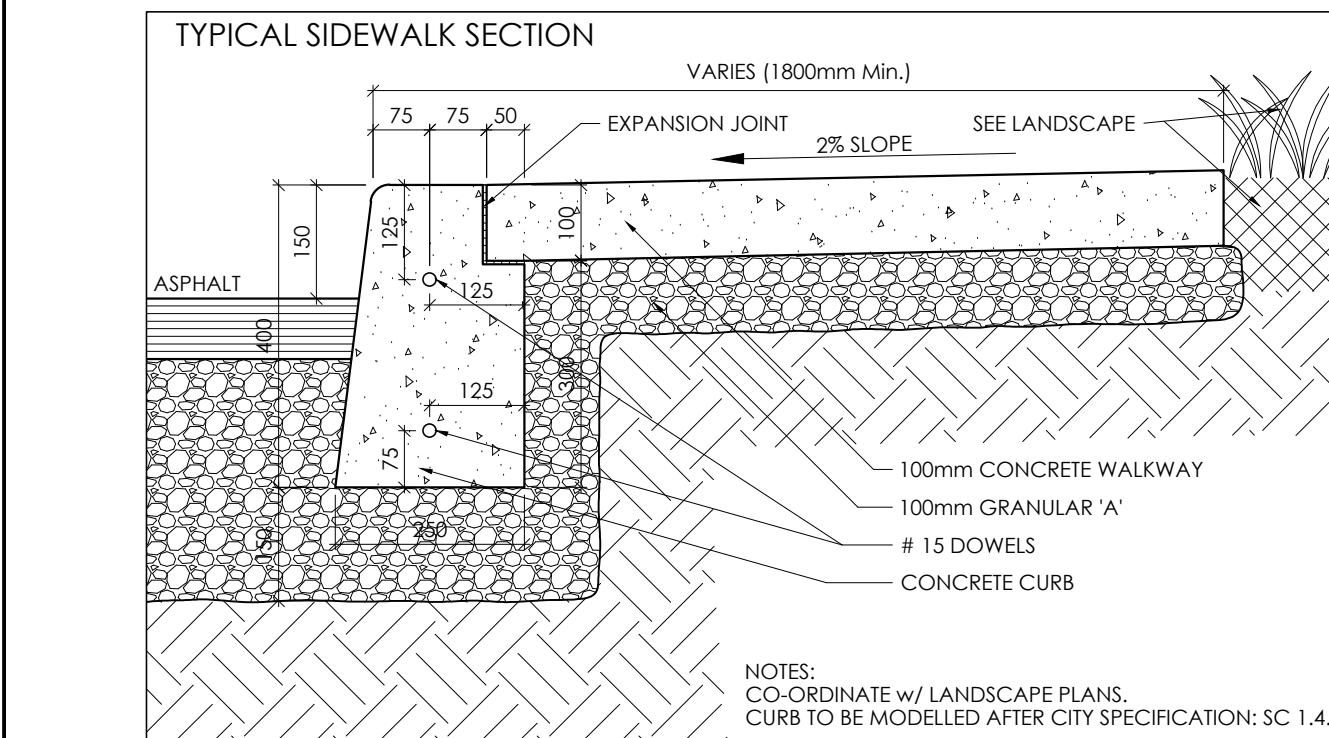
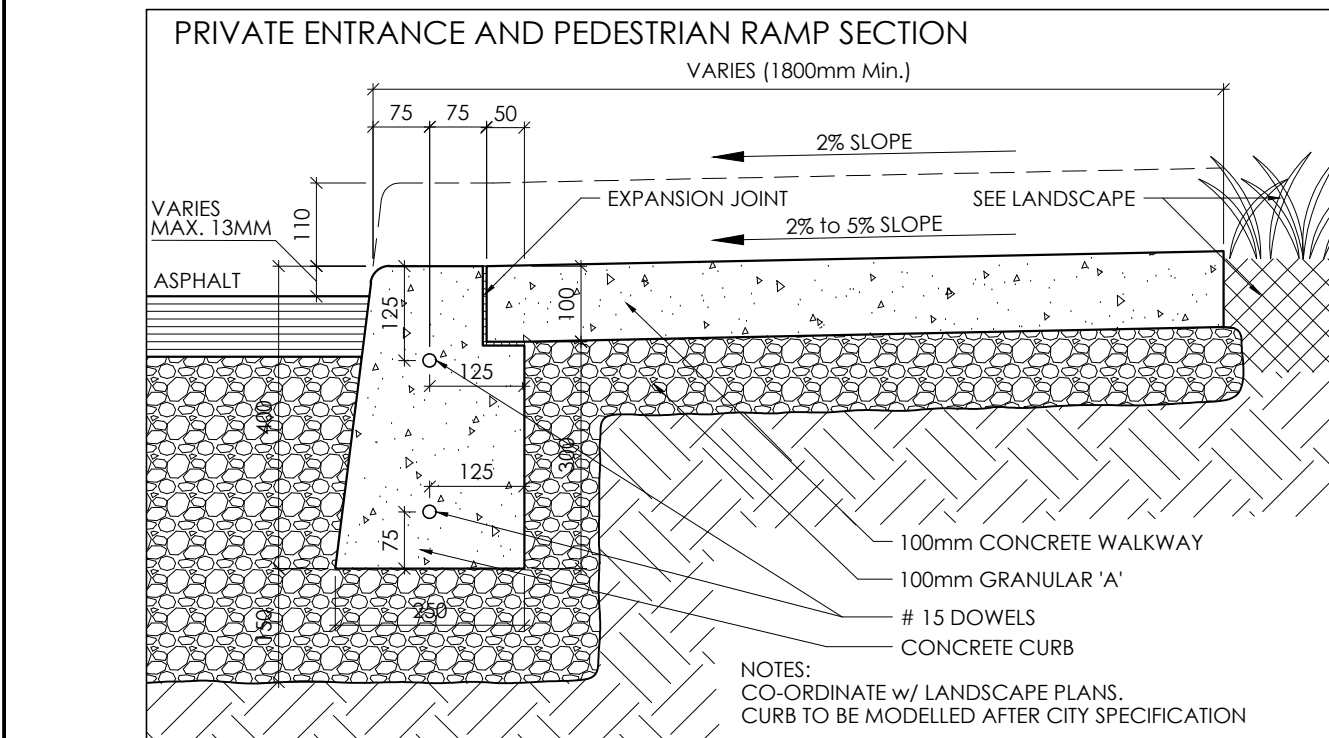
MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED: 6.7 m
AMENITY SPACE	REQUIRED: 1.28m ² /UNIT x 50 UNITS = 64m ²	PROVIDED: COMMON ROOM = 64m ²

BICYCLE PARKING CALCULATIONS:

APT. DWELLING UNIT	REQUIRED: 0.5/UNIT	PROVIDED: 25 SPACES
RETAIL FOOD STORE (SIMILAR)	REQUIRED: 1/250 M2 GFA	PROVIDED: 4 SPACES
BICYCLE PARKING SPACE: 0.6X1.8M WITH 1.5M AISLE		

GROSS FLOOR AREA (GFA)

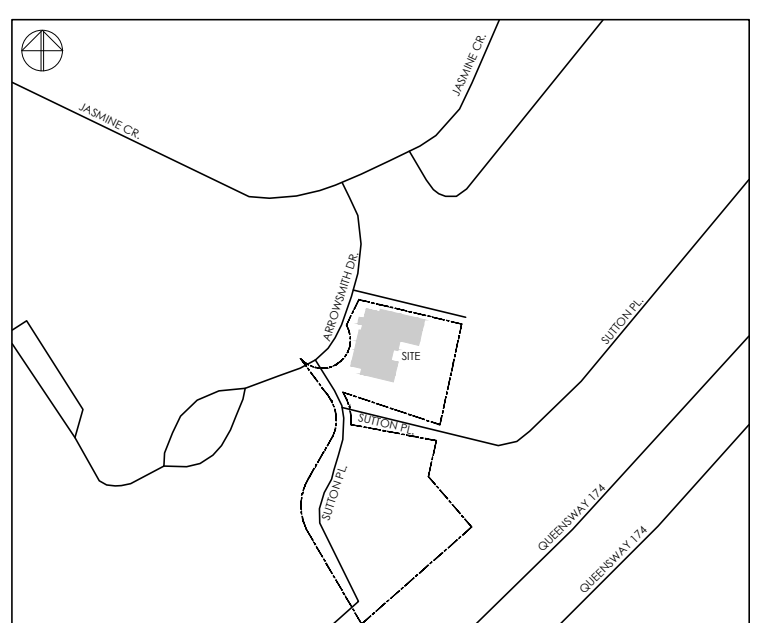
FLOOR	GFA (M ²)
GROUND FLOOR	477.64
SECOND FLOOR	588.61
THIRD FLOOR	588.61
FOURTH FLOOR	588.61
FIFTH FLOOR	588.61
SIXTH FLOOR	588.61
TOTAL:	3240.69



Allison Hamlin
 MANAGER, DEVELOPMENT REVIEW ALL WARDS
 PLANNING, DEVELOPMENT & BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

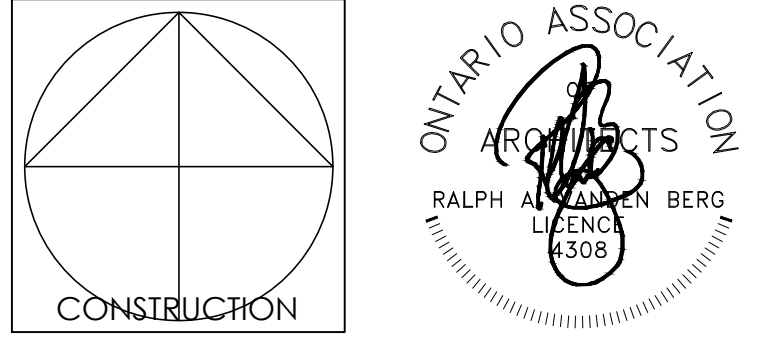
APPROVED
 By Allison Hamlin at 1:37 pm, May 06, 2026

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)
- 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.)
- SIAMSE 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
 ARCHITECTS

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

CONSTRUCTION

D07-12-23-0014