

LEGEND

- PROPERTY LINE
- ENTRY POINT
- DEPRESSED CURB
- EXTERIOR LIGHT FIXTURE
- PLANTING (REFER TO LANDSCAPE)
- GRASS
- CLEAR STONE
- PROPOSED SURFACE EASEMENT FOR PUBLIC/PRIVATE CIRCULATION TOTAL = 95.5m²
- RAISED PLANTER
- FALX WOOD LANDSCAPE PAVERS
- CONCRETE
- LANDSCAPE PAVERS OR STAMPED CONCRETE
- BENCH
- ASPHALT
- FIRE ROUTE
- 800mm TALL DRY-STACK LANDSCAPE WALL
- 240mm LANDSCAPE PAVEMENT
- 1800mm TALL WOOD FENCE
- PRECAST STEPPING STONES
- PHASING LINE

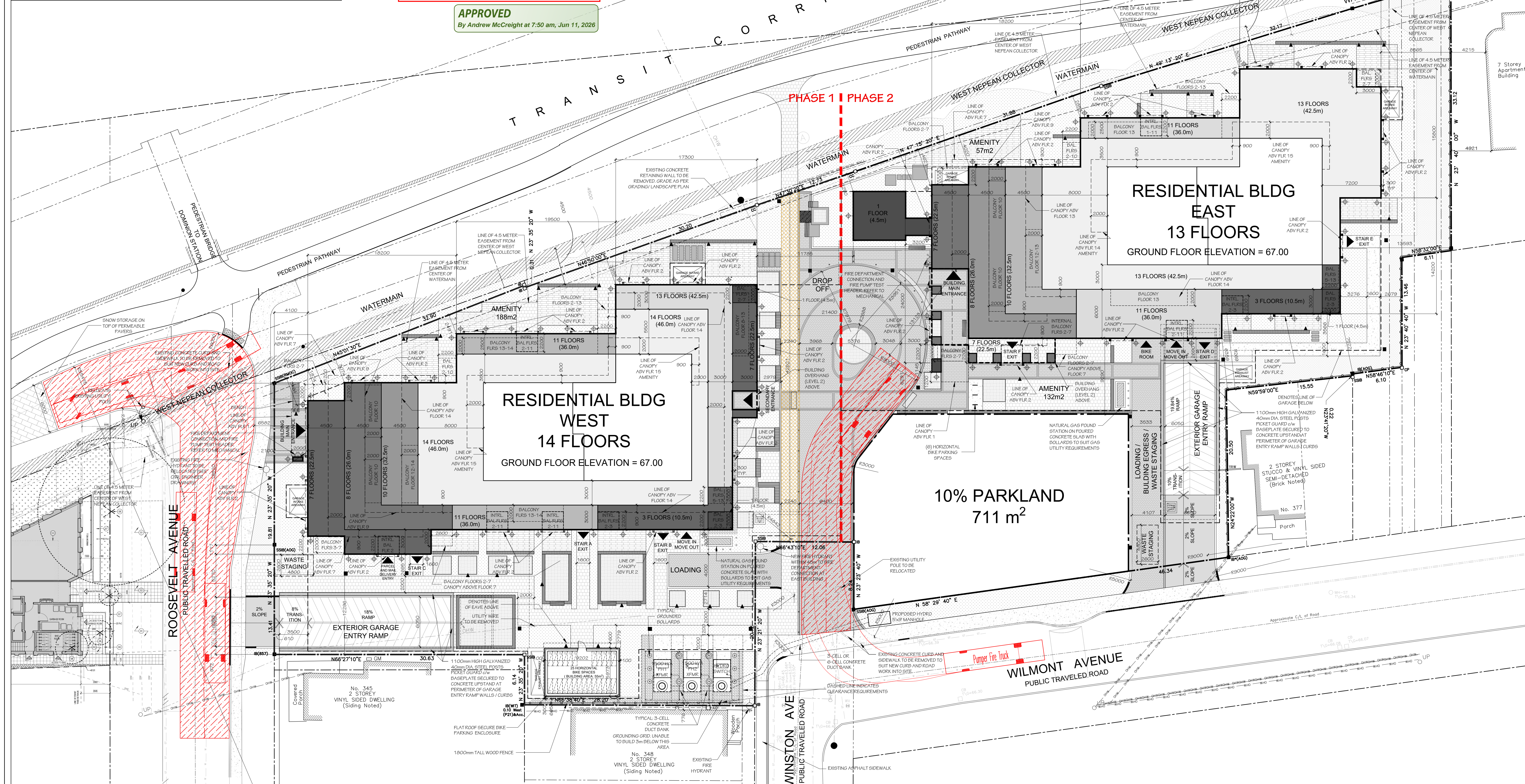
GENERAL NOTES:

- SHOW TO BE REMOVED FROM SITE.

Andrew McCreight

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

APPROVED
 By Andrew McCreight at 7:50 am, Jun 11, 2026



SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF CITY OF OTTAWA...
 ZONING: R55 (2772) 9454
 REFER TO BY-LAW NUMBER: 2024-490

SITE SUMMARY:

PROPOSED USE: RESIDENTIAL RENTAL APARTMENT BUILDING
 PHASE 1 WEST BUILDING = 14 RESIDENTIAL FLOORS
 PHASE 2 EAST BUILDING = 13 RESIDENTIAL FLOORS
 3 LEVELS UNDERGROUND PARKING GARAGE BELOW PHASE 1 BUILDING AND BELOW PHASE 2 BUILDING
 ROOF OF AMENITY PHASE 1 AND PHASE 2 BUILDINGS
 PHASE 1 ACCESSORY BUILDING (BIKE ENCLOSURE)

SITE AREA:
 7,112 m² (10% PARKLAND)
 TOTAL = 6,401 m² (PHASE 1 AND PHASE 2)

BUILDING FOOTPRINT AND COVERAGE PHASE 1 & 2:

PHASE 1 WEST BUILDING	1,284 m ²
PHASE 2 EAST BUILDING	95 m ²
PHASE 1 ACCESSORY BUILDING	1,326 m ²
PHASE 2 ACCESSORY BUILDING	2,675 m ²
TOTAL	4,280 m²

LANDSCAPE OPEN SPACE PHASE 1 & 2:

SOFT LANDSCAPING	1,190 m ² (18.7%)
HARD LANDSCAPING	1,797 m ² (27.9%)
ARCHITECTURAL ELEMENTS	413 m ² (6.5%)
TOTAL	3,398 m² (53.1%)

BUILDING GFA ZONING PHASE 1 & 2:

GFA PHASE 1 WEST BUILDING	15,446 m ²
GFA PHASE 2 EAST BUILDING	15,814 m ²
TOTAL GFA PHASE 1 AND PHASE 2	31,260 m²

RESIDENTIAL UNITS PHASE 1 & 2:

PHASE 1 WEST BUILDING	152 UNITS
PHASE 2 EAST BUILDING	160 UNITS

BUILDING HEIGHTS PHASE 1 & 2:

PHASE 1 WEST BUILDING	15.2 STOREYS
PHASE 2 EAST BUILDING	16.0 STOREYS

REQUIRED SETBACKS PHASE 1 & 2:

MINIMUM SETBACKS AS PER URBAN EXCEPTIONS AND ZONING SCHEDULE	REQUIRED	PROVIDED
INTERIOR SIDE YARD SETBACK	0.6m MIN	0.6m
BUILDING HEIGHT	3.0m MAX	3.12m
EXTERIOR WALL HEIGHT	3.2m MAX	3.142m
BUILDING AREA	55m ² MAX	55m ²

PHASE 1 WEST BUILDING: PARKING AND AMENITY AREA SUMMARY:

REQUIRED	PROVIDED	
RESIDENTIAL PARKING	70	134
VISITOR PARKING	14	14
TOTAL PHASE 1	84	148

PHASE 2 EAST BUILDING: PARKING AND AMENITY AREA SUMMARY:

REQUIRED	PROVIDED	
RESIDENTIAL PARKING	74	116
VISITOR PARKING	15	15
TOTAL PHASE 2	89	131

PHASE 1 WEST BUILDING SUMMARY:

LEVEL	GROSS AREA	NET AREA
UPPER MECHANICAL	212 m ²	0 m ²
MECHANICAL & ROOF AMENITY	336 m ²	0 m ²
LEVEL 13	702 m ²	598 m ²
LEVEL 12	811 m ²	702 m ²
LEVEL 11	898 m ²	777 m ²
LEVEL 10	963 m ²	845 m ²
LEVEL 9	963 m ²	845 m ²
LEVEL 8	1,070 m ²	919 m ²
LEVEL 7	1,219 m ²	1,082 m ²
LEVEL 6	1,219 m ²	1,082 m ²
LEVEL 5	1,219 m ²	1,082 m ²
LEVEL 4	1,219 m ²	1,082 m ²
LEVEL 3	1,106 m ²	1,006 m ²
LEVEL 2	1,257 m ²	1,095 m ²
LEVEL 1 GROUND	1,284 m ²	223 m ²
TOTAL ABOVE GRADE	15,446 m²	12,022 m²
TOTAL BELOW GRADE	23,045 m²	12,022 m²

PHASE 2 EAST BUILDING SUMMARY:

LEVEL	GROSS AREA	NET AREA
UPPER MECHANICAL	212 m ²	0 m ²
MECHANICAL & ROOF AMENITY	336 m ²	0 m ²
LEVEL 13	836 m ²	728 m ²
LEVEL 12	836 m ²	728 m ²
LEVEL 11	880 m ²	804 m ²
LEVEL 10	1,074 m ²	947 m ²
LEVEL 9	1,074 m ²	947 m ²
LEVEL 8	1,195 m ²	1,021 m ²
LEVEL 7	1,311 m ²	1,137 m ²
LEVEL 6	1,311 m ²	1,137 m ²
LEVEL 5	1,311 m ²	1,137 m ²
LEVEL 4	1,311 m ²	1,137 m ²
LEVEL 3	1,343 m ²	1,168 m ²
LEVEL 2	1,343 m ²	1,168 m ²
LEVEL 1 GROUND	1,336 m ²	596 m ²
TOTAL ABOVE GRADE	15,814 m²	12,694 m²
TOTAL BELOW GRADE	24,390 m²	12,694 m²

PHASE 1 WEST BUILDING WASTE REQUIREMENTS:

REQUIRED	PROVIDED	
TYPE	REQUIRED	PROVIDED
COMPACTED GARBAGE (152 UNITS x 0.035) = 5 YRDS	12 YRDS	12 YRDS
FIBRE (152 UNITS x 0.035) = 6 YRDS	6 YRDS	6 YRDS
GMP (152 UNITS x 0.018) = 3 YRDS	6 YRDS	6 YRDS
ORGANICS (1.240L CART / 50 UNITS) = 4 CARTS	4 CARTS	4 CARTS

PHASE 2 EAST BUILDING WASTE REQUIREMENTS:

REQUIRED	PROVIDED	
TYPE	REQUIRED	PROVIDED
COMPACTED GARBAGE (160 UNITS x 0.035) = 6 YRDS	12 YRDS	12 YRDS
FIBRE (160 UNITS x 0.035) = 6 YRDS	6 YRDS	6 YRDS
GMP (160 UNITS x 0.018) = 3 YRDS	6 YRDS	6 YRDS
ORGANICS (1.240L CART / 50 UNITS) = 4 CARTS	4 CARTS	4 CARTS

PROJECT CONSULTANTS:

ARCHITECT: HOBIN ARCHITECTURE INC. 63 PAMILIA STREET OTTAWA, ON K1S 3K7
 CONTACT: RHEAL LABELLE TEL: 613-236-1200 X112

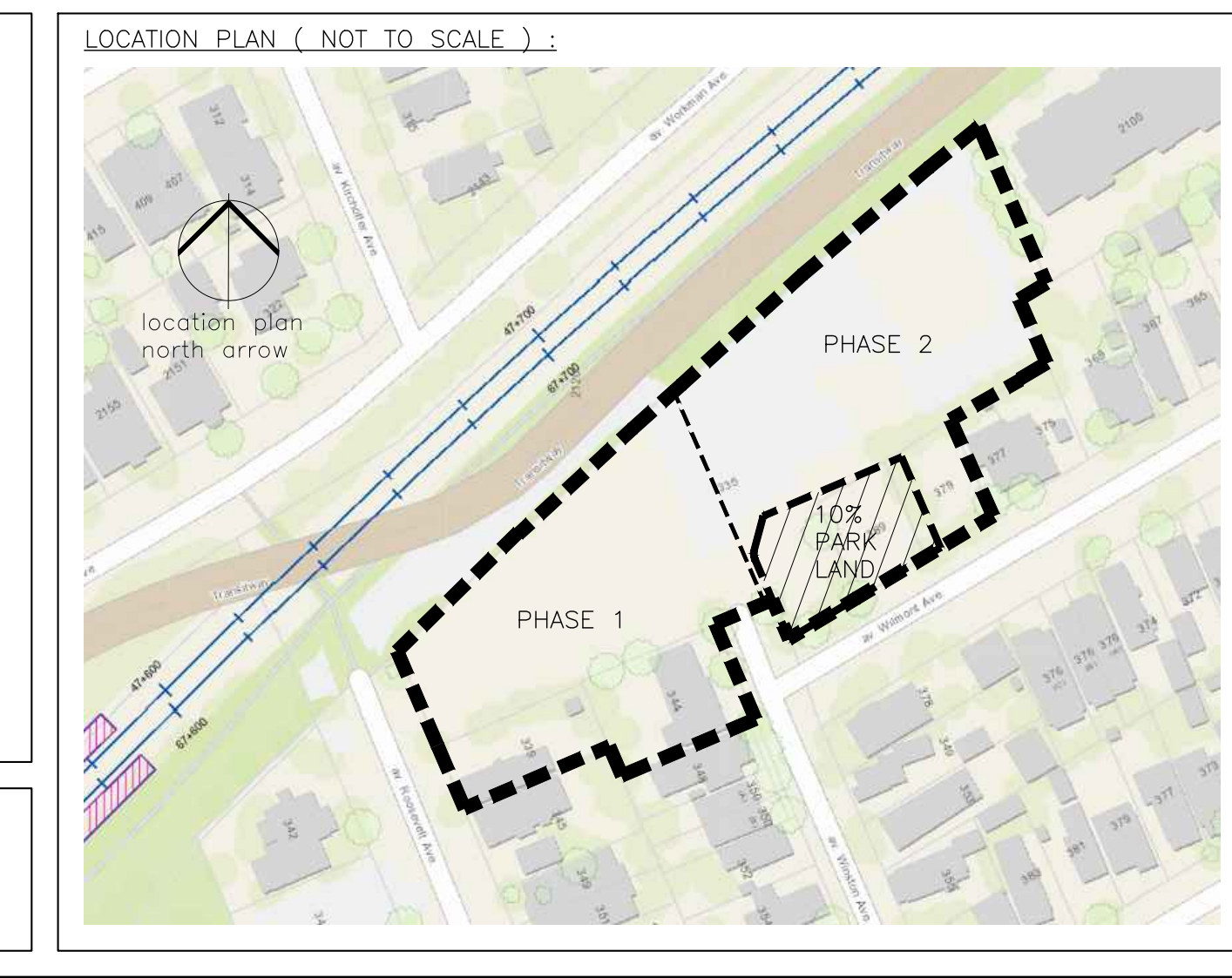
DEVELOPER: UNIFORM URBAN DEVELOPMENTS 240 MICHAEL COMPLAND DR. #300 OTTAWA, ON K2E 5X3
 CONTACT: RYAN MACDOUGALL TEL: XXX-XXX-XXXX EXT. XXX

SITE SERVICES & GRADING: NOVATECH 240 MICHAEL COMPLAND DR. OTTAWA, ON K2M 1P6
 CONTACT: MARK BISSET TEL: 613-xxx-xxxx EXT. xxx

GEOTECHNICAL: PATERSON GROUP 615-226-1391 OTTAWA, ON K2E 1T9
 CONTACT: DAVID GILBERT TEL: 613-xxx-xxxx EXT. XXX

LANDSCAPE ARCHITECT: SCOTT COVELL 613-254-1643 OTTAWA, ON K2M 1P6
 CONTACT: SCOTT COVELL TEL: 613-254-1643 EXT. 303

GRAPHIC SCALE: 0m 5m 10m 20m



18 2026-02-27 REBID FOR SFA

17 2026-02-02 REBID FOR SFA

16 2026-01-14 WATER ENTRY RELOCATION

15 2026-01-12 REBID FOR SFA

14 2025-12-19 REBID FOR SFA

13 2025-12-19 ISSUED FOR 335

12 2025-12-10 ISSUED FOR COORDINATION

11 2025-09-17 REBID FOR SFA

10 2025-09-10 ISSUED FOR COORDINATION

9 2025-08-29 ISSUED FOR COORDINATION

8 2025-08-28 ISSUED FOR REVIEW

7 2025-06-27 ISSUED FOR SFA

6 2025-06-27 ISSUED FOR COORDINATION

5 2025-06-20 ISSUED FOR REVIEW

4 2025-06-04 ISSUED FOR COORDINATION

no. date revision

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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ONTARIO ASSOCIATION OF ARCHITECTS
 PART 1 HOBIN LICENCE 3049

uniform
 URBAN DEVELOPMENTS
 8300, 117 CENTREPOINTE DR. NEPEAN, ON K2G 5K3

Hobin Architecture
 Incorporated
 63 Pamilia Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-236-1200
 F: 613-236-0805
 E: rmac@hobin.com
 hobin.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
 335 ROOSEVELT HIGHRISE RENTAL APARTMENTS
 335 ROOSEVELT AVE. OTTAWA, ONTARIO

DRAWING TITLE:
 SITE PLAN PHASE 1 WEST BUILDING & PHASE 2 EAST BUILDING

DRAWN BY: DATE: SCALE:
 JD SEP. 4, 2024 1:200

PROJECT:
 2315

DRAWING NO.:
 A-1.01

REVISION NO.:
 18281

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