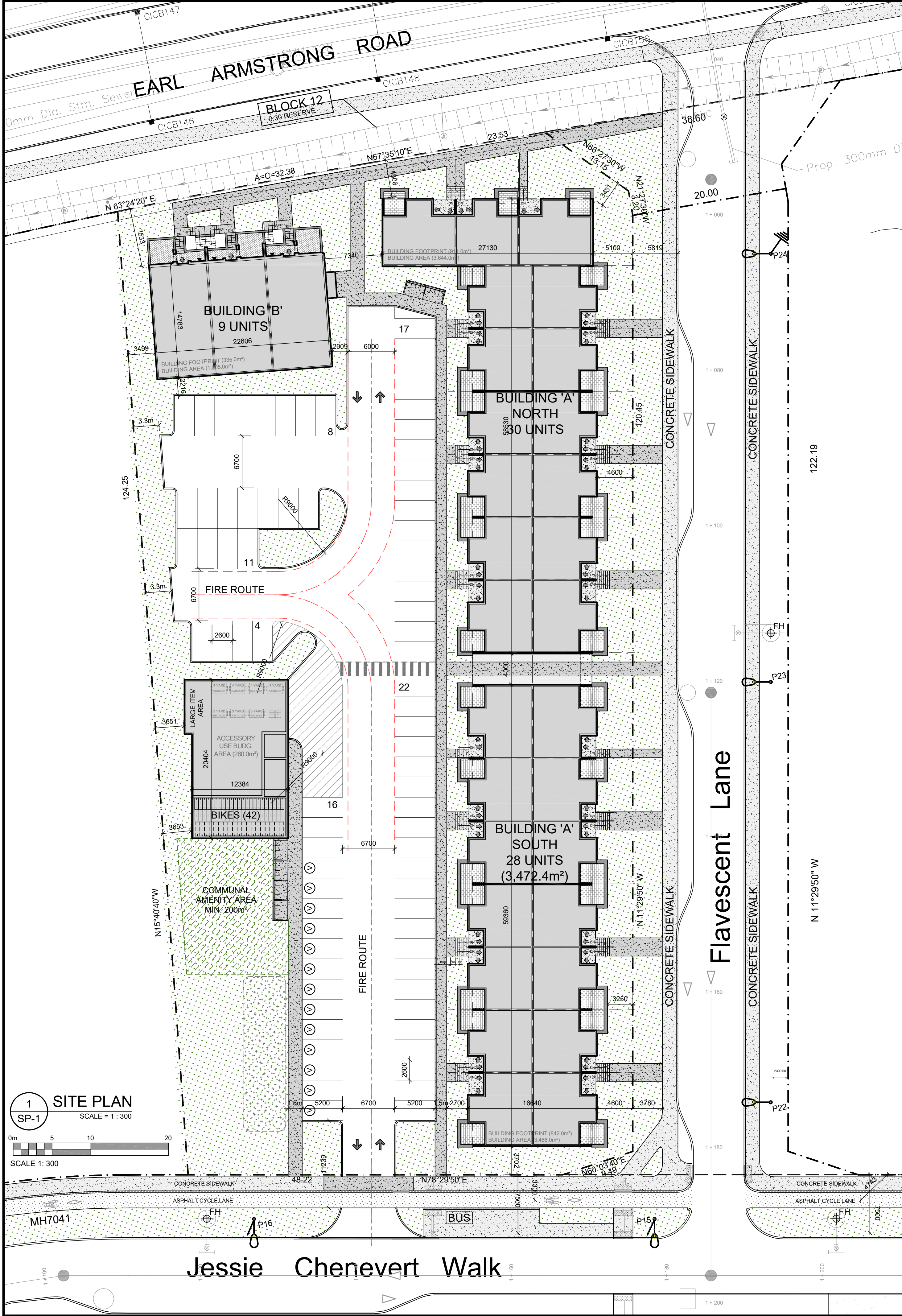




KEY MAP

PROJECT INFORMATION

Zoning By-law 2008-250 / 2026-50	MC19 [2952]	SITE AREA	0.8 ha.	7,999.4 m ² 86,105 ft ²
ZONING	REQUIRED	PROVIDED		
ZONE: PLANNED UNIT DEVELOPMENT: TOWNHOUSE	MC19 [2952]	MC19 [2952]		
BUILDING HEIGHT	MIN. 3 STOREYS / MAX. ±57m (19 STOREYS)	9.7m (3 STOREYS)		
FRONT YARD SETBACK:	MAX. 3.0m	5.8m		
CORNER YARD SETBACK:	MAX. 3.0m	6.8m & 5.7m		
INTERIOR YARD SETBACK:	0.0m			
REAR YARD SETBACK:	0.0m			
BUILDING SETBACK TO A PRIVATE WAY	1.8m			
BUILDING SEPARATION (UNDER 14.5m HT.)	1.2m			
AMENITY AREA - TOTAL 6.0m ² PER UNIT (67 Units)	402.0m ²	720.0m ²		
AMENITY AREA - 50% COMMUNAL PER UNIT	201.0m ²	220.0m ²		
VEHICLE PARKING - RESIDENTIAL - 1.2 PER UNIT	80	73		
VEHICLE PARKING - VISITOR - 0.2 PER UNIT	13	12		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	34	30		
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.7m		
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A RESIDENTIAL ZONE	3.0m			
MINIMUM WIDTH OF LANDSCAPED AREA - ABUTTING A STREET	3.5m			
MINIMUM WIDTH OF LANDSCAPED AREA - AROUND A PARKING LOT	15%			
MINIMUM LANDSCAPED AREA - IN A PLANNED UNIT DEVELOPMENT	25%			
MINIMUM AGGREGATED SOFT LANDSCAPE AREA - 3.0m SETBACK & LOT WIDTH 12m+	40%			

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

DRAWING NOTES

- 1 PROPERTY LINE
- 2 PARKING SPACE: STANDARD SIZE 2.6 x 5.2 METRES
- 3 PROPOSED HYDRO TRANSFORMER
- 4 ASPHALT DRIVING SURFACE
- 5 IN-GROUND WASTE BINS
- 6 ORGANIC WASTE: LOWER SIZED GARBAGE ENCLOSURE 2.0m HIGH OPAQUE SCREEN AROUND PERIMETER
- 7 BICYCLE PARKING SPACES 0.6m x 1.8m (BYT WITH RACK)
- 8 PROPOSED HYDRO TRANSFORMER
- 9 PERSONAL SNOW STORAGE
- 10 CANADA POST MAIL BOXES ON CONCRETE SURFACE
- 11 1.8m WIDE CONCRETE CROSSWALK PAINTED WITH TIPS
- 12 DEPRESSIONED STREET CURB & SIDEWALK: CONTINUOUS AND DEPRESSIONED & DRIVEWAY
- 13 SOFT LANDSCAPED AREA - SEE LANDSCAPING
- 14 1.8m WIDE CONCRETE WALK
- 15 ACCESSIBLE PARKING SPACE WITH ACCESS AISLE: DEPRESSIONED CURB AND TIPS
- 16 RETAINING WALL - SEE CIVIL
- 17 EXISTING CITY SIDEWALK, WIDTH VARIES
- 18 EXISTING HYDRO TRANSFORMER WITH EASEMENT
- 19 LIGHT POLE LOCATION TO BE CONFIRMED BY ELEC
- 20 EXISTING CHAIN LINK FENCE TO REMAIN, ALTER AS REQUIRED FOR NEW CONNECTION PATH

GROSS BUILDING - AREAS	
(CITY OF OTTAWA'S DEFINITION)	
PROPOSED BUILDING 'A' SOUTH	1,256.0 m ²
PROPOSED BUILDING 'A' NORTH	13,520.0 m ²
PROPOSED BUILDING 'B'	3,644.0 m ²
PROPOSED BUILDING 'C'	39,224.0 m ²
PROPOSED BUILDING 'D'	3,466.0 m ²
PROPOSED BUILDING 'E'	37,308.0 m ²
TOTAL PROPOSED AREA	8,366.0 m ²
ACCESSORY USE BUILDING	90,052.0 m ²
	221.0 m ²
	2,379.0 m ²

UNIT STATISTICS	
2 BEDROOM UNIT	67

CAR PARKING

REQUIRED by ZONING BY-LAW	
RESIDENCE	- 1.2 PER UNIT
VISITOR	- 0.2 PER DWELLING UNIT
TOTAL	93
PROVIDED	
RESIDENCE	- 1.2 PER UNIT
VISITOR	- 0.2 PER DWELLING UNIT
TOTAL	78

BICYCLE PARKING

REQUIRED	
- 0.5 PER UNIT	34
PROVIDED	
	34

WASTE COLLECTION

GUIDELINES (REQUIRED)	
GARBAGE	- 0.231 YARDS ³ / UNIT 15.5 YARDS ³
RECYCLING (GMP)	- 0.018 YARDS ³ / UNIT 1.2 YARDS ³
RECYCLING (FIBRE)	- 0.062 YARDS ³ / UNIT 4.2 YARDS ³
ORGANICS	- 240L CONTAINER / 50 UNITS 1.3 x 240L
PROVIDED	
GARBAGE	4 - 4 YARD CONTAINERS
RECYCLING (GMP)	1 - 3 YARD CONTAINERS
RECYCLING (FIBRE)	2 - 3 YARD CONTAINERS
ORGANICS	2 - 240L CONTAINER
LARGE ITEM GARBAGE	5 m ³

AMENITY REQUIREMENT

REQUIRED AMENITY SPACE	
6.0 m ² PER UNIT =	402.0 m ²
50% COMMUNAL AMENITY AREA =	201.0 m ²
PROVIDED AMENITY SPACE	
PRIVATE BALCONY / PATIOS =	500.0 m ²
COMMUNAL EXTERIOR AREA =	220.0 m ²
TOTAL =	820.0 m ²

SITE COVERAGE

BUILDING FOOTPRINT =	22.7%	3,053.5 m ²
DRIVING SURFACE =	27.2%	3,500.3 m ²
LANDSCAPE AREA =	50.1%	6,435.2 m ²
TOTAL =	100.0%	7,999.4 m ²
HARD SURFACE WALK AREA =	8.2%	1,051.0 m ²
SOFT LANDSCAPE AREA =	41.9%	5,388.5 m ²

PROJECT DEVELOPER

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LEGAL DESCRIPTION

PLAN OF SUBDIVISION OF
BLOCK 2 AND 12 (0.30 RESERVES)
REGISTERED PLAN 4M-1573
CONCESSION 1 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEYOR

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SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS PATIOS
- SOFT LANDSCAPING
- COMMUNAL AMENITY SPACE
- SNOW STORAGE
- CONCRETE WALK / PATH
- BIKE RACK / BIKE PARKING SPOT (0.6 x 1.8m)
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- PROPERTY LINE
- ZONING SETBACKS
- STANDARD PARKING SPACE 2.6m x 5.2m
- VISITOR PARKING SPACE 2.6m x 5.2m

