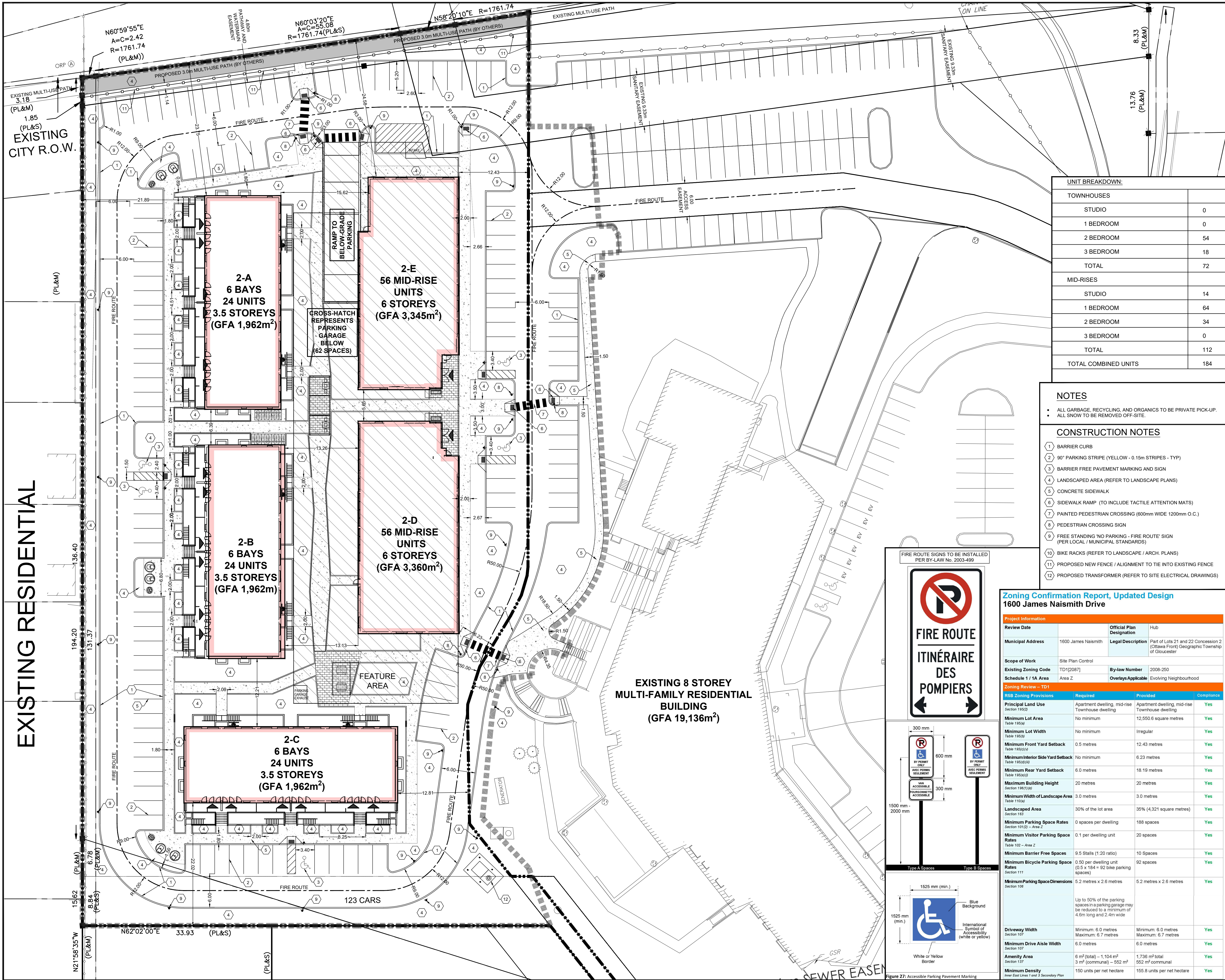
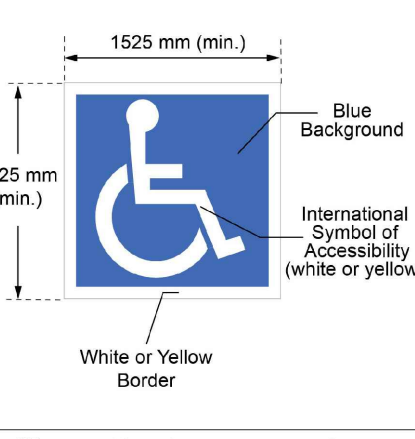
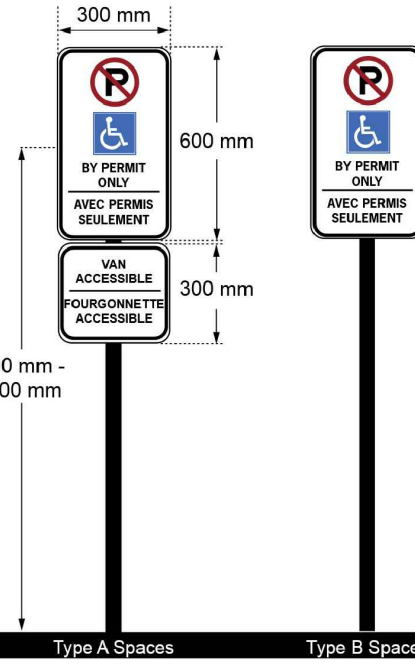


EXISTING RESIDENTIAL

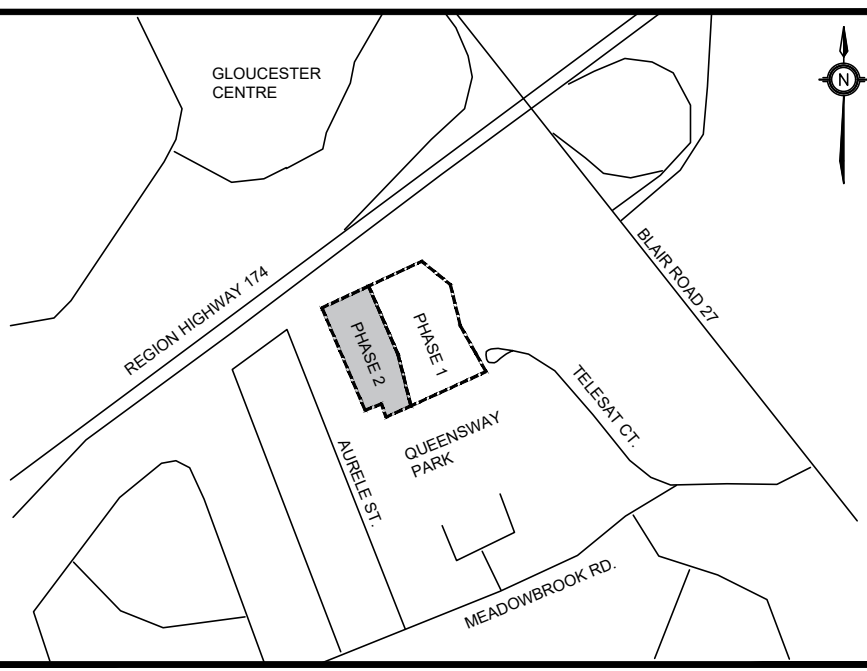


UNIT BREAKDOWN:	
TOWNHOUSES	
STUDIO	0
1 BEDROOM	0
2 BEDROOM	54
3 BEDROOM	18
TOTAL	72
MID-RISES	
STUDIO	14
1 BEDROOM	64
2 BEDROOM	34
3 BEDROOM	0
TOTAL	112
TOTAL COMBINED UNITS	184

- NOTES**
- ALL GARBAGE, RECYCLING, AND ORGANICS TO BE PRIVATE PICK-UP.
 - ALL SNOW TO BE REMOVED OFF-SITE.
- CONSTRUCTION NOTES**
- BARRIER CURB
 - 90° PARKING STRIPE (YELLOW - 0.15m STRIPES - TYP)
 - BARRIER FREE PAVEMENT MARKING AND SIGN
 - LANDSCAPED AREA (REFER TO LANDSCAPE PLANS)
 - CONCRETE SIDEWALK
 - SIDEWALK RAMP (TO INCLUDE TACTILE ATTENTION MATS)
 - PAINTED PEDESTRIAN CROSSING (600mm WIDE 1200mm O.C.)
 - PEDESTRIAN CROSSING SIGN
 - FREE STANDING 'NO PARKING - FIRE ROUTE' SIGN (PER LOCAL / MUNICIPAL STANDARDS)
 - BIKE RACKS (REFER TO LANDSCAPE / ARCH. PLANS)
 - PROPOSED NEW FENCE / ALIGNMENT TO TIE INTO EXISTING FENCE
 - PROPOSED TRANSFORMER (REFER TO SITE ELECTRICAL DRAWINGS)



Zoning Confirmation Report, Updated Design 1600 James Naismith Drive			
Project Information			
Review Date	1600 James Naismith	Official Plan Designation	H-10
Municipal Address	1600 James Naismith	Legal Description	Part of Lots 21 and 22 Concession 2 (Ottawa Front) Geographic Township of Gloucester
Scope of Work	Site Plan Control	By-law Number	2008-250
Existing Zoning Code	TD1[2087]	Overlays Applicable	Evolving Neighbourhood
Schedule 1 / 1A Area	Area Z		
Zoning Review - TD1			
RSB Zoning Provisions	Required	Provided	Compliance
Principal Land Use Section 195(2)	Apartment dwelling, mid-rise Townhouse dwelling	Apartment dwelling, mid-rise Townhouse dwelling	Yes
Minimum Lot Area Table 195(4)	No minimum	12,550.6 square metres	Yes
Minimum Lot Width Table 195(4)	No minimum	Irregular	Yes
Minimum Front Yard Setback Table 195(4)(i)	0.5 metres	12.43 metres	Yes
Minimum Interior Side Yard Setback Table 195(4)(ii)	No minimum	6.23 metres	Yes
Minimum Rear Yard Setback Table 195(4)(iii)	6.0 metres	18.19 metres	Yes
Maximum Building Height Section 196(1)(a)	20 metres	20 metres	Yes
Minimum Width of Landscape Area Table 195(4)	3.0 metres	3.0 metres	Yes
Landscape Area Section 163	30% of the lot area	35% (4,321 square metres)	Yes
Minimum Parking Space Rates Section 191(2) - Area Z	0 spaces per dwelling	188 spaces	Yes
Minimum Visitor Parking Space Rates Table 102 - Area Z	0.1 per dwelling unit	20 spaces	Yes
Minimum Barrier Free Spaces Section 111	9.5 Stalls (1:20 ratio)	10 Spaces	Yes
Minimum Bicycle Parking Space Rates Section 111	0.50 per dwelling unit (0.5 x 184 = 92 bike parking spaces)	92 spaces	Yes
Minimum Parking Space Dimensions Section 106	5.2 metres x 2.6 metres	5.2 metres x 2.6 metres	Yes
Driveway Width Section 107	Minimum: 6.0 metres Maximum: 6.7 metres	Minimum: 6.0 metres Maximum: 6.7 metres	Yes
Minimum Drive Aisle Width Section 107	6.0 metres	6.0 metres	Yes
Amenity Area Section 127	6 m² (total) - 1,104 m² 3 m² (communal) - 552 m²	1,736 m² total 552 m² communal	Yes
Minimum Density Lower East Area 1 and 2 Secondary Plan	150 units per net hectare	155.8 units per net hectare	Yes



KEY PLAN
N.T.S.

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	

CONSULTANTS:	KWA SITE DEVELOPMENT CONSULTING INC. 2453 AUCKLAND DRIVE, BURLINGTON, ONTARIO, L7L 7A9
	FOTENN 420 O'CONNOR STREET, OTTAWA, ONTARIO, K7K 1Z7
	GEMTEC 32 STEACIE DRIVE, OTTAWA, ONTARIO, K2K 3N5
	GRADIENT WIND 127 WALGREEN ROAD, OTTAWA, ONTARIO, K0A 1L0
	STANTEC 300 - 1331 CLYDE AVENUE, OTTAWA, ONTARIO K2C 3G4
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

NOT FOR CONSTRUCTION			
2	ISSUED FOR SITE PLAN CONTROL - SUBMISSION #2	JULY 17, 2025	BH
1	ISSUED FOR SITE PLAN CONTROL - SUBMISSION #1	FEBRUARY 6, 2025	BH
NO.	ISSUE	DATE	BY

KWA
SITE DEVELOPMENT CONSULTING

KWA SITE DEVELOPMENT CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

PROFESSIONAL ENGINEER
V. PATRICK STANLAUS
100548042
JULY 17, 2025
PROVINCE OF ONTARIO

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
DATE:	NOVEMBER 2024
DRAWN BY:	BH
DESIGNED BY:	BH
CHECKED BY:	TF
PROJECT #	24062
DRAWING #	SA-001r6