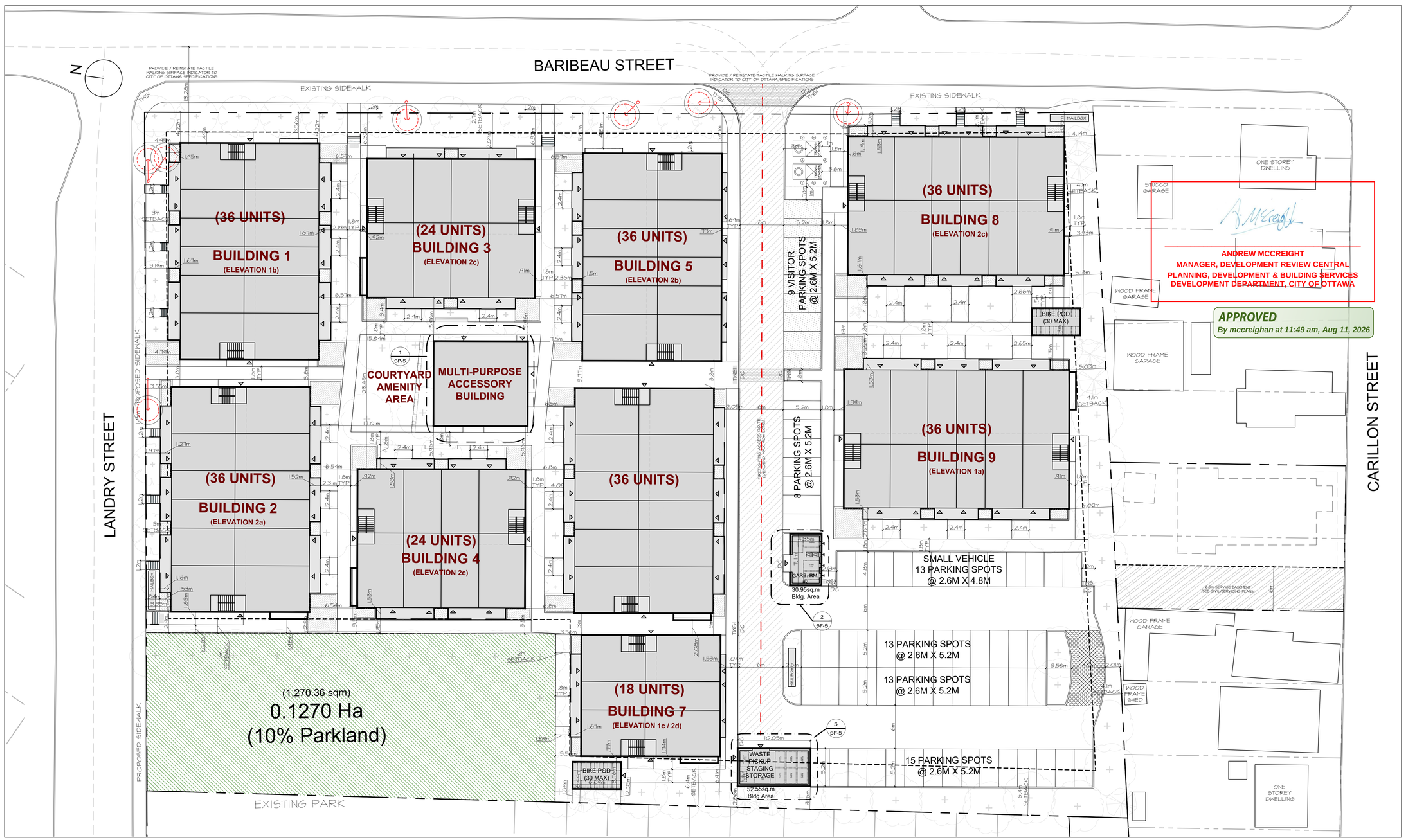


ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By mccreighan at 11:49 am, Aug 11, 2026

no.	date	revision
17	2026-07-08	SITE PLAN REVISIONS AND ADJUSTMENTS TO FINALIZE SPA
16	2026-07-07	COORDINATION OF PATHWAYS AND STAIRS WITH LANDSCAPE
15	2026-06-08	BUILDING 9 - ISSUED FOR PERMIT
14	2026-05-08	ISSUED PACKAGE TO VUZE CONSTRUCTION
13	2026-04-16	ISSUED SITE PLAN FOR FINAL DAR SUBMISSION
12	2026-02-05	REVISED SITE PLAN TO SATISFY HYDRO COMMENTS
11	2026-01-16	REVISED STEPS AND WALKWAYS TO BLOCK 3
10	2025-12-11	REVISED BLOCK 3 LOCATION
9	2024-12-10	SPA APPLICATION COMMENT RESPONSES
8	2024-10-03	SPA APPLICATION COMMENT RESPONSES
7	2024-09-25	ISSUED UPDATED SITE STATISTICS
6	2024-09-18	SITE PLAN UPDATES FOR COORDINATION
5	2024-09-13	ISSUED SITE PLAN REVISIONS FOR CONSULTANT COORDINATION
4	2024-07-31	ISSUED FOR CLIENT PRELIMINARY PRICING
3	2024-07-05	ISSUED TO MAGE FOR PRELIMINARY COORDINATION
2	2024-07-03	ISSUED FOR CONSULTANT COORDINATION
1	2024-06-25	ISSUED FOR CLIENT REVIEW

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.

Copyright reserved.

BARIBEAU STREET DEVELOPMENTS

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & BUILDING FOOTPRINT AREA)

BLOCK 1	16 UNITS	573.58M²
BLOCK 2	36 UNITS	596.99M²
BLOCK 3	24 UNITS	444.81M²
BLOCK 4	24 UNITS	444.81M²
BLOCK 5	36 UNITS	550.15M²
BLOCK 6	36 UNITS	596.99M²
BLOCK 7	18 UNITS	321.90M²
BLOCK 8	36 UNITS	573.58M²
BLOCK 9	36 UNITS	596.99M²
TOTAL	282 UNITS	4,699.47M²

LOT COVERAGE

TOTAL LOT AREA	12,703.69m²
PARK AREA	1271HA (1,270.18M²)
TOTAL LOT COVERAGE	10%
TOTAL GROSS BUILDING AREA: (GARBAGE & BIKE STORAGE INCLUDED)	4,986.20m²
TOTAL LOT COVERAGE	39.25%
TOTAL HARD LANDSCAPING AREA	3,888.17m²
TOTAL LOT COVERAGE	31.39%
TOTAL SOFT LANDSCAPE AREA (PARK EXCLUDED)	2,185.45m²
TOTAL LOT COVERAGE	17%
TOTAL PRIVATE AMENITY AREA	1,669.59M²
TOTAL LOT COVERAGE	13.14%
TOTAL PUBLIC AMENITY AREA WITH PARKLAND	2,397.34M²
TOTAL LOT COVERAGE	18.87%
TOTAL PUBLIC AMENITY AREA WITHOUT PARKLAND	804.56M²
TOTAL LOT COVERAGE	6.3%

LEGEND

DC	DEPRESSED CURB LOCATION
TWSI	TACTILE WALKING SURFACE INDICATOR

SURVEY INFORMATION

JD BARNES LTD.
2430 DON REID DRIVE
SUITE 204, OTTAWA, ON.
K1H 1E1, CANADA

CONTACT:
SHAWN LEROUX
TEL. 613-731-7244

REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF BLOCK A
REGISTERED PLAN M-44
CITY OF OTTAWA

SITE STATISTICS

PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING: N3B [2761]

TYPE: PUD - 9 MULT- UNIT RES. BUILDING/282 UNITS	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	6.0m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	3.0m MIN.
SETBACKS:		
FRONT YARD SETBACK	3.0m [2761]	3.0m
CORNER SIDE YARD SETBACK	2.7m [2761]	2.7m
INTERIOR SIDE YARD SETBACK	6.4m [2761]	6.4m
REAR YARD SETBACK	4.1m [2761]	4.1m
MIN. LOT WIDTH	N/A	130.97m
MIN. LOT AREA	MIN. 1400m2 AS PER DWELLING TYPE	12,703.69m2
MAX. BUILDING HEIGHT		10m
BICYCLE PARKING REQUIRMENTS	N/A	122
YARD SOFT LANDSCAPING:		
FRONT: AREA=273.52m2, SOFT YARD AREA = 162.64m2	40%	59.46%
CORNER SIDE: AREA=415.97m2 SOFT YARD AREA = 280.14m2	20%	67.34%

PARKING REQUIREMENTS - RESIDENTS

(PART 4 - PARKING, QUEUING AND LOADING PROVISIONS)

DWELLING UNITS PROVIDED
282 - 12 = 270 DWELLING UNITS

MIN. PARKING REQUIRMENTS - [EXCEPTION 2761]

MINIMUM RESIDENTIAL PARKING SPACES AFTER THE FIRST 12 SPACES: 0.2 SPACES PER UNIT.

PARKING CALCULATIONS PER NUMBER OF DWELLING UNITS
0.2 PER DWELLING UNIT 270 X 0.2 = 54

REQUIRED 54 SPACES PROVIDED 62 SPACES

VISITOR PARKING [EXCEPTION 2761]
MINIMUM VISITOR PARKING SPACES: 9 SPACES. PROVIDED 9 SPACES

LANDSCAPING PROVISIONS FOR PARKING LOTS - SECTION 110

PARKING LOT AREA = 1783.70m2 LANDSCAPED AREA = 394.02m2

REQUIRED 15% PROVIDED = 22%

GRAPHIC SCALE

1 : 250

5m 10m 20m 30m 35m

CONSULTANTS

ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET,
OTTAWA, ON. K1S 3K7

CONTACT:
HUGO LATREILLE ext. 133
SEAN CARTY ext. 124
TEL. 613-236-7200
FAX. 613-235-2005

CIVIL - GRADING & SERVICING
NOVATECH
240 MICHAEL COWPLAND DR SUITE 200,
OTTAWA, ON K2M 1P6

CONTACT:
MARK BISSETT
TEL. 613-254-9643 X 237

LANDSCAPE
URBANTYPOLOGY INC.
499 PRESTON STREET
OTTAWA, ONTARIO K1S 4N7

CONTACT:
SCOTT MASON
STUDIO 437-700-5446
DIRECT 343-882-4918
MOBILE 613-867-3042

LOCATION MAP

N.T.S.



project title
Baribeau Street Developments
200 Baribeau Street

drawing title
ARCHITECTURAL SITE PLAN

drawn	date	scale
HL	DEC 2021	1:250

project 2006

drawing no. A1.01

revision no.

ONTARIO ASSOCIATION OF ARCHITECTS
HARRY J. HOBIN
LICENCE 3049