





KEY MAP

## PROJECT DEVELOPER

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## URBAN PLANNER

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## CIVIL ENGINEER

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## LANDSCAPE ARCHITECT

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## TRANSPORTATION ENGINEER

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## GEOTECHNICAL ENGINEER

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## WIND / SOUND ENDINEER

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## SURVEYOR

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## LEGAL DESCRIPTION

*PLAN OF SURVEY OF*

PART OF LOT 15
CONCESSION JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

## PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation — IP12 F (1,5) — SITE AREA 1.2 ha, 12,140.3 sq. m 130,677 sq. ft

| ZONING | REQUIRED | PROVIDED |
|---|---|---|
| DEVELOPABLE AREA | | 7,653.0m² |
| ZONE | R5B | R5B |
| BUILDING HEIGHT: GRADE ELEVATION 73.00 | ---- | 9 STOREY'S / 33.2m |
| ALLOWABLE PROJECTION - AMENITY LEVEL | ---- | 1 STOREY / 4.0m |
| DENSITY: RESIDENTIAL USE, ___ units/hectare MIN. | ---- | 316 |
| DENSITY: RESIDENTIAL FSI | ---- | 1.0 |
| FRONT YARD SETBACK | 3.0m | 7.9m |
| INTERIOR YARD SETBACK: | 1.5m | 6.7m & 3.9m |
| REAR YARD SETBACK: | 25% OF LOT DEPTH / MAX 7.5m | 28.9m |
| MINIMUM LOT WIDTH | 22.5m | 144.28m |
| LANDSCAPED AREA | 30% | 38.9% |
| SET BACK FROM WATERCOURSES/BODIES | 30m | 30m |
| MINIMUM LOT AREA | 675m² | 12,140.3m² |
| AMENITY AREA - TOTAL 6.0m² PER UNIT (379 Units) | 2,274.0m² | 2,763.5m² |
| AMENITY AREA - 50% COMMUNAL PER UNIT | 1,137.0m² | 1,893.5m² |
| VEHICLE PARKING; RESIDENTIAL - 0,5 PER UNIT AFTER 12 UNITS PER BUILDING | 184 | 201 |
| VEHICLE PARKING; VISITOR - 0,2 PER UNIT, MAX. 60 PER BUILDING | 60 | 30 |
| BICYCLE PARKING - RESIDENTIAL - 0,5 PER UNIT | 190 | 301 |
| AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH | 3,0m / 6,7m | 3,0m / 6,7m |

## SITE PLAN SYMBOLS:

- SOFT LANDSCAPE PLANTING
- 30,0m EMBANKMENT OFFSET
- PARKING LOT AREA TO BE REMEDIATED: NATURALIZATION AREA
- SEASONAL SNOW STORAGE
- PEDESTRIAN HARD SURFACE
- PROPOSED POPS; 10% OF DEVELOPABLE AREA
- BIKE RACK (0,6x1,8m BIKE PARKING SPACE)
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMESE CONNECTION
- FIRE HYDRANT

## DRAWING NOTES

1. PROPERTY LINE
2. BUILDING SETBACK LINES
3. ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
4. OUTLINE OF BUILDING ABOVE
5. OUTLINE OF PARKING GARAGE
6. LOADING AREA; 3,5m x 9,0m
7. EX. 1,5m WIDE CONCRETE SIDEWALK TO REMAIN
8. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
9. BELOW GRADE CISTERN IN PARKING GARAGE
10. 1,5 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED; LOCATION T.B.C.
11. SIAMESE CONNECTION
12. PROPOSED UTILITIES, SEE CIVIL
13. 6,0m WIDE FIRE TRUCK ROUTE
14. CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
15. 150mm HT CONCRETE BARRIER CURB
16. EXISTING STREET LIGHT
17. FIRE HYDRANT; RELOCATE AS REQUIRED
18. HARD SURFACE WALK, SEE LANDSCAPE
19. EXISTING TREE TO BE REMOVED
20. EXISTING TREE TO REMAIN; PROTECT AS REQUIRED
21. NEW TREE; SEE LANDSCAPE
22. SURFACE MOUNTED BIKE RACK (0,6x1,8m) 2 PER RACK
23. LAY-BY WITH SHORT TERM PARALLEL PARKING SPACE
24. EXISTING BUS STOP WITH SHELTER / CONCRETE PAD
25. SUNKEN PRIVATE TERRACE
26. CONCRETE RETAINING WALL; SEE CIVIL
27. COMMUNAL AMENITY TERRACE
28. EXISTING ASPHALT PARKING LOT TO BE REMEDIATED
29. PROPOSED POPS AREA
30. EXISTING UTILITY BOX
31. FLUSH / MOUNTABLE CURB
32. BOLLARDS
33. 1,8m WIDE CONCRETE SIDEWALK; TO CITY STANDARDS
34. SIGNAGE; NO STOPPING, FIRE ROUTE, PRIVATE AREA
35. HYDRO TRANSFORMER / SWITCHGEAR W/H PAD
36. PAINTED CROSSWALK WITH DEPRESSED CURBS
37. --

## LOT COVERAGE

| | | |
|---|---|---|
| DEVELOPABLE LANDS = | 7,653.0 sq. m, | 63.0% |
| NON-DEVELOPABLE LANDS = | 4,487.3 sq. m, | 37.0% |
| TOTAL = | 12,140.3 sq. m | 100.0% |

## DEVELOPABLE AREA BRAKE DOWN

| | | |
|---|---|---|
| POPS = | 765.3 sq. m, | 10.0% |
| PAVED SURFACE = | 756.0 sq. m, | 9.9% |
| BUILDING FOOTPRINT= | 3,182.8 sq. m, | 41.6% |
| LANDSCAPE OPEN SPACE = | 2,948.9 sq. m, | 38.5% |
| TOTAL = | 7,653.0 sq. m | 100.0% |

## BUILDING STATISTICS

### GROSS BUILDING - AREA

(CITY OF OTTAWA'S DEFINITION)

| | | |
|---|---|---|
| GROUND FLOOR | | 1,806.7 sq. m, 19,447 sq. ft, |
| 2nd FLOOR | | 2,884.3 sq. m, 31,046 sq, ft, |
| 3rd & 4th FLOOR | 2 x 2,857.7 sq. m, 2 x 30,760 sq. ft, | 5,715.4 sq. m, 61,520 sq, ft, |
| 5th & 6th FLOOR | 2 x 2,857.7 sq. m, 2 x 30,760 sq. ft, | 5,715.4 sq. m, 61,520 sq, ft, |
| 7th FLOOR | | 2,237.9 sq. m, 24,089 sq, ft, |
| 8th & 9th FLOOR | 2 x 2,237.9 sq. m, 2 x 24,089 sq. ft, | 4,475.9 sq. m, 48,178 sq, ft, |
| AMENITY / MECHANICAL LEVEL | | 0.0 sq. m, 000 sq, ft, |
| TOTAL AREA | | 22,835.6 sq. m, 245,800 sq. ft, |

### UNIT STATISTICS

| | | |
|---|---|---|
| STUDIO | 19.55% | 112 |
| 1 BEDROOM UNIT | 24.54% | 93 |
| 1 BEDROOM + DEN UNIT | 10.29% | 39 |
| 2 BEDROOM UNIT | 23.22% | 88 |
| 2 BEDROOM + DEN UNIT | 5.54% | 21 |
| 3 BEDROOM UNIT | 6.86% | 26 |
| TOTAL | 100.00% | 379 |

### CAR PARKING — AREA 'X' on SCHEDULE 1A

MINIMUM REQUIRED

| | | |
|---|---|---|
| RESIDENCE | - 0.5 PER UNIT AFTER 12 | 184 |
| VISITOR | - 0.2 PER UNIT AFTER 12 | 60 |
| TOTAL | | 244 |

PROVIDED

| | | |
|---|---|---|
| RESIDENCE | - 0.58 PER UNIT | 201 |
| VISITOR | - 0.08 PER UNIT | 30 |
| TOTAL | | 231 |

LOCATION

| | |
|---|---|
| EXTERIOR | 5 |
| P1 LEVEL GARAGE | 113 |
| P2 LEVEL GARAGE | 113 |
| TOTAL | 231 |

PARKING SPACE SIZE

| | |
|---|---|
| STANDARD SPACE (2.60 x 5.20) | 190 |
| PARALLEL CAR SPACE (2.60 x 6.70) | 5 |
| SMALL CAR SPACE (2.40 x 4.60) | 20 |
| SMALL CAR SPACE (2.60 x 4.60) | 14 |
| BARRIER FREE SPACE TYPE A (3.40 x 5.20) | 1 |
| BARRIER FREE SPACE TYPE B (2.40 x 5.20) | 1 |

### BICYCLE PARKING

| | | |
|---|---|---|
| REQUIRED | 0.5 PER UNIT | 190 |
| PROVIDED | | |
| LONG TERM | 0.75 PER UNIT | 285 |
| SHORT TERM | 2 + 1 PER 20 UNITS | 16 |
| TOTAL | | 301 |
| 5% INCLUSIVE SPACES | | 15 |

LOCATION

| | |
|---|---|
| EXTERIOR | 16 |
| GROUND FLOOR | 29 |
| P1 LEVEL GARAGE | 52 |
| P2 LEVEL GARAGE | 204 |
| TOTAL | 301 |

PROVIDED BICYCLE BRAKE DOWN

| USE | TYPE | SIZE | TOTAL |
|---|---|---|---|
| LONG-TERM | HORIZONTAL | 0,6 x 1,8 m | 270 |
| LONG-TERM | INCLUSIVE | 1,0 x 2,75 m | 15 |
| SHORT-TERM | HORIZONTAL | 0,6 x 1,8 m | 16 |
| SHORT-TERM | INCLUSIVE | 1,0 x 2,75 m | 0 |
| TOTAL | | | 301 |

### AMENITY SPACE

| | |
|---|---|
| EXTERIOR; COMMUNAL = | 808,1 sq, m, |
| 1st FL. INTERIOR; COMMUNAL = | 158,2 sq, m, |
| 2nd/6th FL. INTERIOR; COMMUNAL (6 x 5) = | 30,0 sq, m, |
| PENTHOUSE AMENITY ROOM = | 522,9 sq, m, |
| PENTHOUSE AMENITY TERRACE = | 401,0 sq, m, |
| PRIVATE BALCONIES / TERRACE = | 1,025,1 sq, m, |
| TOTAL = | 2,945,3 sq, m, |
| TOTAL COMMUNAL = | 1,920,2 sq, m, |
| REQUIRED - 6.0m² PER UNIT (379) = | 2,274,0 sq, m, |
| REQUIRED COMMUNAL @ 50% = | 1,137,0 sq, m, |

### WASTE REQUIREMENT

| | | | |
|---|---|---|---|
| GARBAGE | - 0,11 PER UNIT | 11 x 4Y BINS | 42 YARDS |
| RECYCLING GMP | - 0,018 PER UNIT | 2 x 4Y BINS | 7 YARDS |
| RECYCLING FIBER | - 0,038 PER UNIT | 4 x 4Y BINS | 15 YARDS |
| COMPOST | - 240L PER 50 UNITS | | 8 |
| OVERSIZED GARBAGE AREA (SUGGESTED) | | | 10m² |

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.

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## NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / A000 — DETAIL NUMBER / TITLE / SCALE / DETAIL REFERENCE PAGE / DETAIL CROSS REFERENCE PAGE

| No. | DESCRIPTION | DATE |
|---|---|---|
| 9 | ISSUES FOR SITE PLAN CONTROL APPLICATION | 2026 10 02 |
| 8 | ISSUES WITH GENERAL UPDATES | 2026 09 04 |
| 7 | ISSUES FOR SITE PLAN CONTROL APPLICATION | 2026 07 14 |
| 6 | ISSUES WITH GENERAL UPDATES | 2026 06 10 |
| 5 | REVISED AS PER CITY COMMENT LETTER 2 | 2026 05 15 |
| 4 | ISSUES WITH GENERAL UPDATES (DRAFT) | 2026 05 08 |
| 3 | REVISED AS PER CITY COMMENT LETTER | 2026 01 30 |
| 2 | ISSUED FOR OPA & ZBLA APPLICATION | 2025 12 17 |
| 1 | ISSUED FOR OWNER / CONSULTANT REVIEW | 2025 12 05 |

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KEVIN D. REID LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

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PROJECT TITLE:
1867 ALTA VISTA DRIVE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V. | CHECKED: K.R.
SCALE: 1:250
SHEET No. SP-1
PROJECT No. 2516

1 SP-1 SITE PLAN
SCALE = 1 : 250

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SCALE 1: 250

D07-12-26-00

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