

KEY MAP

GEOTECHNICAL ENGINEER	TRANSPORTATION ENGINEER	LANDSCAPE ARCHITECT	URBAN PLANNER	PROJECT DEVELOPER
Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 E-Mail: DGilbert@Patersongroup.ca E-Mail: mdarcy@Patersongroup.ca	CGH Transportation Inc. 6 Plaza Court Ottawa ON K2H 7W1 Phone: (343) 999-9117 Direct: (613) 410-0243 E-Mail: Andrew.Harte@CGHTransportation.com E-Mail: michelle.chen@cghtransportation.com	Wentworth Landscapes 13392 Loyalist Pkwy, Picton, Ontario K0K 2T0 Tel: (613) 476-1181 E-Mail: scott@wentworthlandscapes.com	Fotenn Consulting 396 Cooper Street Suite 300 Ottawa, ON K2P 2H7 Tel: (613) 730-5709 E-Mail: warren@fotenn.com	Homestead Land Holdings Ltd. 80 Johnson Street Kingston, ON K7L 1X7 Tel: (613) 546-3146 Cell: (613) 329-0354 E-Mail: JMangan@homestead.ca E-Mail: mbrule@homestead.ca
SURVEYOR	**ARBORIST**	**WIND / SOUND ENGINEER**	**CIVIL ENGINEER**	**LEGAL DESCRIPTION**
Farley, Smith & Denis Surveying Ltd. 30 Colonnade Road North, unit 275 Ottawa, Ontario K2E 7J5 Tel: (613) 727-8226 Fax: (613) 727-1823 Email: jleslie@bellnet.ca	IFS Associates BOX 13593, Kanata, Ontario K2K 1X6 Tel: (613) 838-5717 E-Mail: aboyd@ifsassociates.ca	Pinchin Ltd. 1 Hines Road, Suite 200 Kanata, ON, K2K 3C7 Tel.:(647) 287-1677 E-Mail: wli@Pinchin.com	WSP 2611 Queensview Drive, Suite 200 Ottawa, Ontario, K2B 6B7 Canada Phone: (613) 614-3985 E-Mail: Steve.P.Davidson@wsp.com E-Mail: scott.a.taylor@wsp.com	TOPOGRAPHIC PLAN OF SURVEY OF BLOCKS A & D REGISTERED PLAN 302828 AND PART OF LOT 32 CONCESSION A (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA *FARLEY, SMITH & DENIS SURVEYING LTD. 9/2021*

SITE PLAN SYMBOLS:

- SOFT LANDSCAPED AREA
- HARD SURFACE WALK
- COMMUNAL AMENITY PATIO / TERRACE
- ENTRY PAVERS
- PRIVATE PATIOS
- BIKE SPACE WITH RACK (0.6 x 1.8m)
- MAIN ENTRANCE DOOR
- EXIT / SERVICE DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SITE LIGHTING EXISTING / PROPOSED

NOTE:
SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

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

APPROVED
By mccreighan at 7:37 am, Oct 15, 2026

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation R5C[2909] S216

SITE AREA 1.1 ha. 10,956.0 sq. m 117,929 sq. ft

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	25 STOREY'S / 80.0m	25 STOREY'S / 78.0m
GRADE (GEODETIC ELEVATION - ASL)	60.75m ASL	60.75m ASL
REAR YARD SETBACK (WEST)	7.5m	7.8m
CORNER YARD SETBACK (LANARK AVENUE)	10.8m	10.8m
CORNER YARD SETBACK (CLEARVIEW AVENUE)	3.0m	3.6m
AMENITY AREA - TOTAL 6.0m² PER UNIT	1,146.0m²	1,678.2m²
AMENITY AREA - 50% COMMUNAL PER UNIT	573.0m²	928.2m²
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS	90	217
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS	18	18
VEHICLE PARKING: RESIDENTIAL - MAX. 1.75 PER UNIT	334	217
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	191	195
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m
LANDSCAPE OPENED AREA	30%	52.4%

FULL SITE

GROSS BUILDING AREA

(CITY OF OTTAWA'S DEFINITION)

EX. TOWER "A" - 26 STOREY BASED ON A 80% EFFICIENCY		17,249.5 sq. m. 185,672 sq. ft.
NEW TOWER "B" - 25 STOREY		16,342.9 sq. m. 175,913 sq. ft.
TOTAL AREA		33,592.4 sq. m. 361,585 sq. ft.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	191
TOTAL	415

PARKING SPACES

EX. BUILDING 'A' - SURFACE SPACES (REMOVED)	-100
EX. BUILDING 'A' - P1 LEVEL	110
BUILDING 'B' - P2 LEVEL	114
BUILDING 'B' - P1 LEVEL	111
BUILDING 'B' - SURFACE SPACES	10
TOTAL	345

LOT COVERAGE

PAVED SURFACE	2,365.5 sq. m.	21.6%
LANDSCAPE OPEN SPACE	5,742.2 sq. m.	52.4%
EX. BUILDING "A"	829.3 sq. m.	7.6%
EX. ACCESSORY USE BUILDING	45.0 sq. m.	0.4%
PROPOSED BUILDING "B"	1,974.0 sq. m.	18.0%
TOTAL	10,956.0 sq. m.	100.0%

DRAWING NOTES:

1. PROPERTY LINE
2. BUILDING SETBACK LINE
3. OUTLINE OF TOWER
4. LINE OF BALCONIES ABOVE
5. LINE OF PARKING GARAGE BELOW
6. RAMP TO U/G GARAGE WITH TRENCH DRAIN
7. FIRE HYDRANT - EXISTING / PROPOSED
8. EXISTING HIGH RISE APARTMENT BUILDING
9. SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
10. DEPRESSED STREET CURB
11. ASPHALT ROAD WITH CONCRETE BARRIER CURBS
12. BICYCLE SPACE W/T RACK (0.6X1.8m): SEE LANDSCAPE
13. SIAMESE CONNECTION
14. ENTRANCE CANOPY WITH SUPPORT COLUMNS
15. PRIVATE PATIO WITH 1.2m HT.PRIVACY FENCE
16. INTAKE / EXHAUST SHAFT
17. VISITOR PARKING SPACES
18. GAS PRESSURE RELEASE STATION
19. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
20. CONCRETE WALKWAY, WIDTH AS NOTED
21. CONCRETE RETAINING WALL, RAILING AS REQUIRED
22. EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
23. EXISTING TREE TO BE REMOVED
24. CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
25. EXISTING CITY SIDEWALK TO REMAIN
26. TREE PROTECTION FENCE AS PER TCR
27. 6.0 METRE WIDE FIRE ROUTE
28. PROPOSED SERVICES, SEE CIVIL
29. EXISTING UTILITY / LIGHT POLE
30. SITE LIGHTING - SEE ELECTRICAL SITE PLAN
31. PAINTED ISLAND
32. RAISED PLANTERS AT AMENITY AREA, SEE LANDSCAPE
33. CROSSWALK WITH DEPRESSED CURB AND TWSI
34. ACCESSIBLE PARKING SPACES WITH 1.5m WIDE AISLE, DEPRESSED CURB, TWSI AND SIGNAGE
35. RE-ALINE DRIVEWAY AND SIDEWALK
36. EXISTING STREET PARKING TO REMAIN
37. 2.1m HT. SOLID WOOD FENCE
38. HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT
39. PRIVACY HEDGE, SEE LANDSCAPE
40. RAISED ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
41. TREE, SEE LANDSCAPE
42. PROPOSED CORNER TRIANGLE
43. EXISTING UTILITY KIOSK
44. FIRE ROUTE SIGN, MAXIMUM SPACING 25 METRES

PROPOSED - BUILDING "B"

BUILDING STATISTICS

GROUND FLOOR		776.0 sq. m. 8,353 sq. ft.
2nd & 3rd FLOOR	2 x 1,685.8 sq. m. 2 x 18,146 sq. ft.	3,371.6 sq. m. 36,292 sq. ft.
4th - 24th FLOOR	21 x 625.2 sq. m. 21 x 6,729.8 sq. ft.	13,129.2 sq. m. 141,326 sq. ft.
25th FLOOR AMENITY / MECH. PENT.		0 sq. m. 000 sq. ft.
TOTAL AREA (GFA)		17,276.8 sq. m. 185,972 sq. ft.
TOWER FOOTPRINT		761.0 sq. m. 8,192 sq. ft.

UNIT STATISTICS

1 BEDROOM UNIT	62
2 BEDROOM UNIT	129
TOTAL	191

CAR PARKING 191 UNITS

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	90
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		108

PROVIDED

RESIDENCE	- 1.1 PER UNIT	217
VISITOR	- 0.1 PER UNIT (EXTERIOR) (P1 U/G GARAGE)	10 8
TOTAL		235

PARKING SPACE TYPE

STANDARD PARKING SPACE (2.60 x 5.20)	195
SMALL CAR SPACE (2.40 x 4.60)	33
PARALLEL PARKING SPACE (2.60 x 6.70)	3
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	3
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	1

BICYCLE PARKING 191 UNITS

REQUIRED

RESIDENCE	- 1.0 PER UNIT	191

PROVIDED

P2 U/G PARKING LEVEL	105 including 60 in lockers
P1 U/G PARKING LEVEL	84 including 9 in lockers
EXTERIOR AT GRADE	6
TOTAL	195

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	236.0 sq. m.
GROUND FLOOR COMMUNAL EXTERIOR =	206.0 sq. m.
25th FLOOR COMMUNAL INTERIOR =	238.9 sq. m.
25th FLOOR COMMUNAL TERRACE =	247.3 sq. m.
PRIVATE BALCONIES / TERRACE =	750.0 sq. m.
TOTAL =	1,678.2 sq. m.
TOTAL COMMUNAL =	928.2 sq. m.
REQUIRED - 6.0m² PER UNIT (191) =	1,146.0 sq. m.
REQUIRED COMMUNAL @ 50% =	573.0 sq. m.

REFUSE REQUIREMENT 191 UNITS

GARBAGE	- 0.11 PER UNIT	21 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	8 YARDS
COMPOST	- 240L PER 50 UNITS	4

45. ELECTRIC VEHICLE PARKING SPACE / CHARGING STATION
46. 150mm BARRIER CURB
47. RELOCATED STORM SEWER CATCH BASIN
48. BARRIER CURB AND 1.8M WIDE SIDEWALK
49. EXISTING LAWN TO BE RE-GRADES AS REQUIRED
50. CONCRETE SURFACE AT LOADING AREA
51. CONCRETE STAIR WITH HANDRAILS

* PLEASE REFER TO LANDSCAPE SET FOR SOFT AND HARD LANDSCAPING DETAILS

* PLEASE REFER TO CIVIL DRAWING SET FOR ALL GRADING AND DRAINAGE DETAILS

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.
- DETAIL NUMBER
- 00 TITLE (A1 SCALE)
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE (D/M/Y)
18	ISSUED FOR CLIENT REVIEW	2026-09-22
17	ISSUED FOR SPC REVISION	2026-06-18
16	ISSUED FOR SPC REVISION	2026-05-13
15	REVISED GARAGE EXIT DOOR LOCATION	2026-03-12
14	OWNER REQUESTED CHANGES	2025-11-26
13	ISSUED FOR FOUNDATION PERMIT	2025-08-15
12	ISSUED FOR ROUND 3 COMMENT RESPONSE	2025-07-23
11	ISSUED FOR COORDINATION	2025-07-17
10	MINOR CHANGES TO TOWER OUTLINE	2025-05-20
9	ISSUED FOR ROUND 1 COMMENT RESPONSE	2025-04-08
8	CITY COMMENT RESPONSE CONSULTANT REVIEW	2025-03-14
7	ISSUED FOR SITE PLAN CONTROL APPLICATION	2024-10-24
6	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-09-04
5	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-07-04
4	ISSUED FOR OWNER / CONSULTANT REVIEW	2024-03-14
3	ISSUED FOR OPA & ZA ROUND 3 COMMENT	2023-06-05
2	ISSUED FOR OPA & ZA ROUND 2 COMMENT	2023-03-17
1	ISSUED FOR ZONING APPLICATION	2021-05-26

REVISIONS:

ARCHITECT SEAL:

SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT:

HOMESTEAD

Homestead Land Holdings Ltd.
80 Johnson Street, Kingston

ARCHITECT:

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56 beech street, ottawa, ontario K1S 3J6
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PROJECT TITLE:

210 CLEARVIEW AVENUE

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN
BLDG. 'B'

DRAWN:	CHECKED:
R.V.	JS
SCALE: 1:250	SHEET No. SP-1
PROJECT No. 2117	

D07-12-24-0138

1 SP-1 SITE PLAN SCALE = 1 : 250

SCALE 1: 250