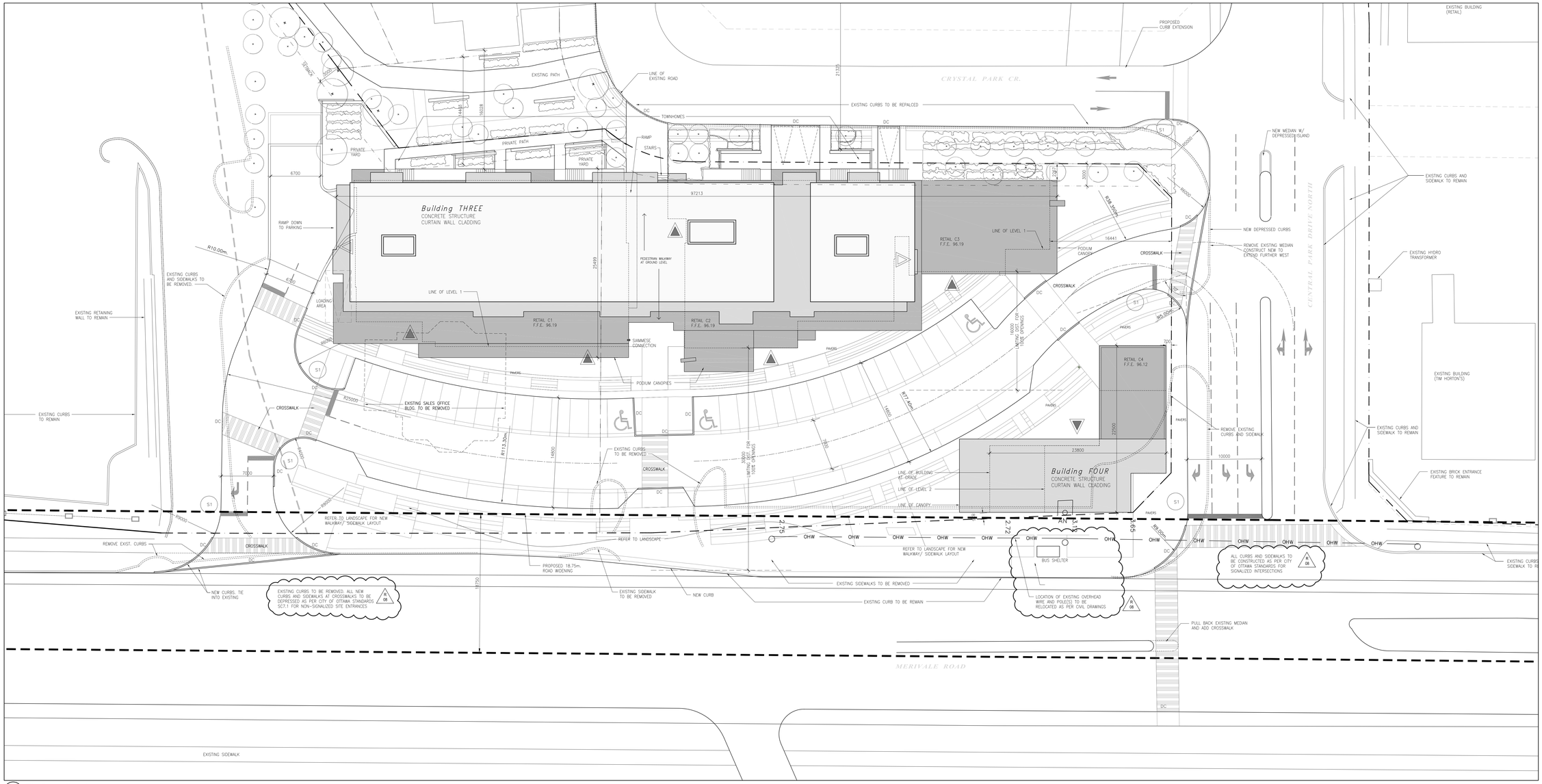
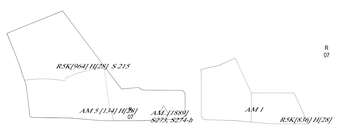


1 **Site Plan – Phase I**
1:200



CURRENT ZONING KEY MAP
N.T.S.

PROPOSED FLOOR SPACE INDEX

Building gfa	90,425m²
Total Site area	27,436m²
FSI	3.29
South Precinct	
Building 1	26,420m²
Building 2	13,740m²
Building 3	8,722m²
Building 4	600m²
TOTAL	49,482m²
South Area	16,296m²
FSI South	3.04
North Precinct	
Building 5	15,310m²
Building 6	7,290m²
Building 7	18,290m²
TOTAL	40,890m²
North Area	11,140m²
FSI North	3.67

site data

CURRENT ZONING
AM5[134] H[28]
AM [1889] S273, S274-h
AM1 and
R5K[836] H[28]

Area 'B' Schedule '1'

Zoning Requirements
AM5[134] H[28], AM2 133 and AM1 Zones

Front and Corner Side Yard
Non-residential or mixed use — no min.
Residential use building — min. 3.0m.
Minimum Interior Side Yard
Abutting residential zone — min. 7.5m.
All other cases — no min.
Minimum Rear Yard
Abutting a street — min. 3.0m.
Rear lot line abutting residential zone — min. 7.5m.
For residential use bldg. — min. 7.5m.
All other cases — no min.

R5K[836] H[2] Zone:
Minimum Front Yard — min. 3.0m.
Minimum Corner Side Yard — min. 3.0m.
Minimum Rear Yard — 25% lot depth to max. 7.5m.

Parts of 1 & 6 Registered Plan 4M-970
and
Part of Block 71 Registered Plan 4M-1047
City of Ottawa

AREA:
North of Central Park Drive 11,140m² / 1.114ha
South of Central Park Drive 16,296m² / 1.629ha

Total: 27,436m² / 2.74ha

Site information from official survey prepared by Annis O'Sullivan Vollebekk Ltd.

building data

AREAS BY BUILDING (gfa)

		Stories	HEIGHT metres *
Building THREE:			
Centre Podium	8,722m²	1	7.570
Centre Residential	1,280m²	2–7	24.950
	7,442m²		
Building FOUR:			
Retail C4	600m²	1–2	11.450
TOTAL AREA :	9,372m²		
	(100,880ft²)		

* NOTE: HEIGHT GIVEN IN METRES IS TO TOP OF PARAPET

building data

AREAS BY USE (gfa)

Retail

Retail C1	635
Retail C2	430
Retail C3	215
Total	1,280m² (13,780ft²)

Restaurant

Retail C4 (Bldg. 4)	600m² (6,460ft²)

Residential

	Area	Units
Centre Condo Apts	6144	77
Townhomes	493	8
Penthouse	858	6
Total	7,495m² (80,675ft²)	91

TOTAL AREA : 9,372m² (100,880ft²)

parking data

Required Stalls

Retail Use 2.5/100m² gfa		32
Residential 0.5/dwelling unit		46
Restaurant Use 3 for first 50m² + 10/100m² gfa		58
Visitor	0.2/dwelling unit	18
Total		154

Provided

Surface	43
Centre Garage Level P1	57
Centre Garage Level P2	75
Townhome Driveway	03
Total	178
Accessible Parking 3% of total required	5
Typical Stall	2.60 x 5.2m
Accessible Stall	3.66 x 5.2m

BICYCLE PARKING

Rates		
Retail/ Restaurant	1.0/250m² gfa	8
Residential	0.5/dwelling unit	46
Required		54

general notes

1. REFER TO LANDSCAPE PLAN AND CIVIL ENGINEERING PLANS FOR DETAILED INFORMATION REGARDING LANDSCAPE, GRADING AND SERVICES.

2. BUILDING FOOTPRINTS ARE SUBJECT TO ADJUSTMENTS AND ARTICULATION BASED ON DESIGN AND TECHNICAL DETAILING.

3. BICYCLE PARKING FOR RETAIL/ OFFICE TO BE PROVIDED AT VARIOUS LOCATIONS ON GRADE. RESIDENTIAL REQUIREMENTS TO BE PROVIDED IN BELOW GRADE PARKING LEVELS.

4. GARBAGE/ RECYCLING TO BE STORED IN INTERIOR GARBAGE ROOMS UNTIL PICK-UP.

5. EXISTING INTERSECTION AT MERIVALE AND CENTRAL PARK NORTH TO REMAIN SIGNALIZED. ALL NEW CURBS AND SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS FOR SIDEWALKS AND SIGNALIZED INTERSECTIONS.

6. SITE ENTRANCE AT MERIVALE AND NEW ENTRY TO BE NON-SIGNALIZED. ALL CURBS AND SIDEWALKS TO BE CONSTRUCTED AS PER CITY OF OTTAWA STANDARDS SC 7.1 FOR NON-SIGNALIZED SITE ENTRANCES.

7. CURBS ALONG MERIVALE TO REMAIN EXCEPT WHERE NOTED TO BE REMOVED (DASHED LINES). NEW CURBS TO BE TIED INTO EXISTING CURBS THAT REMAIN. EXACT EXTENT OF CURBS TO REMAIN TO BE DETERMINED DURING CONSTRUCTION BASED ON DAMAGE.

legend

- PRINCIPLE BUILDING ENTRY
- EXIT
- TEXTURED CROSSWALK
- FIRE ROUTE w/ 12.0m RADIUS AND HEAVY DUTY ASPHALT
- DC — DEPRESSED CURB
- FH — FIRE HYDRANT
- SC — SIAMESE CONNECTION
- S1 — "STOP" SIGN

FOR INFORMATION ONLY

2 **Site Data**

NO.	DESCRIPTION	DATE yy.mm.dd	CHK
08	Relocated bus shelter and coord. landscape	13.03.04	GF
07	City Road Widening Requirements	12.12.21	GH
06	Response to City Review Comments	12.09.28	GH
05	Revised Crystal Park	11.11.23	TL
04	Progress Set	11.11.21	TL
03	For Information	xx.xx.xx	---
02	Response to SPC review comments, Part of Deficin Addendum No.1	11.11.05	RB
01	For SPC Application Submission	11.07.04	RB

REVISIONS/ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
DO NOT SCALE THE DRAWINGS

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

DATE STAMPED 11.09.08 (YY.MM.DD)
DRAWN G.F./ J.G.
DATE 11.06.23 (YY.MM.DD)
CHECKED RB
DATE PLOTTED 11.11.21 (YY.MM.DD)

PROJECT NORTH

ASHCROFT

bbb architects

PROJECT
Central Park
Merivale Road

DWG. TITLE
Site Plan
Phase I

SCALE 1:200
PROJ. NO. 1101.01
DWG. No. A0-01
REV. 08