



SITE DATA

LEGAL DESCRIPTION:
BLOCK 12, PLAN 4M-648
CITY OF OTTAWA

CIVIL ADDRESS:
2280 CITY PARK DRIVE

ZONING NOTES:
OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA
CURRENT ZONING: TD3[2084]; TD2[2084]; MC[1349]F(1.1)H(22)
ADJACENT ZONING:
SOUTH - R2N, O1P (ACROSS HIGHWAY)
WEST - TD2[2087]
NORTH - GM[1349]F(0.6)H(22), TD2[2082]
EAST - MC[1333]F2.0 H(48)
SCHEDULE 1: AREA B

BOUNDARY INFORMATION FROM STANTEC SURVEY 'TOPOGRAPHIC SKETCH - 161613356-311' AUGUST 13, 2015

PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING, AND SITE LIGHTING INFO.
PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION

SCALE

0m 10 20 30 40
SCALE 1 : 400

KEY

- PROPOSED BUILDING
- PROPOSED BUILDING BELOW GRADE
- EXISTING BUILDINGS TO REMAIN
- FUTURE PHASE
- PROPERTY LINE
- WORK AREA - PHASE I
- FIRE ROUTE
- EXISTING TREE TO BE REMOVED
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
- EXISTING DEPRESSED CURB
- EXISTING UTILITY POLE
- EDGE OF SIDEWALK
- EXISTING CURBS TO BE REMOVED
- PROPOSED FENCE
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- FIRE EXIT
- EXISTING FENCE
- PLANTER
- RAISED PLANTER
- FIRE HYDRANT
- FIRE CONNECTION
- TRAFFIC SIGNAL
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED LIGHT POLE
- PROPOSED RECESSED DOWN LIGHT
- FRPSD LANDSCAPE LIGHT

Owner
RIOCAN REIT
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Architect/Agent
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COMPANY
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Surveyor
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Attn:

no.	date	revision
10	16/05/31	ISSUED FOR INFORMATION - SPA
09	16/05/05	ISSUED FOR COORDINATION
08	16/04/19	ISSUED FOR COORDINATION
07	16/01/19	REVISED FOR UDRP REVIEW
06	15/11/26	ISSUED FOR INFORMATION - SPA
05	15/11/13	ISSUED FOR COORDINATION
04	15/11/10	ISSUED FOR COORDINATION
03	15/09/29	ISSUED FOR INFORMATION
02	15/09/09	ISSUED FOR INFORMATION
01	15/09/01	ISSUED FOR INFORMATION

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.
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SCALES NOTED ON DRAWINGS ARE BASED ON FULL SIZE PLOTS OF 24" X 36" SHEET SIZE

PROJECT STATS

	REQ'D	PROPOSED
LOT AREA	No Min	28726.4m ²
LOT FRONTAGE (CITY PARK DRIVE)	NA	137.15m
FRONT YARD SETBACK (CITY PARK)	3.0m	> 3.0m
INTERIOR YARD SETBACK (EAST & WEST)	0.0 / 12.0m	> 3.0m
REAR YARD SETBACK (LRT CORRIDOR)	2.0m	> 2.0m
BUILDING HEIGHT	90.0m	72.0m
LANDSCAPE AREA	NA	XXXX.Xm ²
LANDSCAPE PERCENTAGE	NA	XX.X%
RESIDENTIAL UNITS		785
RESIDENTIAL GFA (ZBL)		50 203m ²
COMMERCIAL GFA (ZBL)		3720.0m
PARKING (RESIDENTIAL 0.25/DU)	196	231
VISITOR PARKING (0.2/(DU-1), up to 300 DU)	60	60
COMMERCIAL PARKING	74	74
TOTAL PARKING	330	365
PASSENGER LOADING SPACE	0	0
BIKE PARKING (0.5 / DU)	392	392
AMENITY SPACE (PRIVATE + COMMUNAL)	4710m ²	>4710m ²

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SITE LOCATION

RIO CAN

CITY PARK REDEVELOPMENT PHASE 1
2280 CITY PARK DRIVE, OTTAWA

drawing title

LONG TERM VISION PLAN

Drawn DV	Date SEPT 2015	Scale 1:1400
North arrow	Project 0015.23	Drawing no. A1.01
		Revision no.