

**PROPOSED 6 STOREY  
RESIDENTIAL BUILDING**  
FF. 66.95  
BUILDING HEIGHT: 19.9m FROM AV. GRADE

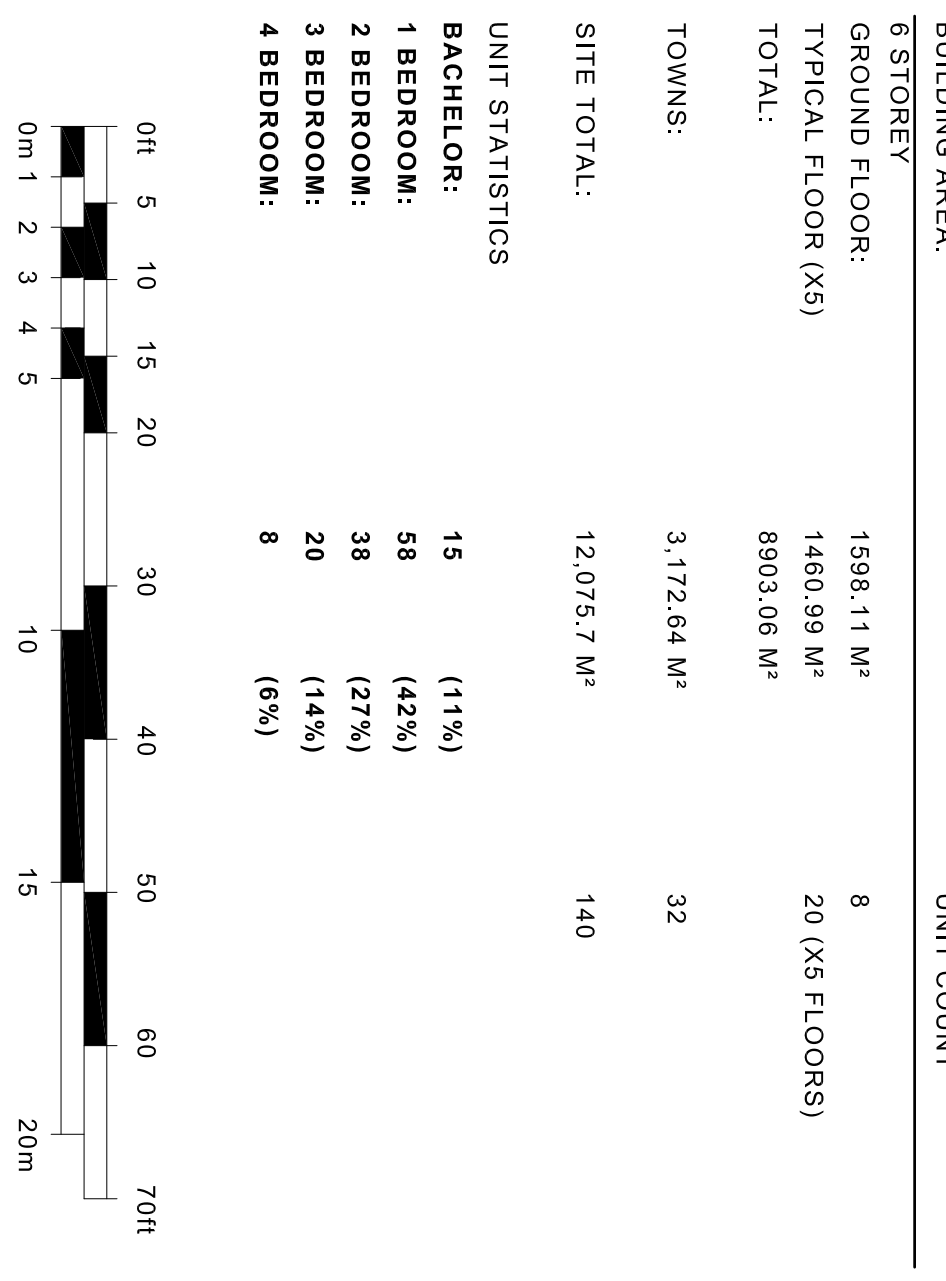
**APPROVED**  
By Jamesdo at 3:57 pm, Jun 28, 2019

**DOUGLAS JAMES MCP RPP**  
MANAGER, DEVELOPMENT REVIEW - CENTRAL  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



**PROJECT INFORMATION**  
ZONING BY-LAW 2008-250  
City of Ottawa)  
ADDRESS:  
SITE AREA:  
TM & R4A  
811 GLADSTONE, OTTAWA ONTARIO  
4,714.9 M<sup>2</sup>

ZONING	PERMITTED USES:	REQUIRED	PROVIDED
TM & R4A	TM: APARTMENT DWELLING	6 STACKED APARTMENT TOWNHOMES	6 STACKED APARTMENT TOWNHOMES
	MINIMUM LANDSCAPED AREA: TM: NONE	1653.3M <sup>2</sup>	35%
	MIN. LANDSCAPE BUFFER @ PARKING LOTS HEIGHT: MINIMUM LOT WIDTH	3M (AT STREET) 1.5 (OTHER) TM: 6 FLRS (20M) R4A: 11M TM: NONE	MIN BUFFER = 3.9M @ ROCHESTER 6 STOREY: 19.88M TOWNS: 10.43M LOT WIDTH: 72.2M
	MAX FRONT YARD (GLADSTONE): MIN INTERIOR YARD: MIN CORNER SIDE YARD (ROCHESTER): MIN REAR YARD (BALSAM):	2.0M 1.2M 3.0M (5.0M ABOVE 15M) 3.0M	0.8M 1.5M 3.0M 3.0M
	PARKING REQUIRED (RES): (AFTER 12 UNITS)	0.5/UNIT X 96 UNITS 48	4 (@GRADE)+20(GARAGE) TOTAL: 24
	PARKING REQUIRED (VIS): (AFTER 12 UNITS)	0.1/UNIT X 128 UNITS 13	13 (@GRADE)
	BICYCLE PARKING: TOTAL: 70	0.5/UNIT TOTAL: 70	25 EXTERIOR (6 OH Prop.) 64 GROUND FLOOR + 56 PARKING LEVEL TOTAL: 145 (6 OH Prop.)
	AMENITY AREA: TOTAL: 145 (6 OH Prop.)	6 SQM/UNIT X 140 840 M <sup>2</sup> (TOWNS: 192) (MIDRISE: 648)	1,253 M <sup>2</sup> (488 M <sup>2</sup> INTERIOR 780 M <sup>2</sup> EXTERIOR) +22 M <sup>2</sup> PRIVATE
	BUILDING AREA: TOTAL: 145 (6 OH Prop.)	6 STOREY GROUND FLOOR: TYPICAL FLOOR (X5) TOTAL: TOWNS:	UNIT COUNT
	1598.11 M <sup>2</sup> 1460.99 M <sup>2</sup> 8903.06 M <sup>2</sup> 3,172.64 M <sup>2</sup>	8 20 (X5 FLOORS) 140	32
	SITE TOTAL: TOTAL: 140	12,075.7 M <sup>2</sup>	140
	UNIT STATISTICS		
	BACHELOR:	15 (11%)	
	1 BEDROOM:	58 (42%)	
	2 BEDROOM:	38 (27%)	
	3 BEDROOM:	20 (14%)	
	4 BEDROOM:	8 (6%)	



- LEGEND:**
- ROBERTY LINE
  - VISITOR PARKING
  - DEPRESSED CURB
  - ENTRANCE
  - FIRE MOUNT
  - UTILITY POLE
  - UTILITY POLE TOP (EXISTING)
  - EXISTING SIGN
  - CANTON BUSHING SIGN INLET
  - CHAIN LINK FENCE WITH GATE
  - SMOKE CONNECTION
  - THERMIC SIGNAL LIGHT
  - OUTDOOR AMENITY AREA

NOTE: REFER TO LANDSCAPE PLAN FOR EXTERIOR FINISHES, PLANTING & SITE FURNITURE. REFER TO SITE SERVICES AND GRADING PLAN FOR RELEVANT INFO.  
The boundary information shown here has been derived from a title of survey completed by Metra (Ottawa) Inc. on January 18, 2018 and updated on November 16, 2018 to show additional topographic features.

NO.	DATE	REVISION
1	MAY 15, 2019	ISSUED FOR SPA RESPONSE 3
2	MAR 29, 2019	ISSUED FOR SPA RESPONSE 2
3	FEB 22, 2019	ISSUED FOR SPA RESPONSE 1
4	DEC 21, 2018	ISSUED FOR SCHEMATIC DESIGN REVIEW
5	DEC 3, 2018	ISSUED FOR SITE PLAN

no. date revision

It is the responsibility of the appropriate persons on site and report all errors and/or omissions to the architect.  
All pertinent codes and by-laws.  
Do not scale drawings.  
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**HOBIN ARCHITECTURE**

**PROJECT/LOCATION:**  
811 GLADSTONE  
AFFORDABLE HOUSING  
811 GLADSTONE, OTTAWA ONTARIO

**DRAWING TITLE:**  
SITE PLAN

**DRAWN BY:** LE  
**DATE:** DEC 3, 2018  
**SCALE:** 1:150  
**PROJECT:** 1818  
**DRAWING NO.:** A1.01  
**REVISION NO.:** #17839