



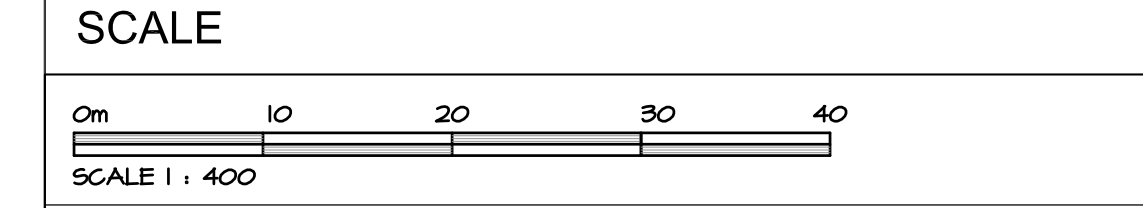
**SITE DATA**  
**LEGAL DESCRIPTION:**  
 BLOCK 12, PLAN 4M-648  
 CITY OF OTTAWA

**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



**KEY**

[Solid Grey]	PROPOSED BUILDING	[Dashed Line]	EDGE OF SIDEWALK
[Dotted Grey]	PROPOSED BUILDING BELOW GRADE	[Dashed Line]	EXISTING CURBS TO BE REMOVED
[Hatched Grey]	EXISTING BUILDINGS TO REMAIN	[Solid Line]	PROPOSED FENCE
[Dotted Grey]	FUTURE PHASE	[Triangle]	RESIDENTIAL ENTRANCE
[Thick Dashed Line]	PROPERTY LINE	[Triangle]	COMMERCIAL ENTRANCE
[Thin Dashed Line]	SETBACK	[X]	FIRE EXIT
[Red Dashed Line]	WORK AREA - PHASE I	[X]	EXISTING FENCE
[Red Dashed Line]	FIRE ROUTE	[Square]	PLANTER
[Circle]	EXISTING TREE TO BE REMOVED	[Circle]	RAISED PLANTER
[Circle]	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	[Circle]	FIRE HYDRANT
[Circle]	EXISTING DEPRESSED CURB	[Circle]	FIRE CONNECTION
[Circle]	UP	[Circle]	TRAFFIC SIGNAL
[Circle]	EXISTING UTILITY POLE	[Circle]	PROPOSED WALL MOUNTED LIGHT
		[Circle]	PROPOSED LIGHT POLE
		[Circle]	PROPOSED RECESSED DOWN LIGHT
		[Circle]	PRPSD LANDSCAPE LIGHT

**PROJECT STATS**

	REQ'D	PROPOSED
LOT AREA	No Min	28726.4m²
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.Xm²
LANDSCAPE PERCENTAGE	NA	XX.X%
RESIDENTIAL UNITS		785
RESIDENTIAL GFA (ZBL)		50 203m²
COMMERCIAL GFA (ZBL)		3720.0m
PARKING (RESIDENTIAL 0.25/ DU)	196	231
VISITOR PARKING (0.2/ (DU-12), 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)	4710m²	>4710m²

**REVISIONS**

no.	date	revision
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

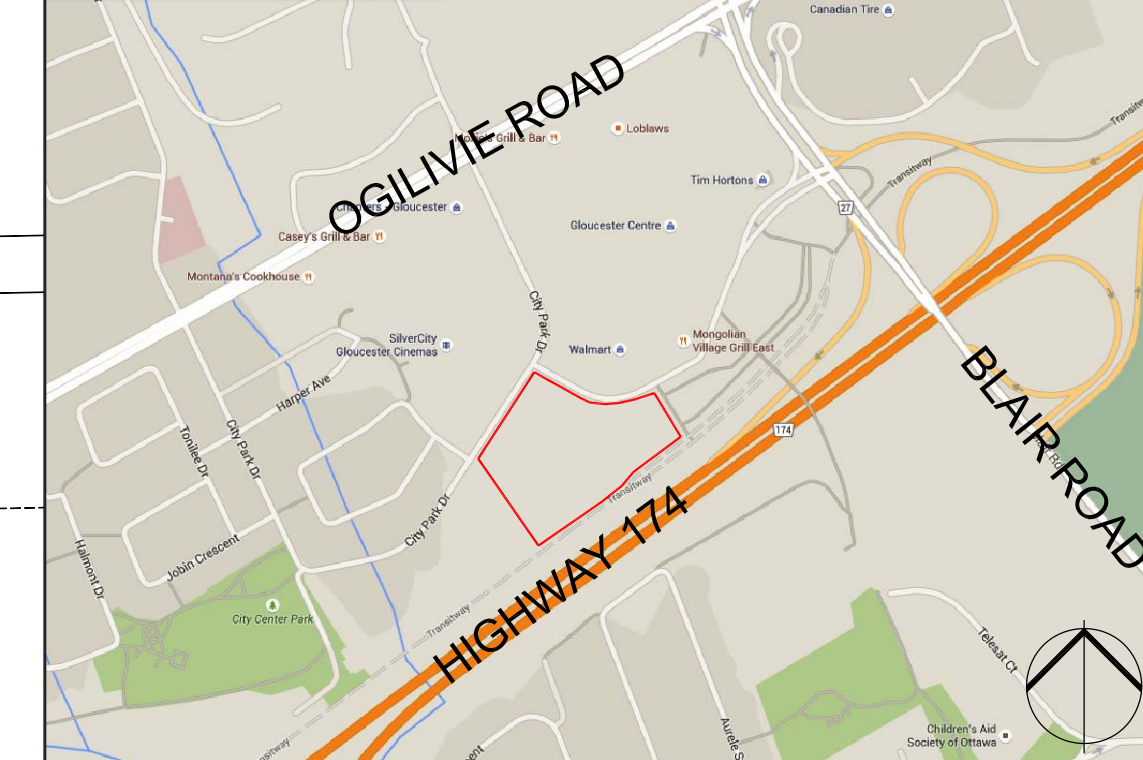
It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.  
 All contractors must comply with all pertinent codes and by-laws.  
 Do not scale drawings.  
 This drawing may not be used for construction until signed.  
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SCALES NOTED ON DRAWINGS ARE BASED ON FULL SIZE PLOTS OF 24" X 36" SHEET SIZE

**PROJECT INFO**

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 (613) 722-4420  
 Attn:

**BARRY J. HOBIN & ASSOCIATES INCORPORATED**

**RIOCAN**

**CITY PARK REDEVELOPMENT PHASE 1**  
 2280 CITY PARK DRIVE, OTTAWA

drawing title

**LONG TERM VISION PLAN**

Drawn DV	Date SEPT 2015	Scale 1:400
North arrow	Project 0015.23	Drawing no. A1.01
		Revision no.