

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING

LEGAL DESCRIPTION:

PART OF LOT A CONCESSION 4 (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA.

REFERENCE SURVEY:

BASED ON INFORMATION FROM A SURVEY PREPARED BY CITY OF OTTAWA INFRASTRUCTURE SERVICES DEPARTMENT, DATED APRIL 19TH, 2021.

MUNICIPAL ADDRESS:

1770 HEATHERINGTON ROAD

DEVELOPMENT INFORMATION:

SCHEDULE 1: AREA C (SUBURBAN)

SCHEDULE 1A: AREA C

CURRENT ZONE: IG1 [26663]

PROPOSED ZONE: R4M

PROPOSED TENANT PARKING RATES

SEMI-DETACHED: 1 PER DWELLING UNIT

TOWNHOUSE: 0.75 PER DWELLING UNIT

STACKED TOWN: 0.5 PER DWELLING UNIT

APARTMENT: 0.25 PER DWELLING UNIT

PROPOSED VISITOR PARKING RATES

(NO SPACE REQUIRED FOR FIRST 12 UNITS)

SEMI-DETACHED: N/A

TOWNHOUSE: 0.2 PER DWELLING UNIT

STACKED TOWN: 0.2 PER DWELLING UNIT

APARTMENT: 0.2 PER DWELLING UNIT

ZONING INFORMATION:

LOW-RISE APARTMENT & STACKED

LOT WIDTH: 18.0m
LOT AREA: 540m²
MAXIMUM HEIGHT: 14.5m
MINIMUM FRONT YARD: 3.0m
MINIMUM CORNER SIDE YARD: 3.0m
MINIMUM REAR YARD - 30% OF LOT DEPTH
MINIMUM INTERIOR SIDE YARD: VARIES

TOWNHOUSE

LOT WIDTH: 6.0m
LOT AREA: 180m²
MAXIMUM HEIGHT: 10m
MINIMUM FRONT YARD: 3.0m
MINIMUM CORNER SIDE YARD: 3.0m
MINIMUM REAR YARD - 30% OF LOT DEPTH
MINIMUM INTERIOR SIDE YARD: 1.2m

SEMI-DETACHED

LOT WIDTH: 7.5m
LOT AREA: 225m²
MAXIMUM HEIGHT: 11m
MINIMUM FRONT YARD: 3.0m
MINIMUM CORNER SIDE YARD: 3.0m
MINIMUM REAR YARD - 30% OF LOT DEPTH
MINIMUM INTERIOR SIDE YARD: 1.2m

DEVELOPMENT SUMMARY:

- BUILDING 1: 4 STOREY APARTMENT BUILDING
45 UNITS
14 TWO BEDROOM UNITS
24 ONE BEDROOM UNITS
7 STUDIO UNITS
59 BEDROOMS TOTAL (INCLUDING BACHELORS)
- BUILDING 2: 3 STOREY TOWNHOUSE
6 THREE BEDROOM + DEN UNITS
30 BEDROOMS TOTAL
- BUILDING 3: 3 STOREY TOWNHOUSE
6 THREE BEDROOM + DEN UNITS
30 BEDROOMS TOTAL
- BUILDING 4: 3 STOREY TOWNHOUSE
6 THREE BEDROOM + DEN UNITS
30 BEDROOMS TOTAL
- BUILDING 5: 3 STOREY SEMI-DETACHED DWELLING
2 FOUR BEDROOM UNITS
8 BEDROOMS TOTAL
- BUILDING 6: 3 STOREY SEMI-DETACHED DWELLING
2 FOUR BEDROOM UNITS
8 BEDROOMS TOTAL
- BUILDING 7: 3 STOREY SEMI-DETACHED DWELLING
2 FOUR BEDROOM UNITS
8 BEDROOMS TOTAL
- BUILDING 8: 3 STOREY TOWNHOUSE
6 THREE BEDROOM + DEN UNITS
30 BEDROOMS TOTAL
- BUILDING 9: 3 STOREY STACKED TOWNHOUSE
8 THREE BEDROOM UNITS
24 BEDROOMS TOTAL
- BUILDING 10: 3 STOREY STACKED TOWNHOUSE
8 THREE BEDROOM UNITS
24 BEDROOMS TOTAL
- BUILDING 11: 3 STOREY STACKED TOWNHOUSE
8 THREE BEDROOM UNITS
24 BEDROOMS TOTAL
- BUILDING 12: 3 STOREY TOWNHOUSE
6 THREE BEDROOM + DEN UNITS
30 BEDROOMS TOTAL
- BUILDING 13: 3 STOREY STACKED TOWNHOUSE
8 THREE BEDROOM UNITS
24 BEDROOMS TOTAL
- BUILDING 14: 4 STOREY APARTMENT BUILDING
45 UNITS
14 TWO BEDROOM UNITS
24 ONE BEDROOM UNITS
7 STUDIO UNITS
59 BEDROOMS TOTAL (INCLUDING BACHELORS)

TOTAL:	TWO BEDROOM APARTMENT	28
	ONE BEDROOM APARTMENT	48
	STUDIO APARTMENT	14
	SEMI-DETACHED DWELLING	6
	STACKED TOWNHOUSE	32
	TOWNHOUSE	30
	TOTAL BEDROOMS	388
	TOTAL UNIT COUNT	158

SITE PLAN KEYNOTES:

- 1 GARBAGE ENCLOSURE
- 2 TWSI, PER CIVIL
- 3 SPEED HUMP, PER CIVIL
- 4 SIGHT TRIANGLE, 5m X 5m
- 5 SIGHT TRIANGLE, 3m X 3m

SITE PLAN LEGEND:

- PROPOSED SEMI-DETACHED DWELLING
- PROPOSED TOWNHOUSE
- PROPOSED STACKED TOWNHOUSE
- PROPOSED 4 STOREY APARTMENT BUILDING
- EXISTING BOYS & GIRLS CLUB
- EXISTING ASPHALT PAVING
- NEW ASPHALT PAVING
- NEW GRASS/SOFT LANDSCAPING
- EXISTING CONCRETE SIDEWALK
- NEW CONCRETE SIDEWALK
- BUILDING ENTRANCE
- OTHER ENTRANCE / EXIT
- PROPERTY LINE
- DEPRESSED CURB, PER CIVIL
- NEW TREE

STAMP

REV DATE	ISSUE
5	2024-03-14 Issued for Review
4	2023-09-18 Issued for Review
3	2023-09-13 Issued for Review
2	2022-11-16 Issued for Review
1	2022-09-12 Issued for Review

NOTES

1. OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
2. THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
4. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

CITY OF OTTAWA

OTTAWA
ONTARIO, CANADA

PROJECT

**HEATHERINGTON
DEVELOPMENT**

1770 Heatherington Road, Ottawa,
ON

TITLE

SITE PLAN

PROJECT NO: 2022-1150
DRAWN: EF
APPROVED: MM
SCALE: As indicated
DATE PRINTED: 2024-03-14 2:03:12 PM

REV DRAWING NO.

5 A.100

