



STAMP

REV DATE	ISSUE
11 2022-08-03	Issued for Site Plan Resubmission
9 2022-06-07	Issued for Coordination
7 2022-04-25	Issued for Coordination
5 2022-02-11	Issued for Review
4 2022-02-03	Issued for Coordination
1 2021-10-25	Issued for Site Plan Control

NOTES

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CLIENT

PARK RIVER PROPERTIES
 OTTAWA
 ONTARIO, CANADA

PROJECT

EDGEWATER DEVELOPMENT

16 EDGEWATER
 OTTAWA, ONTARIO

TITLE

SITE PLAN

PROJECT NO: 2020-1930
 DRAWN:
 APPROVED:
 SCALE: 1 : 200
 DATE PRINTED: 8/2/2022 5:56:37 PM

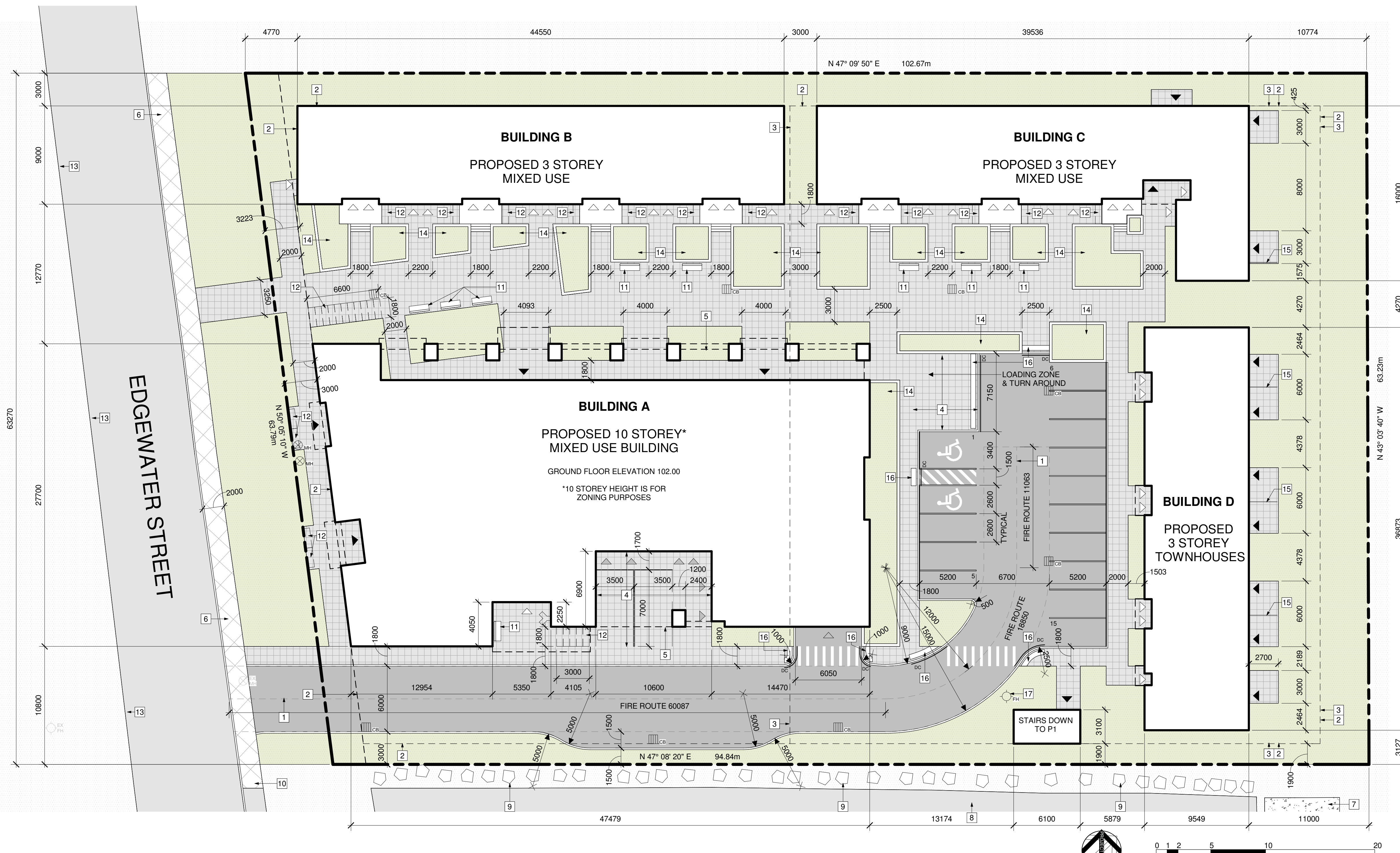
REV DRAWING NO.

SITE PLAN GENERAL NOTES:

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
2. DO NOT SCALE THIS DRAWING
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
4. CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
5. REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
6. CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
7. THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
8. INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
9. ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EXISTING BUILDING
- ASPHALT PAVING
- EXISTING ASPHALT PAVING
- EXISTING GRASS / LANDSCAPING
- NEW SOFT LANDSCAPING - REFER TO LANDSCAPE PLANS
- UNIT PAVERS
- NEW CONCRETE SIDEWALK
- BUILDING MAIN ENTRANCE
- OTHER ENTRANCE/EXIT
- SERVICE DOORS
- PROPERTY LINE
- FIRE HYDRANT EXISTING
- FIRE HYDRANT PROPOSED
- MANHOLE EXISTING
- MANHOLE PROPOSED
- CATCHBASIN PROPOSED
- SIAMESE CONNECTION
- DROPPED CURB



1 SITE PLAN

A.100 | 1:200

LEGAL DESCRIPTION:

PART OF LOT 30 CONCESSION 12 PART 1,
 4R31503 IN THE CITY OF OTTAWA

REFERENCE SURVEY:

BASED ON INFORMATION FROM A SURVEY
 PREPARED BY MCINTOSH PERRY SURVEYING
 INC. DATED MAY 11, 2021.

MUNICIPAL ADDRESS:

16 EDGEWATER STREET

DEVELOPMENT INFORMATION:

SITE AREA	6,247 m ²
GROSS FLOOR AREA	Building A 9,488 m ² Building B 1,038 m ² Building C 1,011 m ² Building D 880 m ² Total 12,717 m ²
BUILDING HEIGHT	Building A 30 m + 3.35 m Penthouse Building B & C 9.55 m Building D 8.94 m
ZONE	Proposed - GM2 Current - IG2
SCHEDULE 1:	AREA A SUBURBAN
SCHEDULE 1A:	AREA C
SCHEDULE 2:	DISTANCE EXCEEDS 600 m

UNIT MIX:

BUILDING	UNIT TYPE	QUANTITY
BUILDING A	3 BEDROOM	18
	2 BEDROOM	46
	2 BEDROOM WITH SECONDARY SUITE	18
	ONE BEDROOM + DEN	36
	ONE BEDROOM	9
	STUDIO	18
	SECONDARY SUITE	18
	TOTAL	153
	RETAIL SPACE GFA	294 m ²
BUILDING B	GROUND FLOOR COMMERCIAL UNITS	8
	2 BEDROOM + DEN (FLOORS 2 & 3)	8
	OFFICE SPACE GFA	282 m ²
BUILDING C	GROUND FLOOR COMMERCIAL UNITS	5
	2 BEDROOM + DEN (FLOORS 2 & 3)	6
	3 BEDROOM TOWN HOUSE	2
	OFFICE SPACE GFA	176 m ²
BUILDING D	3 BEDROOM TOWN HOUSE	7
	TOTAL COMMERCIAL SPACE GFA (OFFICE AND RETAIL)	752 m²

ZONING PROVISION

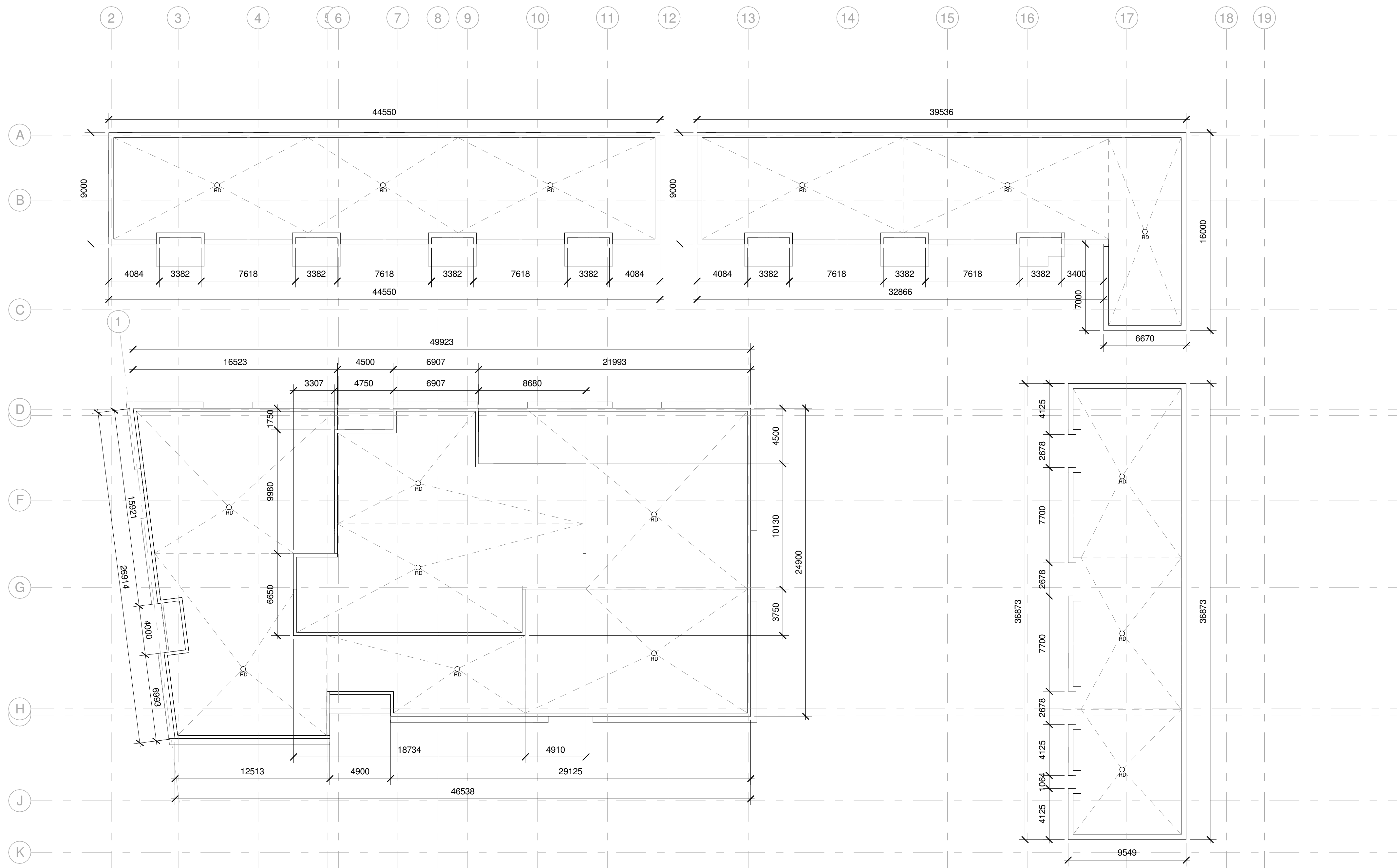
MIN. LOT WIDTH	REQUIRED	PROVIDED
MIN. LOT WIDTH	No Minimum	63.78 m
MIN. LOT AREA	No Minimum	6,247 m ²
MIN. FRONT YARD SETBACK	3.0 m	3.0 m
MIN. REAR YARD SETBACK	7.5 m	11.0 m
MIN. INTERIOR YARD SETBACK	1.2 m (Residential building under 11.0 m)	1.9m & 3.0 m
	5.0 m (Mixed-use building)	10.8 m
MAX. HEIGHT	18.0 m	BLDG A - 30.0 m BLDG B - 9.55 m BLDG C - 9.55 m BLDG D - 8.94 m
AMENITY AREA TOTAL	918 m ²	1006 m ²
COMMUNAL AMENITY AREA	459 m ²	826 m ²
FLOOR SPACE INDEX	2.0	2.0
COMMERCIAL SPACE FSI	1.0 (50%)	0.1 (5%)

VEHICLE PARKING

BUILDING	REQUIRED	PROVIDED
BUILDING A	RESIDENT	153
	VISITOR	31
	RETAIL STORE	10
BUILDINGS B & C	RESIDENT	16
	VISITOR	4
	OFFICE	11
BUILDING D (TOWNHOUSE)	RESIDENT	7
	VISITOR	2
	TOTAL	234
	250	
BICYCLE PARKING		
RESIDENTIAL BUILDINGS A, B AND C (NONE REQUIRED FOR BUILDING D)	85	140
RETAIL STORE (BUILDING A)	2	18
OFFICE (BUILDING B AND C)	2	14
TOTAL	89	172

SITE PLAN KEYNOTES:

- 1 FIRE ROUTE - TOTAL LENGTH 90m MEASURED FROM THE STREET
- 2 EXTENT OF UNDERGROUND PARKING (P1)
- 3 EXTENT OF UNDERGROUND PARKING (P2)
- 4 DROP OFF/LOADING
- 5 OUTLINE OF BUILDING ABOVE
- 6 NEW CURB AND SIDEWALK - REFER TO CIVIL
- 7 EXISTING GARBAGE ENCLOSURE
- 8 EXISTING ASPHALT PARKING LOT
- 9 EXISTING STONE BARRIERS
- 10 EXTEND NEW SIDEWALK TO MEET EXISTING ASPHALT PATHWAY
- 11 BENCH
- 12 BICYCLE PARKING SPOT(S)
- 13 EDGE OF EXISTING PAVEMENT
- 14 RAISED PLANTER
- 15 WOOD PRIVACY SCREEN
- 16 TWSI
- 17 NEW FIRE HYDRANT - SEE MECHANICAL AND CIVIL



ROOF PLAN LEGEND

- ROOF DRAIN
- SLOPE VALLEY



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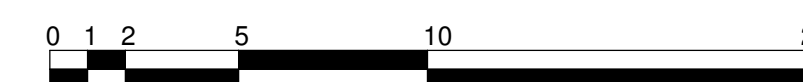
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ROOF PLAN

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11 A.210





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EDGEWATER DEVELOPMENT

16 EDGEWATER
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ELEVATIONS

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REV DRAWING NO.

11 A.300



1 NORTH ELEVATION

A.300 1 : 200



2 EAST ELEVATION

A.300 1 : 200



1 SOUTH ELEVATION

A.301 | 1:200

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2 WEST ELEVATION

A.301 | 1:200