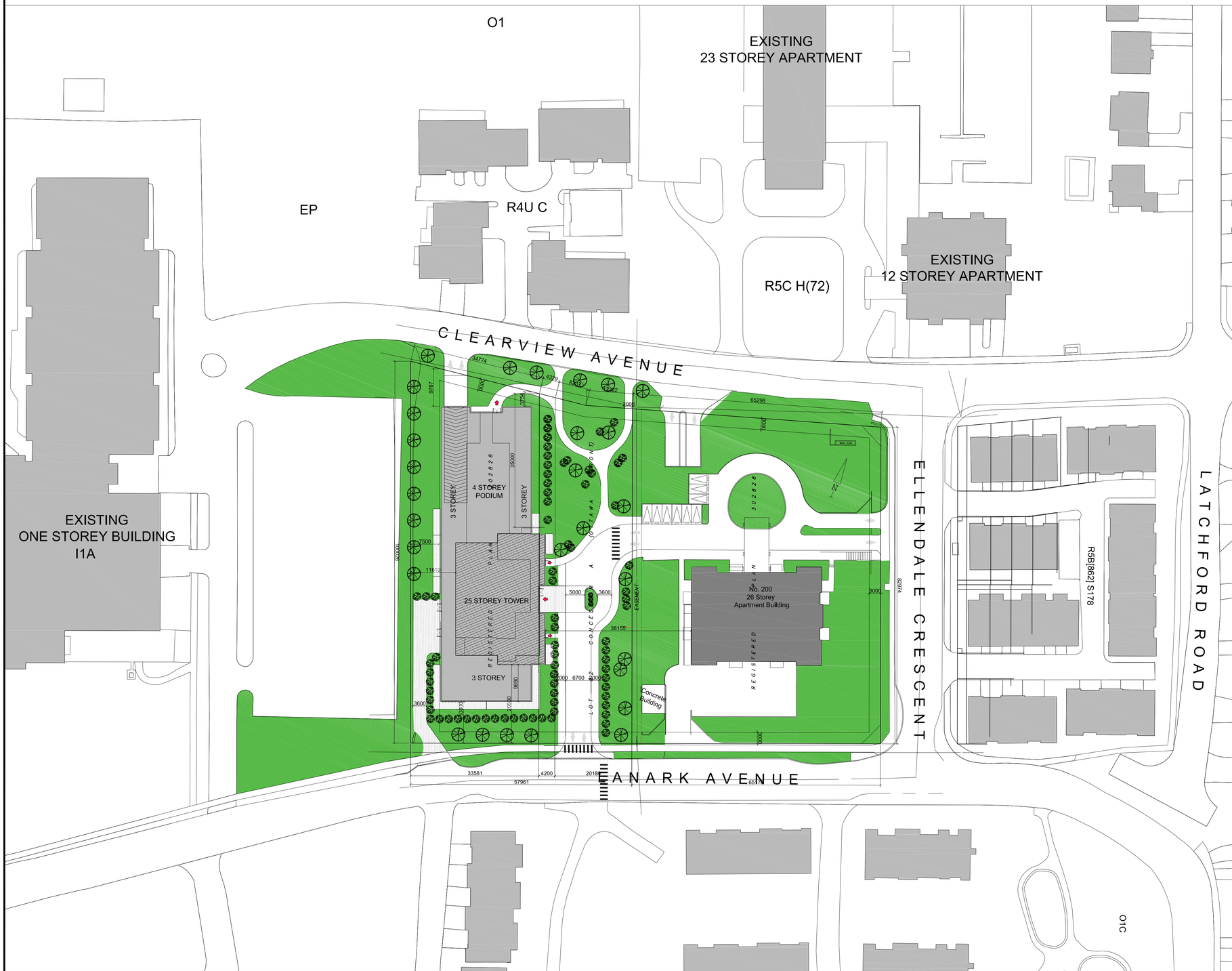

SITE INFO.

SITE AREA	10967.2 sq. m.
EXISTING ZONING	
AREA A	R5C H(28)
AREA B	O1 [313] S216
AREA C	O1 [313]
AREA D	R5C H(78)
GROSS FLOOR AREA (ZONING DEFINITION)	
EXISTING APARTMENT	~19300 SQ.M.
	224 units
	110 indoor parkings

PROJECT INFO.

DEVELOPED LAND AREA	5397.2 SQ.M.
BUILDING HEIGHT	25 STOREY
GROSS FLOOR AREA (ZONING DEFINITION)	16660 SQ.M.
RESIDENTIAL UNITS	184
ONE BEDROOM	58
TWO BEDROOM	126
CAR PARKING REQUIRED	112 MIN.
MIN. RESIDENTIAL (0.5 after first 12)	86
MIN. VISITOR (0.1 after first 12)	17
MAX. VISITOR	30
MAX. RESIDENTIAL + VISITOR (1.75)	322
BIKE PARKING REQUIRED	
RESIDENTIAL (0.5)	92
CAR PARKING PROVIDED	245
OUTDOOR	9
P1	132
P2	104

103 PARKING FOR EXIST. APARTMENT BUILDING
142 PARKING FOR NEW BUILDING

BIKE PARKING PROVIDED	215
P1	144
P2	71
AMENITY REQUIRED (6 SQ.M. PER UNITS)	1104 SQ.M.
MIN. COMMUNAL	552 SQ.M.
AMENITY PROVIDED	
COMMUNAL (ROOF DECK AND INDOOR)	1920 SQ.M.
GROUND FLOOR	410 SQ.M.
4TH FLOOR	1030 SQ.M.
25TH FLOOR	480 SQ.M.
PRIVATE BALCONY	1430 SQ.M.
LANDSCAPED AREA	~47%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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No.	DESCRIPTION	DATE
02	ISSUED FOR OPA&REZONING - 3RD ROUND	2023/06/05
01	ISSUED FOR OPA&REZONING - 2ND ROUND	2023/03/17

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK J. LAHEY — LICENCE 4375

NORTH ARROW: PROJECT NORTH

CLIENT: HOMESTEAD

ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
210 CLEARVIEW AVE.
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
RLA	RLA
SCALE: 1:500	SHEET No. A01
PROJECT No. 2117	

F:\2021\2117 - 200 Clearview Ave\01 Design Development\02 Conceptual Design\01 CAD\2117 - All FLOOR PLANS - Zoning Application - Revision 2nd Round Comments.dwg - RLA Master - ARCH_D_(24.00_x_36.00_Inches)

PLOT DATE: Tuesday, June 06, 2023