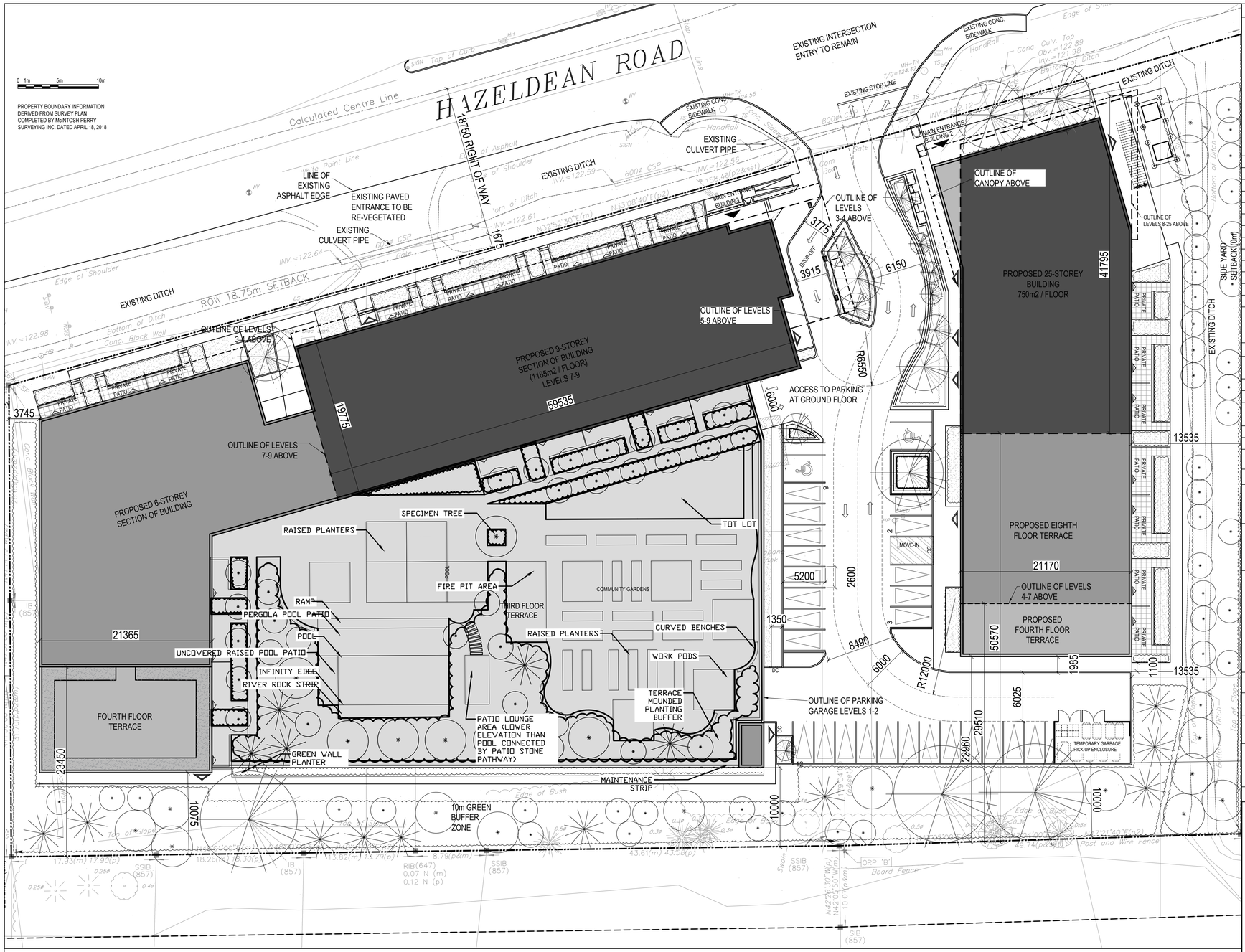

KEY PLAN

No.	Date	Émis pour / Object
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PROPERTY DESCRIPTION

NINE STOREY AND TWENTIY-FIVE STOREY RESIDENTIAL BUILDINGS	
CITY OF OTTAWA PIN NUMBER	04753 0270, 0271, 0272
MUNICIPAL ADDRESS	6310 HAZELDEAN ROAD

SITE INFORMATION

LOT AREA:	12,014m²
LOT FRONTAGE:	152m
LOT DEPTH:	78.5m

BUILDING INFORMATION

BUILDING AREA:	3,132m²
BUILDING FLOOR AREA:	51,938m²
PROPOSED USE:	APARTMENT DWELLING, MID-RISE AND HIGH-RISE

UNIT BREAKDOWN:

BUILDING 01:	179 UNITS	3 - STUDIO, 96 - 1 BD, 61 - 2 BD, 19 - 3 BD
BUILDING 02:	252 UNITS	115 - 1 BD, 104 - 2 BD, 33 - 3 BD
TOTAL:	431 UNITS	3 - STUDIO, 211 - 1 BD, 165 - 2 BD, 52 - 3 BD

ZONING TABLE — AM9[2102]

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	No minimum	12,014m²
MINIMUM LOT WIDTH	No minimum	154m
FRONT YARD SETBACK	Residential use building: 3m	3.4m
HYDRO SETBACK	6m	N/A
ROAD WIDENING EASEMENT (ROW)	37.5m	Provided
MINIMUM INTERIOR SIDE YARD SETBACK	No minimum	Building 01: 3.75m Building 02: 13.5m
MINIMUM REAR YARD SETBACK	7.5m	10m
BUILDING WALLS ALONG STREET FRONTAGE	30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider	73.4%
MAXIMUM BUILDING HEIGHT	Within 20 metres of a residential zone: 11m All other cases: 15m	Building 01: 10.04m Building 02: 10.04m Building 01: 29.04m Building 02: 77.04m
LANDSCAPED AREA	Where abutting a residential zone: 10 meters and an opaque screen with a minimum height of 1.5m must be provided between the residential zone and landscaped area. Other cases: No minimum, except where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.	20% of the site at grade = 2,377m²
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	1.2 per dwelling unit = 517.2 spaces required	389 spaces
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.2 per dwelling unit = 86.2 spaces required	86 spaces
AMENITY AREA REQUIREMENTS	6m² per dwelling unit = 2,586m² Communal = 1,293m² (a minimum of 50% of the required total area)	Private balconies = 1,293m² Communal = 3,385m² Total = 4,678m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 216	436 interior storage spaces (344 floor mounted, 51 stacked) 10 exterior spaces Total = 446 Ratio: 1.03 per dwelling unit

LEGEND

- SOFT LANDSCAPING
- ASPHALT PAVING
- RIVERSTONE REFER TO LANDSCAPE
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FD — FLOOR DRAIN
- UP — UTILITY POLE
- OVERHEAD UTILITY WIRES
- L.S. — LIGHT STANDARD
- DC — DEPRESSED CURB
- 0.20ø — EXISTING TREE TO REMAIN
- NEW TREE
- UNIT PAVERS REFER TO LANDSCAPE
- CONCRETE
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 — NEW GROUND ELEVATION REFER TO CIVIL
- SC — EMERGENCY OVERFLOW ROOF SCUPPER
- RD — ROOF DRAIN

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

- EXISTING BUILDING ELEMENT TO BE REMOVED

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)

Ingénieur / Engineer (Civil / Civil)

Client / Client

Architecte / Architect
fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project

6310 HAZELDEAN

##########
##########

Titre / Title

SITE PLAN

Dessiné par / Drawn by ######	No. projet / Project number 2311	
Vérifié par / Verified by RC	No. dessin / Drawing number	Révision / Revision 0
Échelle / Scale 1:250		
Date de création du dessin / Drawing creation date ##########		A010