

SITE PLAN



DRAWING NOTES

- PROPERTY LINE
- EXISTING BUILDING SETBACKS
- PAVING SURFACE FINISH, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
- GROUND COVER IN CONCRETE PLANTERS
- RESERVED
- BICYCLE PARKING SPACES
- SIAMSE CONNECTION @ GROUND FLOOR
- RESERVED
- EXISTING FIRE HYDRANT
- OUTLINE OF UNDERGROUND PARKING LEVELS
- EXISTING TREE TO BE REMOVED
- RESERVED
- RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- RESERVED
- RESERVED
- EXTENT OF GROUND FLOOR
- ENTRY DRIVEWAY TO UIC PARKING GARAGE
- EXISTING UTILITY POLE
- EXISTING 2 STOREY BUILDING TO BE REMOVED
- SPLASH PAD
- P.O.P.S. AREA - 150 SQ METERS/ 1,315 SQ FT

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- NCC MULTI-USE PATHWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN/COMMERCIAL ENTRANCE
- BIKE ROOM/RESIDENTIAL ENTRANCE
- FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS

PROPERTY OWNER
FRED UNSWORTH
Ottawa, ON
E-Mail: fg_unsworth@rogers.com

LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
LOT D (BLOCK B),
PARTS OF LOTS 10, 11, 12, 13 & 14
AND ALL OF LOTS D, E, AND 9
(BLOCK J)
AND LORETTA AVE
REGISTERED PLAN 73
CITY OF OTTAWA
Surveyed by Stattec Geomatics Ltd.

SURVEYOR
Stattec Geomatics Ltd.
Ontario Land Surveyors
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (613) 722-4420
E-Mail: brian.webster@stattec.com

URBAN PLANNER
FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel: (613) 730-5709
E-Mail: beed@fotenn.com

LANDSCAPE ARCHITECT

CIVIL ENGINEER
Stattec Civil Ltd.
Civil Engineering
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (780) 917-8567
E-Mail: Alyssa.Gladish@stattec.com

PROJECT INFORMATION

EXISTING ZONING IG1 H(1)
PROPOSED ZONING MC
Zoning By-Law 2006-250

SITE AREA 6172 sq. m.
(66,433) sq. ft.

OPEN AREA 41.3%

BUILDING HEIGHT - VARIES 85M, 91M

PROJECT STATISTICS

BUILDING HEIGHT	BLDG. A	27 STOREY - 85 M
	BLDG. B	29 STOREY - 91 M
AMENITY AREA	6 m² PER UNIT (479 UNITS)	2,874 sq. m.

GROSS BUILDING - AREAS (27 STOREY BLDG.)
(CITY OF OTTAWA DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	367 sq. m. (3,950) sq. ft.
L2 FLOOR	1,138 sq. m. (12,249) sq. ft.
L3-6 FLOOR	4 x 1,086 sq. m. 4 x (11,679) sq. ft.
L7 FLOOR	277 sq. m. (2,982) sq. ft.
L8-27 FLOOR	29 x 562 sq. m. 29 x (6,046) sq. ft.
TOTAL AREA	17,362 sq. m. (186,877) sq. ft.

GROSS BUILDING - AREAS (29 STOREY BLDG.)
(CITY OF OTTAWA DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	N/A
L2-6 FLOOR	5 x 1,070 sq. m. 5 x (11,517) sq. ft.
L7 FLOOR	320 sq. m. (3,444) sq. ft.
L8-29 FLOOR	22 x 546 sq. m. 22 x (5,877) sq. ft.
MECHANICAL FLOORS	N/A
TOTAL AREA	17,682 sq. m. (190,323) sq. ft.

UNIT STATISTICS

STUDIO UNIT	48	10.0%
1 BEDROOM UNIT	131	27.3%
1 BEDROOM + STUDY UNIT	77	16.1%
2 BEDROOM UNIT	193	40.3%
3 BEDROOM UNIT	30	6.3%
TOTAL	479	

COMMERCIAL RETAIL Bldg A - 27 storey
0 sq. m.
(0) sq. ft.

COMMERCIAL RETAIL Bldg B - 29 storey
429 sq. m.
(4,615) sq. ft.

TOTAL AREA
429 sq. m.
(4,615) sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	-0.5 PER UNIT (479 UNITS)	234
VISITOR	(AFTER 12 UNITS, 10M FOR UG)	
	-0.1 PER DWELLING UNIT	30
	(AFTER 12 UNITS - MAX 30)	
COMMERCIAL RETAIL	-0 UNDER 500 sq.m PER UNIT	0
TOTAL		264

PROVIDED

2 LEVEL UNDER GROUND PARKING	124
SURFACE	0
TOTAL	124

BICYCLE PARKING

REQUIRED

RESIDENCE	-0.5 PER UNIT (479 UNITS)	240
COMMERCIAL RETAIL	-1.0 PER 250m² OF G.F.A.	2
TOTAL		242

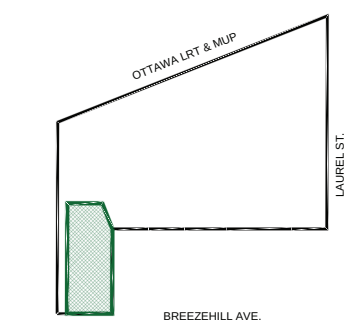
PROVIDED

EXTERIOR	7
INDOOR ON GROUND FLOOR	132
INDOOR ON P1 & P2 PARKING LEVELS	539
TOTAL	678

AMENITY AREA

PRIVATE AT GRADE	96 sq. m.
EXTERIOR COMMUNAL AT GRADE	2205 sq. m.
1st FLOOR LOBBIES	189 sq. m.
1st FLOOR COMMUNAL AMENITY	366 sq. m.
7th FLOOR COMMUNAL AMENITY	1385 sq. m.
PRIVATE BALCONIES	4312 sq. m.
TOTAL =	8553 sq. m.
TOTAL COMMUNAL =	4145 sq. m.
REQUIRED - 6.0M² PER UNIT (479) =	2,874 sq. m.
REQUIRED COMMUNAL @ 50% =	1,437 sq. m.

SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 1



FACILITY FIT PLAN KEY



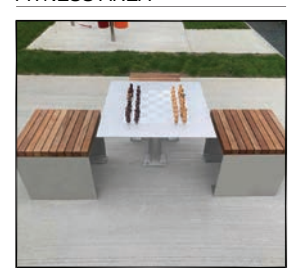
ACCESSIBLE SEATING



OUTDOOR GAMES AREA



FITNESS AREA



GATHERING SPACE



INTERSECTING LANDSCAPES

LEGEND

SURFACES

- ASPHALT PAVING
- CONCRETE PAVING
- INTERLOCK PAVING
- LOW IMPACT SURFACE
- GRASS SOD

VEGETATION

- CONIFEROUS TREE
- DECIDUOUS TREE
- CONIFEROUS SHRUB
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS

MISC.

- PROPERTY LINE
- FENCE LINE
- BERM OUTLINE
- WHEELCHAIR USER (1220 X 760)
- PARK SIGN
- ACC. PICNIC TABLE
- ACC.GAMES TABLE
- PARK BENCH
- PING PONG TABLE

SITE PLAN PARKLAND - ENLARGED FACILITY FIT PLAN OPTION 1



ACCESSIBLE SEATING



OUTDOOR GAMES AREA



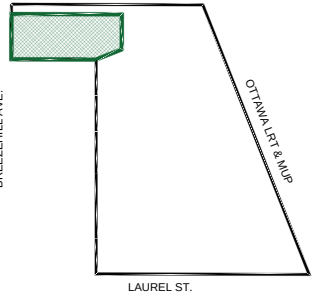
FITNESS AREA



GATHERING SPACE



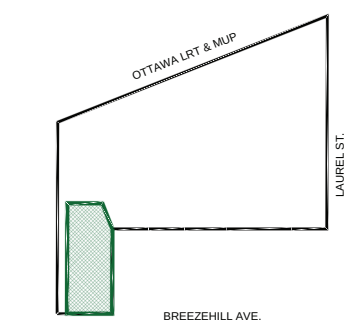
INTERSECTING LANDSCAPES



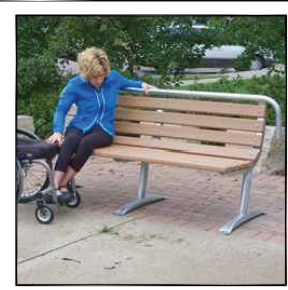
FACILITY FIT PLAN KEY



SITE PLAN PARKLAND FACILITY FIT PLAN OPTION 2



FACILITY FIT PLAN KEY



ACCESSIBLE SEATING



HALF COURT BASKETBALL



TREE & BERM LINE



GATHERING SPACE



INTERSECTING LANDSCAPES

LEGEND

SURFACES

- ASPHALT PAVING
- CONCRETE PAVING
- INTERLOCK PAVING
- LOW IMPACT SURFACE
- GRASS SOD

VEGETATION

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SITE PLAN PARKLAND- ENLARGED FACILITY FIT PLAN OPTION 2



ACCESSIBLE SEATING



HALF COURT BASKETBALL



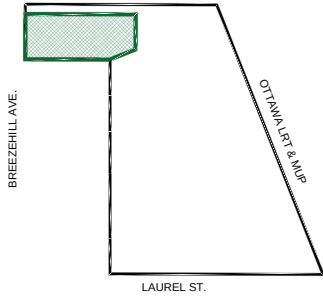
TREE & BERM LINE



GATHERING SPACE



INTERSECTING LANDSCAPES



FACILITY FIT PLAN KEY

