

Key Value	Keynote Text
1	DEPRESSED CURB
2	NEW PAINTED PARKING SPACE, LINES (YELLOW, HIGH CONTRAST)
3	NEW CONCRETE CURB
4	CONCRETE CURB
5	EXISTING PARKING SPACE TO BE DEMOLISHED
6	DEPRESSED CURB
7	HEAVY DUTY UNIT PAVING CROSSWALK

**SITE DATA**

**LEGAL DESCRIPTION:**  
BLOCK 12, PLAN 48446  
CITY OF OTTAWA

**CIVIL ADDRESS:**  
2280 CITY PARK DRIVE

**ZONING NOTES:**

OFFICIAL PLAN DESIGNATION: MIXED-USE CENTRE  
PHASE 2 CURRENT ZONING: TD2 (2350)  
ADJACENT ZONING: TD2 (2350)  
SOUTH - R2N, OIP (ACROSS HIGHWAY)  
WEST - TD2 (2007)  
NORTH - OMI (3407/0.6H/22), TD2 (2002)  
EAST - MC (1333/2.0H/48)

**SURVEY DATA**

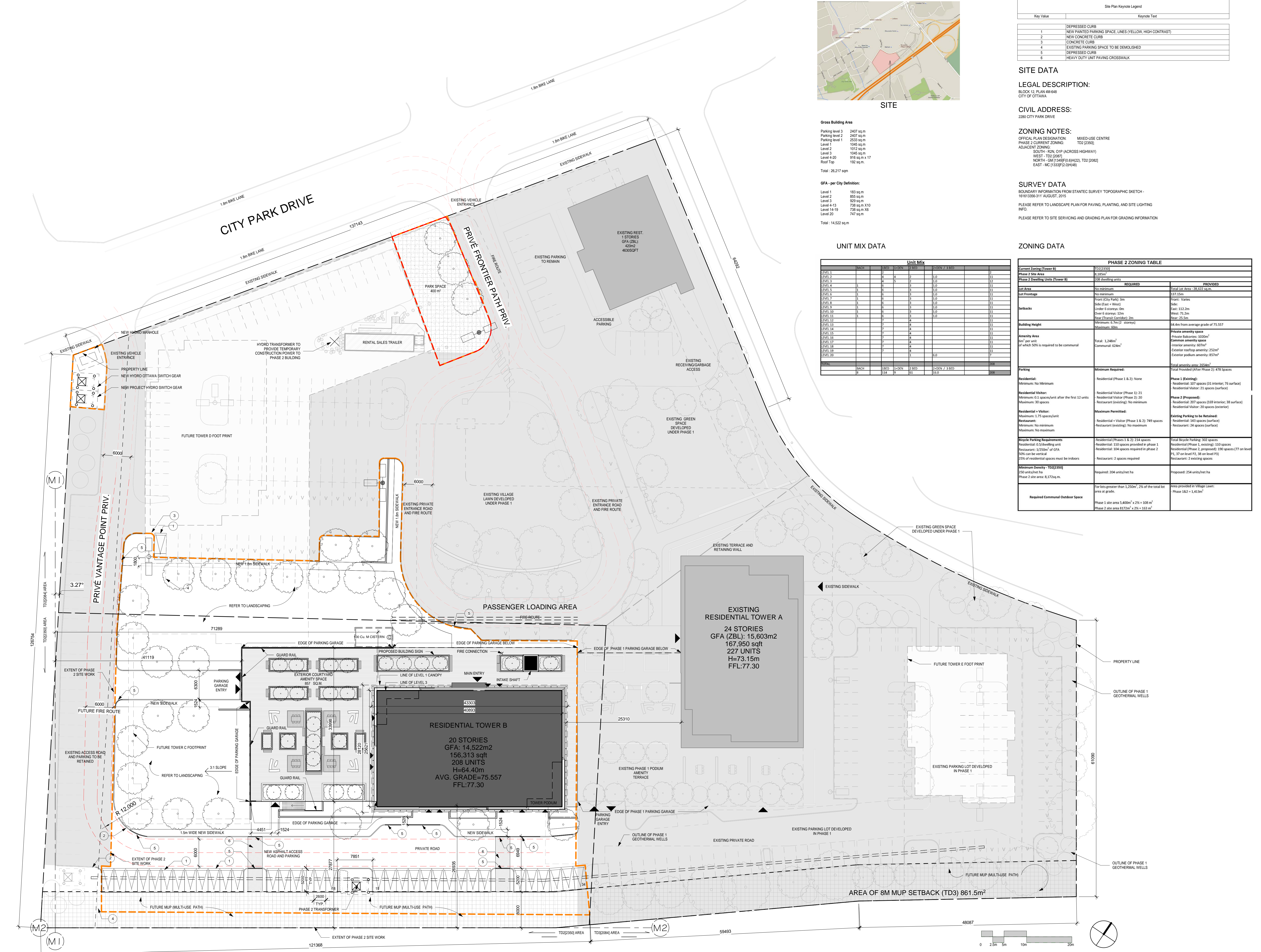
BOUNDARY INFORMATION FROM STANTEC SURVEY TOPOGRAPHIC SKETCH -  
161613356-311 AUGUST, 2015  
PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING, AND SITE LIGHTING  
INFO  
PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION

**ZONING DATA**

PHASE 2 ZONING TABLE	
Current Zoning (Tower B)	TD2(2350)
<b>Phase 2 Site Area:</b>	8,185m <sup>2</sup>
<b>Phase 2 Dwelling Units (Tower B)</b>	208 dwelling units
<b>Lot Area:</b>	No minimum
<b>Lot Frontage:</b>	107.55m
<b>Setbacks:</b>	Front (City Park): 3m Side (East - West): 3m Over 6 stories: 0m Rear (Transit Corridor): 2m
<b>Building Height:</b>	Minimum: 6.7m (2 stories) Maximum: 50m
<b>Amenity Area (sq. ft. per unit):</b>	Total: 1,248m <sup>2</sup> of which 50% is required to be communal
<b>Parking:</b>	Minimum Required: Residential: No Minimum Residential Visitor: Minimum: 0.2 spaces/unit after the first 12 units Maximum: 30 spaces Residential + Visitor: Maximum: 1.75 spaces/unit Restaurant: Minimum: No minimum Maximum: No maximum
<b>Bicycle Parking Requirements:</b>	Residential (Phase 1 & 2): 214 spaces Residential (Phase 1, existing): 110 spaces Residential (Phase 2, proposed): 100 spaces (77 on level P1, 23 on level P2, 38 on level P3) Restaurant: 2 spaces required
<b>Minimum Density - TD2(2350)</b>	250 units/net ha Phase 2 site area: 8,175sq.m.
<b>Required Communal Outdoor Space</b>	Phase 1 site area 5,400m <sup>2</sup> x 2% = 108m <sup>2</sup> Phase 2 site area 8,175m <sup>2</sup> x 2% = 163m <sup>2</sup>

**UNIT MIX DATA**

LEVEL	Unit Mix			
	1 BDR	1 BDR / 1 BATH	2 BDR	2 BDR / 2 BATH
LEVEL 1	1	1	1	1
LEVEL 2	4	4	2	1
LEVEL 3	4	4	2	1
LEVEL 4	4	4	2	1
LEVEL 5	1	1	1	1
LEVEL 6	1	1	1	1
LEVEL 7	1	1	1	1
LEVEL 8	1	1	1	1
LEVEL 9	1	1	1	1
LEVEL 10	1	1	1	1
LEVEL 11	1	1	1	1
LEVEL 12	1	1	1	1
LEVEL 13	1	1	1	1
LEVEL 14	1	1	1	1
LEVEL 15	1	1	1	1
LEVEL 16	1	1	1	1
LEVEL 17	1	1	1	1
LEVEL 18	1	1	1	1
LEVEL 19	1	1	1	1
LEVEL 20	1	1	1	1
TOTAL	180	180	90	45



**1 SITE PLAN**  
SCALE: 1 : 300

Note: All existing site information as per site survey plan dated September 18, 2015 and prepared by STANTEC GEOMATICS Ltd. Ref No. 161613356-310

no.	date	revision
1	18.11.2015	ISSUED FOR SITE PLAN APPLICATION REVISION 1
2	18.11.2015	ISSUED FOR EXCAVATION
3	18.10.2015	ISSUED FOR 40% REVIEW
4	18.08.2015	ISSUED FOR 33% REVIEW
5	18.07.2015	ISSUED FOR SITE PLAN APPLICATION

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the engineer.  
All contractors must comply with all.  
Do not scale drawings.  
This drawing may not be used for construction until signed.  
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**Hobin Architecture Incorporated**  
63 Pamela Street  
Ottawa, Ontario  
Canada K1S 3K7  
T: 613-238-7200  
F: 613-235-2025  
E: mail@hobinarc.com  
hobinarc.com

**RIOCAN - CITY PARK PHASE 2**  
2280 City Park Drive

**SITE PLAN**

TOWN: K.L.K.	DATE: 06/20/18	SCALE: As Indicated	PROJECT: 1750
DRAWING NO. A1.00			REVISION NO. F

17741