

SITE DATA

LEGAL DESCRIPTION:
BLOCK 12, PLAN 4M-648
CITY OF OTTAWA

CIVIL ADDRESS:
2280 CITY PARK DRIVE

ZONING NOTES:
OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA
CURRENT ZONING: TD3[2084]; TD2[2084]; MC[1349]F(1.1)H(22)
ADJACENT ZONING:
SOUTH - R2N, O1P (ACROSS HIGHWAY)
WEST - TD2[2087]
NORTH - GM[1349]F(0.6)H(22), TD2[2082]
EAST - MC[1333]F2.0 H(48)
SCHEDULE 1: AREA B

BOUNDARY INFORMATION FROM STANTEC SURVEY 'TOPOGRAPHIC SKETCH - 161613356-311' AUGUST 13, 2015

PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING, AND SITE LIGHTING INFO.
PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION

SCALE

0m 10 20 30 40

SCALE 1: 400

KEY

| | | | |
|--|--|--|------------------------------|
| | PROPOSED BUILDING | | EDGE OF SIDEWALK |
| | PROPOSED BUILDING BELOW GRADE | | EXISTING CURBS TO BE REMOVED |
| | EXISTING BUILDINGS TO REMAIN | | PROPOSED FENCE |
| | FUTURE PHASE | | RESIDENTIAL ENTRANCE |
| | PROPERTY LINE | | COMMERCIAL ENTRANCE |
| | SETBACK | | FIRE EXIT |
| | WORK AREA - PHASE I | | EXISTING FENCE |
| | FIRE ROUTE | | RAISED PLANTER |
| | EXISTING TREE TO BE REMOVED | | FIRE HYDRANT |
| | PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7 | | FIRE CONNECTION |
| | EXISTING DEPRESSED CURB | | TRAFFIC SIGNAL |
| | EXISTING UTILITY POLE | | PROPOSED WALL MOUNTED LIGHT |
| | | | PROPOSED RECESSED DOWN LIGHT |
| | | | PROPOSED LANDSCAPE LIGHT |

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 architect.

All contractors must comply with all pertinent codes and by-laws.

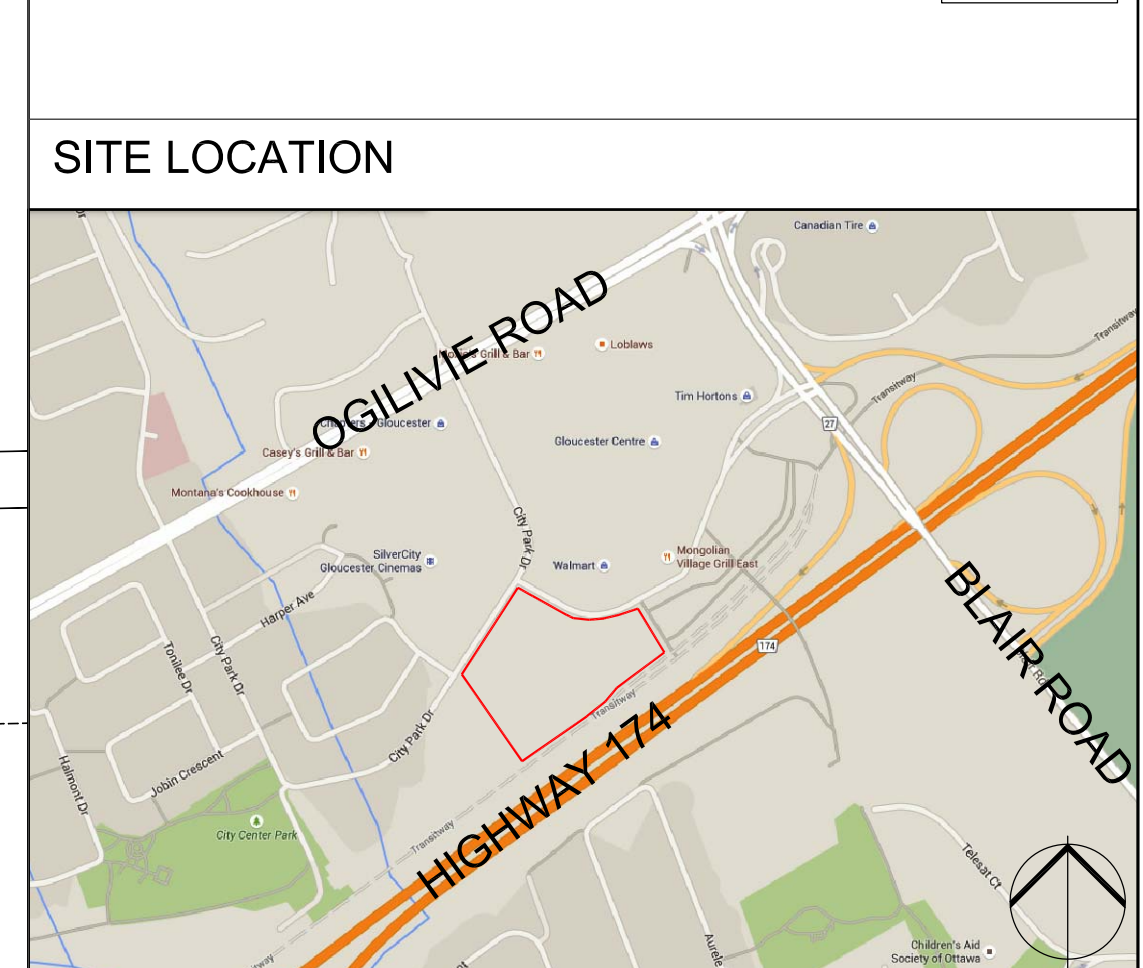
Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT STATS

| | REQ'D | PROPOSED |
|---|-------------|-----------|
| LOT AREA | No Min | 28726.4m² |
| LOT FRONTAGE (CITY PARK DRIVE) | NA | 137.15m |
| FRONT YARD SETBACK (CITY PARK) | 3.0m | > 3.0m |
| INTERIOR YARD SETBACK (EAST & WEST) | 0.0 / 12.0m | > 3.0m |
| REAR YARD SETBACK (LRT CORRIDOR) | 2.0m | > 2.0m |
| BUILDING HEIGHT | 90.0m | 90.0m |
| LANDSCAPE AREA | NA | 8618.0m² |
| LANDSCAPE PERCENTAGE | NA | 30.0% |
| RESIDENTIAL UNITS | | 774 |
| RESIDENTIAL GFA (ZBL) | | 65169.9m² |
| COMMERCIAL GFA (ZBL) | | 1620.0m² |
| PARKING (RESIDENTIAL 0.25/DU) | 194 | 395 |
| VISITOR PARKING (0.2/(DU-12), up to 300 DU) | 60 | 60 |
| COMMERCIAL PARKING | 23 | 23 |
| TOTAL PARKING | 277 | 478 |
| PASSENGER LOADING SPACE | 0 | 0 |
| BIKE PARKING (0.5 / DU) | 387 | 387 |
| AMENITY SPACE (PRIVATE + COMMUNAL) | 4644m² | >4644m² |



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| no. | date | revision |
|-----|----------|------------------------------|
| 06 | 15/11/26 | ISSUED FOR INFORMATION - SPA |
| 05 | 15/11/13 | ISSUED FOR COORDINATION |
| 04 | 15/11/10 | ISSUED FOR COORDINATION |
| 03 | 15/09/29 | ISSUED FOR INFORMATION |
| 02 | 15/09/09 | ISSUED FOR INFORMATION |
| 01 | 15/09/01 | ISSUED FOR INFORMATION |

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SCALES NOTED ON DRAWINGS ARE BASED ON FULL SIZE PLOTS OF 24" X 36" SHEET SIZE

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RIO CAN

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2280 CITY PARK DRIVE, OTTAWA

drawing title
LONG TERM VISION PLAN

| | | |
|-------------|-----------------|-------------------|
| drawn DV | date SEPT 2015 | scale 1:400 |
| north arrow | project 0015.23 | drawing no. A1.01 |
| | | revision no. |