

**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**

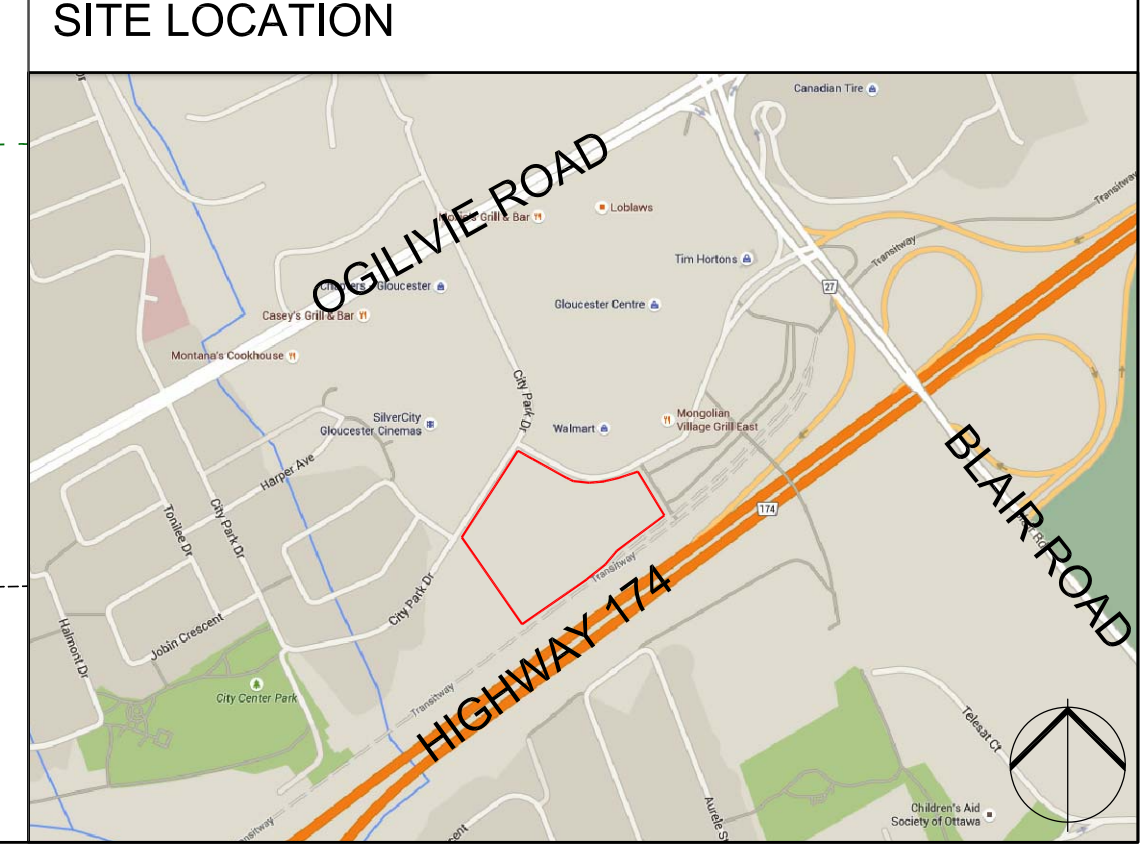
0m 10 20 30 40  
SCALE 1 : 400

**KEY**

- PROPOSED BUILDING
- PROPOSED BUILDING BELOW GRADE
- EXISTING BUILDINGS TO REMAIN
- FUTURE PHASE
- PROPERTY LINE
- SETBACK
- WORK AREA - PHASE I
- FIRE ROUTE
- EXISTING TREE TO BE REMOVED
- PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-1
- EXISTING DEPRESSED CURB
- EXISTING UTILITY POLE
- EDGE OF SIDEWALK
- EXISTING CURBS TO BE REMOVED
- PROPOSED FENCE
- RESIDENTIAL ENTRANCE
- COMMERCIAL ENTRANCE
- FIRE EXIT
- EXISTING FENCE
- RAISED PLANTER
- FIRE HYDRANT
- FIRE CONNECTION
- TRAFFIC SIGNAL
- PROPOSED WALL MOUNTED LIGHT
- PROPOSED RECESSED DOWN LIGHT
- FRPPD LANDSCAPE LIGHT

**PROJECT STATS**

	REQ'D	PROPOSED
LOT AREA	No Min	28726.4m <sup>2</sup>
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	8750.0m <sup>2</sup>
LANDSCAPE PERCENTAGE	NA	30.4%
RESIDENTIAL UNITS		308
RESIDENTIAL GFA (ZBL)		25904m <sup>2</sup>
COMMERCIAL GFA (ZBL)		3538.0m
PARKING (RESIDENTIAL 0.25/DU)	77	189
VISITOR PARKING (0.2/DU-12), up to 300 DU)	60	60
COMMERCIAL PARKING	23	150
TOTAL PARKING	160	399
PASSENGER LOADING SPACE	0	0
BIKE PARKING (0.5 / DU)	387	154
AMENITY SPACE (PRIVATE + COMMUNAL)	1848m <sup>2</sup>	>1848m <sup>2</sup>



**Owner**  
RIOCAN REIT  
2300 Yonge St. Suite 500, Toronto  
(416) 847-8001  
Attn: Stuart Craig

**Architect/Agent**  
BARRY J. HOBIN & ASSOC. ARCHITECTS INC.  
63 Pamela Street, Ottawa  
(613) 238-7200  
Attn: Doug van den Ham

**Geotechnical**  
GOLDER ASSOCIATES LTD  
1931 Robertson Road, Ottawa  
(613) 592-9600  
Attn:

**Landscape**  
FOTENI CONSULTING  
223 McLeod Street, Ottawa  
(613) 730-8709  
Attn: Erin Pietersma

**Civil**  
IBI GROUP  
400-333 Preston Street, Ottawa  
(613) 225-1311  
Attn: Terry Brule

**Structural**  
CUNLIFFE & ASSOCIATES  
1737 Woodward Dr. Suite 102  
(613) 729-7242  
Attn: Rick Cunliffe

**Mechanical/Electrical COMPANY**  
Address  
(xxx) xxx-xxxx  
Attn: Name Name

**Surveyor**  
STANTEC GEOMATICS  
1531 Clyde Ave Unit 400, Ottawa  
(613) 722-4420  
Attn:

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

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.

Copyright reserved.

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

ONTARIO ASSOCIATION OF ARCHITECTS

**BARRY J. HOBIN & ASSOCIATES ARCHITECTS INCORPORATED**

63 PAMILLA STREET  
OTTAWA, ONT. K1S 8K7

613-238-7200 Fax: 613-235-2005  
Email: mail@hobinarc.com www.HOBINARC.COM

**RIOCAN**

**CITY PARK REDEVELOPMENT PHASE 1**  
2280 CITY PARK DRIVE, OTTAWA

drawing title  
**SITEPLAN PHASE 1**

drawn DV	date SEPT 2015	scale 1:400
north arrow	project 0015.23	drawing no. A1.00
		revision no.