

Key Value	Keynote Text
1	NEW PAINTED PARKING SPACE LINES (YELLOW, HIGH CONTRAST)
2	NEW CONCRETE CURB
3	CONCRETE CURB
4	EXISTING PARKING SPACE TO BE DEMOLISHED
5	DEPRESSED CURB

**SITE DATA**

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

**CIVIL ADDRESS:**  
2280 CITY PARK DRIVE

**ZONING NOTES:**  
OFFICIAL PLAN DESIGNATION: MIXED-USE CENTRE  
PHASE 2 CURRENT ZONING: TD [2350];  
ADJACENT ZONING:  
SOUTH - R2N, O1P (ACROSS HIGHWAY)  
WEST - TD [2087]  
NORTH - GM [1349]F(0.6)H(22), TD2 [2082]  
EAST - MC [1333]F(2.0)H(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]	
Phase 2 Site Area	8,185m <sup>2</sup>	
Phase 2 Dwelling Units (Tower B)	208 dwelling units	
Lot Area	No minimum	Total lot area: 26,022 sq.m
Lot Frontage	No minimum	137.55m
Setbacks	Front (City Park): 3m Side (East - West): Under 6 stories: 0m Over 6 stories: 3.2m Rear (Transit Corridor): 2m	Front: Varies Side: 112.2m West: 71.2m Rear: 25.5m
Building Height	Minimum: 6.7m (2' storey) Maximum: 60m	34.4m from average grade of 75.557
Amenity Area (sq. ft. per unit of which 50% is required to be communal)	Total: 1,248m <sup>2</sup> Communal: 624m <sup>2</sup>	Private amenity space: Private balconies: 1020m <sup>2</sup> Common amenity space: Interior amenity: 607m <sup>2</sup> Exterior rooftop amenity: 232m <sup>2</sup> Exterior podium amenity: 837m <sup>2</sup> Total amenity area: 2054m <sup>2</sup>
Parking	Minimum Required: Residential (Phase 1 & 2): None Residential Visitor: Minimum: 0.2 spaces/unit after the first 12 units Maximum: 30 spaces Residential + Visitor: Maximum: 1.75 spaces/unit Residential: Minimum: No minimum Maximum: No maximum Bicycle Parking Requirements: Residential: 0.2 spaces/unit Restaurant: 1/250m <sup>2</sup> of GFA 20% of residential spaces must be indoors Minimum Density - TD2[2350] 250 units/net ha Phase 2 site area: 8,175sq.m.	Total Provided (After Phase 2): 478 Spaces Phase 1 (Existing): - Residential: 107 spaces (11 interior, 76 surface) - Residential Visitor: 73 spaces (surface) Phase 2 (Proposed): - Residential: 207 spaces (169 interior, 38 surface) - Residential Visitor: 20 spaces (exterior) Existing Parking to be Retained: - Residential: 143 spaces (surface) - Restaurant: 24 spaces (surface) Total Bicycle Parking: 302 spaces Residential (Phase 1, existing): 110 spaces Residential (Phase 2, proposed): 190 spaces (77 on level P1, 17 on level P2, 38 on level P3) Restaurant: 2 existing spaces Required: 204 units/net ha Proposed: 254 units/net ha Area provided in Village Law: - Phase 1: 1.41ha
Required Communal Outdoor Space	For lots greater than 1,250m <sup>2</sup> , 2% of the total lot area of grade. 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>	

**Gross Building Area**

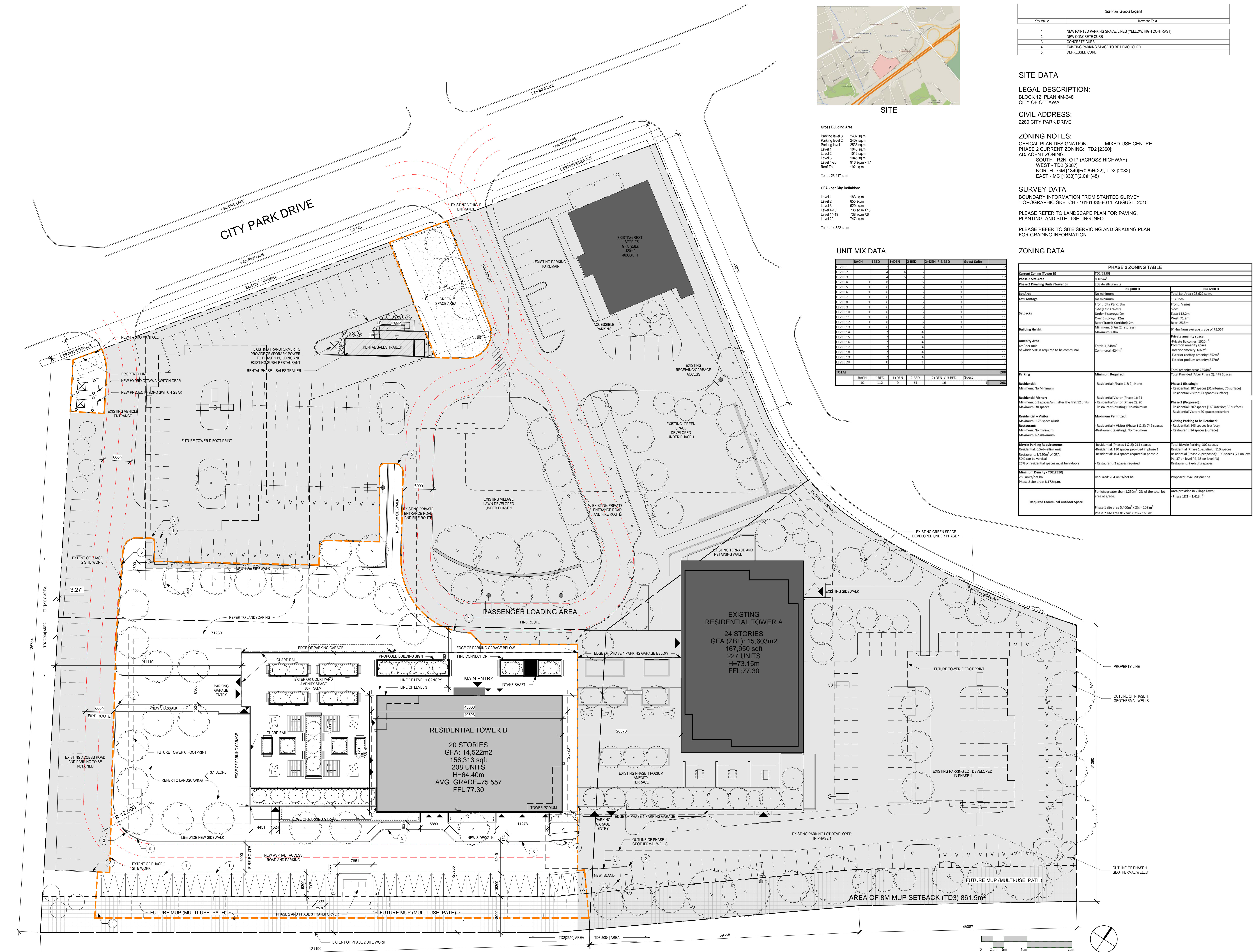
Parking level 3	2407 sq.m
Parking level 2	2407 sq.m
Parking level 1	2533 sq.m
Level 1	1045 sq.m
Level 2	1012 sq.m
Level 3	1045 sq.m
Level 4-20	916 sq.m x 17
Roof Top	192 sq.m
<b>Total:</b>	<b>26,217 sq.m</b>

**GFA - per City Definition:**

Level 1	183 sq.m
Level 2	855 sq.m
Level 3	925 sq.m
Level 4-13	738 sq.m x 10
Level 14-19	738 sq.m x 6
Level 20	747 sq.m
<b>Total:</b>	<b>14,522 sq.m</b>

**UNIT MIX DATA**

LEVEL	BACH	1 BED	1+DEN	2 BED	2+DEN / 3 BED	Guest Suite	Count
LEVEL 1	0	0	4	4	3	0	11
LEVEL 2	0	0	4	5	3	0	12
LEVEL 3	0	0	4	5	3	0	12
LEVEL 4	0	0	4	5	3	0	12
LEVEL 5	0	0	4	5	3	0	12
LEVEL 6	0	0	4	5	3	0	12
LEVEL 7	0	0	4	5	3	0	12
LEVEL 8	0	0	4	5	3	0	12
LEVEL 9	0	0	4	5	3	0	12
LEVEL 10	0	0	4	5	3	0	12
LEVEL 11	0	0	4	5	3	0	12
LEVEL 12	0	0	4	5	3	0	12
LEVEL 13	0	0	4	5	3	0	12
LEVEL 14	0	0	4	5	3	0	12
LEVEL 15	0	0	4	5	3	0	12
LEVEL 16	0	0	4	5	3	0	12
LEVEL 17	0	0	4	5	3	0	12
LEVEL 18	0	0	4	5	3	0	12
LEVEL 19	0	0	4	5	3	0	12
LEVEL 20	0	0	4	5	3	0	12
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>45</b>	<b>30</b>	<b>0</b>	<b>208</b>



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

Note: all existing site information as per site survey plan dated September 16, 2015 and prepared by STANTEC GEOMATICS Ltd. Ref No. 161613356-310

1.18.08.07 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 applicable codes and regulations.  
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**PROJECT:**  
RIOCAN - CITY PARK PHASE 2  
2280 City Park Drive

**DRAWING TITLE:**  
SITE PLAN

DATE: 06/20/18  
SCALE: As Indicated  
PROJECT: 1759  
DRAWING NO.: A1.00  
REVISION NO.: A