



DRAFT PLAN OF PHASED CONDOMINIUM OF PART OF LOT 17
CONCESSION 5 (RIDEAU FRONT)
CITY OF OTTAWA J.D. BARNES LIMITED © COPYRIGHT 2020

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

ADDITIONAL INFORMATION REQUIRED UNDER

SECTION 51 (17) OF THE PLANNING ACT. FOR A,B,C,E,F,G, AND J SEE DRAFT PLAN AND KEY PLAN

EACH UNIT IS SINGLE RESIDENTIAL, THE OWNER OF WHICH HAS OUTRIGHT OWNERSHIP. CERTAIN UNITS SHALL HAVE THE EXCLUSIVE USE OF PORTIONS OF THE COMMON

H MUNICIPAL WATER IS AVAILABLE ON ADJACENT STREETS

K MUNICIPAL STORM AND SANITARY SEWERS ARE AVAILABLE ON ADJACENT STREETS.

L ALL EASEMENTS AFFECTING THE SUBJECT SITE ARE SHOWN ON THE FACE OF THIS PLAN.

DEVELOPMENT STATISTICS

TOTAL NUMBER OF RESIDENTIAL UNITS = 112 STACKED TOWNHOUSES TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 1 = 20 STACKED TOWNHOUSES TOTAL NUMBER OF RESIDENTIAL UNITS IN  $\overline{PHASE 2} = 16$  STACKED TOWNHOUSES TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 3 = 40 STACKED TOWNHOUSES

TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 4 = 16 STACKED TOWNHOUSES TOTAL NUMBER OF RESIDENTIAL UNITS IN PHASE 5 = 20 STACKED TOWNHOUSES SITE AREA = 12342.74 sq.m. (1.23 ha.) (PHASE 1 TO 5, INCLUSIVE)

BUILDING COVERAGE = 3282.0 sq.m. (PHASE 1 TO 5, INCLUSIVE) BUILDING HEIGHT = 3 STOREYS (12.0m)

RESIDENT PARKING UNITS = 20 VISITOR PARKING SPACES = 4 ELECTRIC VEHICLE PARKING = 2 VISITOR BICYCLE RACKS = 0 BICYCLE STORAGE UNITS = 36

RESIDENT PARKING UNITS = 16 VISITOR PARKING SPACES = 0 VISITOR BICYCLE RACKS = 0 RESIDENT PARKING UNITS = 40

VISITOR BICYCLE RACKS = 4 RESIDENT PARKING UNITS = 16 VISITOR PARKING SPACES = 2

VISITOR BICYCLE RACKS = 8

RESIDENT PARKING UNITS = 20

VISITOR PARKING SPACES = 5 VISITOR BICYCLE RACKS = 10

PLAN 4R-22721
G.C. McROSTIE, O.L.S.
C.D. COPELAND, O.L.S.
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
MINISTRY OF TRANSPORTATION OF ONTARIO

EV DENOTES ELECTRIC VEHICLE PARKING N=NORTH S=SOUTH E=EAST W=WEST ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE DEVELOPED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

> PRELIMINARY GEORGE ZERVOS ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE SUBMISSION OF THIS PLAN FOR APPROVAL. GLENVIEW HOMES (BANK) LTD.

ZONING: PROPOSED GENERAL MIXED USE



NOT TO SCALÉ

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