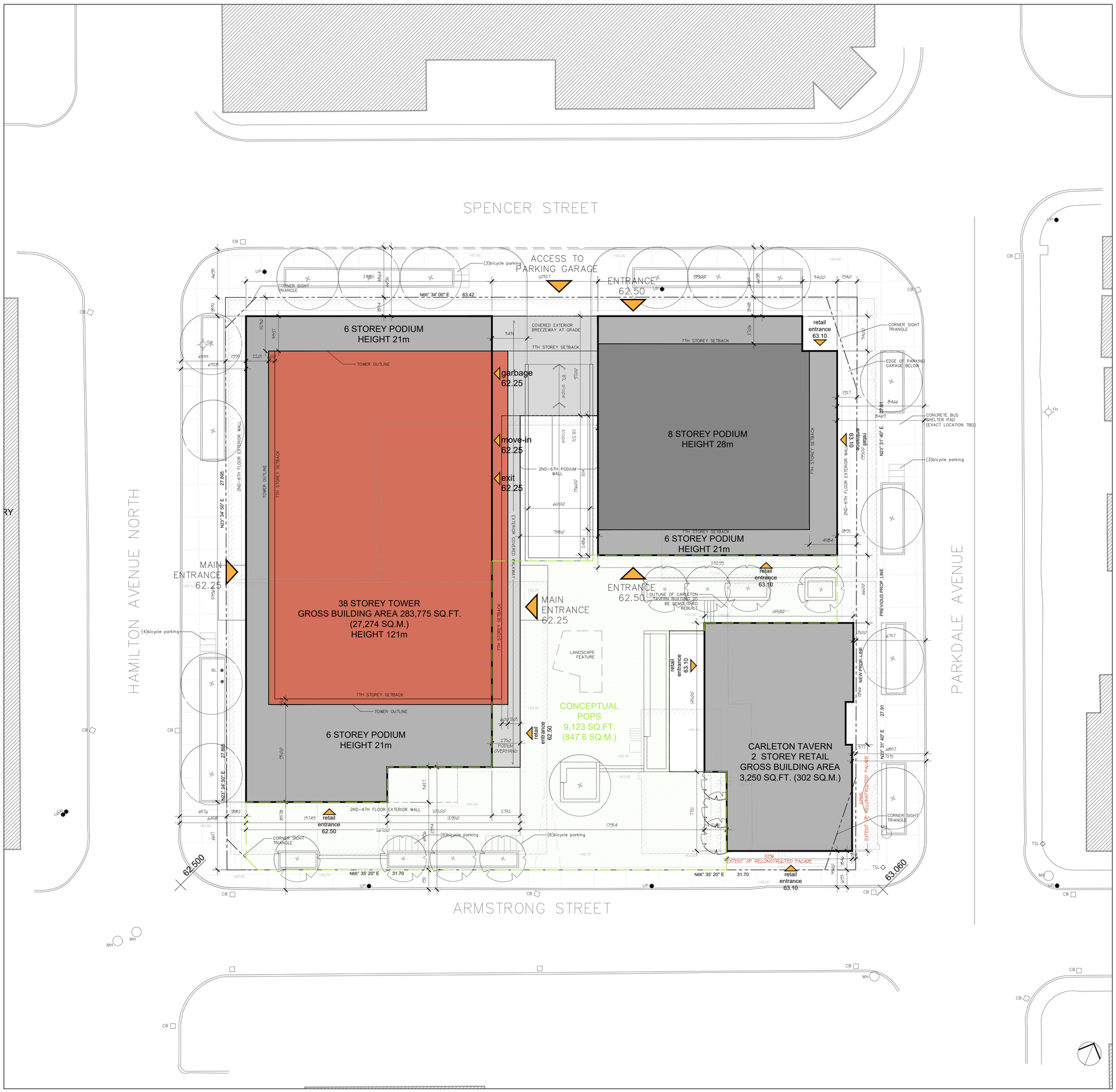

SITE LOCATION PLAN:

ZONING NOTES

CURRENT ZONING: MC4 [2065] F(6.0) S355-h & LB [124] F(2.0) H(19.5)

LOT AREA: 5598 m²

DEVELOPMENT STATS

	PROPOSED
LOT WIDTH	61.54m
LOT DEPTH	99.7m
UNITS	
TOTAL UNITS	465
PARKDALE SETBACK	VARIES MINIMUM 0.5m
ARMSTRONG SETBACK	VARIES MINIMUM 1.8m
HAMILTON SETBACK	1.8m
SPENCER SETBACK	1.8m
BUILDING HEIGHTS	
6 storey podium	21 m
38 STOREY TOWER	+/-121 m
BUILDING AREA	
RESIDENTIAL NET/GFA	+/-27374 sqm (294575 sq.ft.)
COMMERCIAL (GROUND FLOOR) NET/GFA	+/-924.24 sqm (9,949 sq.ft.)
RESTAURANT NET/GFA	+/-302 sqm (3,252 sq.ft.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JANUARY 16, 2024 AND PREPARED BY STANTEC GEOMATICS LTD

UNIT RATIOS

	PROPOSED	
TOTAL UNIT COUNT		465
STUDIOS	71	15%
1 BEDROOM	256	55%
2 BEDROOM	133	29%
3 BEDROOM	5	1%

AMENITY SPACE REQUIREMENTS: 6 m² REQUIRED PER UNIT
(927 X 6 SQ.M. = 5562 SQ.M. REQUIRED TO BE AMENITY SPACE)
(1581 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE

TOTAL AMENITY AREA	+/-5,765.82 sqm
TOTAL PRIVATE AMENITY	+/-2870.23 sqm
TOTAL COMMUNAL AMENITY	6703.3 + 225 (GROUND LEVEL LOBBY/LOUNGE) = +/- 6928.3 sqm
POPS AREA	+/-847.6 sqm

VEHICLE PARKING

RESIDENTIAL
REQUIRED: 0 PROVIDED: 278 (0.60/unit)
VISITOR
REQUIRED: 50 PROVIDED: 50 (0.08/unit)
COMMERCIAL
REQUIRED: 0 PROVIDED: 0

BICYCLE PARKING

REQUIRED: 1.0x465 = 465
PROVIDED: 465
LOCATION: UNDERGROUND PARKING GARAGE AND GROUND FLOOR (INTERIOR)

EXTERIOR (COMMERCIAL/VISITOR) = 22

0 5 10 15 20

LEGEND:

- EXISTING BUILDING
- FIRE ROUTE
- MH EXISTING MAN HOLE
- TSP EXISTING TRAFFIC LIGHT
- FH CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS — EXISTING FIRE HYDRANT
- BIKE PARKING SPACE
- BL EXISTING BOLLARD
- TSL EXISTING TRAFFIC SIGNAL LIGHT
- UP EXISTING UTILITY POLE
- CB EXISTING CATCH BASIN
- CB PROPOSED CATCH BASIN
- AS SIGNAGE FOR ACCESSIBLE PARKING SPACE
- FRS SIGNAGE FOR FIRE ROUTE ACCESS
- 5 EXISTING SIGN
- EXISTING LIGHT POLE
- NEW LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT
- SL EXISTING STREET LIGHTING BOX
- TB EXISTING TRAFFIC SIGNAL BOX

TAGGART REALTY MANAGEMENT

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no.	date	revision
2	26-01-09	ISSUED FOR ZBA+DBA
1	24-12-03	ISSUED FOR PRECONSULTATION

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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HOBIN ARCHITECTURE

PROJECT/LOCATION:
340 PARKDALE
OTTAWA ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
HL	26-01-09	1:150

PROJECT: 2409

DRAWING NO.: A100

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS — PATRICK J. HOBIN — LICENCE 3049

None
2409