

- SITE PLAN SYMBOLS LEGEND**
- | | | | |
|--|------------------------------|--|--------------------------------------|
| | BUILDING ENTRANCE | | FIRE DEPARTMENT CONNECTION |
| | BUILDING EXIT | | FIRE HYDRANT |
| | BICYCLE PARKING | | NEW STREET LIGHT |
| | PROPERTY LINE | | STREET LIGHT TO BE REMOVED |
| | SETBACK LINE | | EXISTING STREET LIGHT TO REMAIN |
| | OVERHEAD WIRES | | EXISTING UTILITY POLE TO REMAIN |
| | INTERLOCKING STONE PAVERS | | UTILITY POLE TO BE REMOVED/RELOCATED |
| | EXISTING TRAFFIC SIGNAL POST | | EXISTING ELEVATION |



2 LOCATION PLAN
SP-01 SCALE: NTS

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PLAN OF SURVEY OF
PART OF LOT 40
CONCESSION A (OTTAWA FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

SURVEY INFO
SCALE: 1 : 100

SITE PLAN NOTES

- S1 RAISED PLANTER
S2 EXISTING STRUCTURE TO BE DEMOLISHED
S3 CONCRETE SIDEWALK
S4 SOFT LANDSCAPING
S5 DEPRESSION CURB
S6 CURB TRANSITION
S7 HARD LANDSCAPING
S8 LINE OF UNDERGROUND STRUCTURE BELOW
S9 EXISTING STONE RETAINING WALL

3	ISSUED FOR ZBLA	2024-10-18
2	ISSUED FOR COORDINATION	2024-08-09
1	ISSUED FOR CITY REVIEW	2024-04-29

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2318	NOTED	BH	JH

SITE PLAN

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
FOTENN
396 COOPER STREET, SUITE 300
OTTAWA, ON K2P 2H7

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 200

UNIT COUNT																														
NAME	TOTAL COUNT	PERCENTAGE	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	LVL 10	LVL 11	LVL 12	LVL 13	LVL 14	LVL 15	LVL 16	LVL 17	LVL 18	LVL 19	LVL 20	LVL 21	LVL 22	LVL 23	LVL 24	LVL 25	LVL 26	LVL 27	LVL 28
1-BED	189	58%	4	7	7	7	7	7	3	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
1-BED + DEN	8	2%	0	2	2	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2-BED	96	29%	1	6	6	6	6	6	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
2-BED + DEN	8	2%	3	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3-BED	21	6%	0	0	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
STUDIO	5	2%	0	1	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	326	100%	8	17	17	17	16	16	5	10	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11

GROSS FLOOR AREA		
LEVEL	AREA	AREA (SF)
Not Placed	0.00 m²	0 SF
LEVEL P2	22.15 m²	238 SF
LEVEL 1	713.85 m²	7684 SF
LEVEL 2	1238.06 m²	13326 SF
LEVEL 3	1238.06 m²	13326 SF
LEVEL 4	1238.06 m²	13326 SF
LEVEL 5	1170.51 m²	12599 SF
LEVEL 6	1170.51 m²	12599 SF
LEVEL 7	729.42 m²	7851 SF
LEVEL 8	745.99 m²	8030 SF
LEVEL 9	745.99 m²	8030 SF
LEVEL 10	745.99 m²	8030 SF
LEVEL 11	745.99 m²	8030 SF
LEVEL 12	745.99 m²	8030 SF
LEVEL 13	745.99 m²	8030 SF
LEVEL 14	745.99 m²	8030 SF
LEVEL 15	745.99 m²	8030 SF
LEVEL 16	745.99 m²	8030 SF
LEVEL 17	745.99 m²	8030 SF
LEVEL 18	745.99 m²	8030 SF
LEVEL 19	745.99 m²	8030 SF
LEVEL 20	745.99 m²	8030 SF
LEVEL 21	745.99 m²	8030 SF
LEVEL 22	745.99 m²	8030 SF
LEVEL 23	745.99 m²	8030 SF
LEVEL 24	745.99 m²	8030 SF
LEVEL 25	745.99 m²	8030 SF
LEVEL 26	745.99 m²	8030 SF
LEVEL 27	745.99 m²	8030 SF
LEVEL 28	745.99 m²	8030 SF
PENTHOUSE	281.22 m²	2812 SF
TOTAL	23447.51 m²	252387 SF

RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 1	567.95 m²	6113 SF
LEVEL 2	1083.77 m²	11666 SF
LEVEL 3	1083.77 m²	11666 SF
LEVEL 4	1083.77 m²	11666 SF
LEVEL 5	1018.36 m²	10962 SF
LEVEL 6	1018.36 m²	10962 SF
LEVEL 7	279.13 m²	3004 SF
LEVEL 8	575.07 m²	6190 SF
LEVEL 9	649.89 m²	6995 SF
LEVEL 10	649.89 m²	6995 SF
LEVEL 11	649.89 m²	6995 SF
LEVEL 12	649.89 m²	6995 SF
LEVEL 13	649.89 m²	6995 SF
LEVEL 14	649.89 m²	6995 SF
LEVEL 15	649.89 m²	6995 SF
LEVEL 16	649.89 m²	6995 SF
LEVEL 17	649.89 m²	6995 SF
LEVEL 18	649.89 m²	6995 SF
LEVEL 19	649.89 m²	6995 SF
LEVEL 20	649.89 m²	6995 SF
LEVEL 21	649.89 m²	6995 SF
LEVEL 22	649.89 m²	6995 SF
LEVEL 23	649.89 m²	6995 SF
LEVEL 24	649.89 m²	6995 SF
LEVEL 25	649.89 m²	6995 SF
LEVEL 26	649.89 m²	6995 SF
LEVEL 27	649.89 m²	6995 SF
LEVEL 28	649.89 m²	6995 SF
TOTAL	19707.95 m²	212135 SF

AMENITY SCH. (PRIVATE)		
LEVEL	AREA	AREA (SF)
Not Placed	0.00 m²	0 SF
LEVEL 1	65.87 m²	709 SF
LEVEL 2	87.91 m²	946 SF
LEVEL 3	87.91 m²	946 SF
LEVEL 4	87.91 m²	946 SF
LEVEL 5	143.26 m²	1542 SF
LEVEL 6	86.78 m²	934 SF
LEVEL 7	47.72 m²	514 SF
LEVEL 8	13.70 m²	147 SF
LEVEL 9	24.95 m²	269 SF
LEVEL 10	25.75 m²	277 SF
LEVEL 11	24.95 m²	269 SF
LEVEL 12	25.75 m²	277 SF
LEVEL 13	24.95 m²	269 SF
LEVEL 14	25.75 m²	277 SF
LEVEL 15	24.95 m²	269 SF
LEVEL 16	25.75 m²	277 SF
LEVEL 17	24.95 m²	269 SF
LEVEL 18	25.75 m²	277 SF
LEVEL 19	24.95 m²	269 SF
LEVEL 20	25.75 m²	277 SF
LEVEL 21	24.95 m²	269 SF
LEVEL 22	25.75 m²	277 SF
LEVEL 23	24.95 m²	269 SF
LEVEL 24	25.75 m²	277 SF
LEVEL 25	24.95 m²	269 SF
LEVEL 26	25.75 m²	277 SF
LEVEL 27	24.95 m²	269 SF
LEVEL 28	25.75 m²	277 SF
TOTAL	1128.06 m²	12142 SF

AMENITY SCH. (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL P2	BIKE REPAIR ROOM	22.15 m²	238 SF
LEVEL 1	LVL 1 AMENITY ROOM	78.87 m²	849 SF
LEVEL 1	W.C. (AMENITY)	9.44 m²	102 SF
LEVEL 1	AMENITY AREA	49.20 m²	530 SF
LEVEL 1	OUTDOOR AMENITY AREA	69.25 m²	745 SF
LEVEL 1	DOG WASH	8.38 m²	90 SF
LEVEL 7	LVL 7 AMENITY ROOM	131.19 m²	1412 SF
LEVEL 7	LVL 7 AMENITY TERRACE	273.87 m²	2946 SF
LEVEL 7	LVL 7 AMENITY ROOM 2	58.78 m²	633 SF
LEVEL 7	GUEST SUITE	38.76 m²	417 SF
LEVEL 7	GUEST SUITE	36.71 m²	395 SF
LEVEL 7	GUEST SUITE	37.11 m²	399 SF
LEVEL 7	LVL 7 AMENITY TERRACE 2	49.75 m²	535 SF
LEVEL 7	GUEST BALCONIES	30.86 m²	332 SF
LEVEL 8	LVL 8 AMENITY ROOM	61.30 m²	660 SF
LEVEL 8	LVL 8 AMENITY TERRACE	35.98 m²	387 SF
TOTAL		991.61 m²	10674 SF

PARKING SCH. (VEHICLE)	
LEVEL	COUNT
LEVEL P1	33
LEVEL P2	29
LEVEL P3	32
TOTAL	94

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P2	302
TOTAL	302

Site Statistics		
Current Zoning Designation:	RSQ [2683] S429 - Residential Fifth Density Zone	
Lot Width:	104.3m	
Total Lot Area:	2650.9m²	
Average Existing Grade:	76.600	
Gross Floor Area:	23447m²	
Building Area:	1273m²	
Floor Space Index:	8.2	
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units	326 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 164A	18m	40m
Minimum Lot Area Table 164A	450m²	2850.9m²
Min. Front Yard Setback Table 164A	3m	4.075m
Min. Corner Side Yard Setback Table 164A	3m	2.3m
Min. Interior Side Yard Setback Table 164A	If located within 21m of the front lot line: 1.5m If located further than 21m from the front lot line: 6m	2.3m from level 1 up to level 7
Min. Rear Yard Setback Table 164A	25% of the lot depth but need not exceed 7.5 metres	0.9m below Level 1 2.8m above Level 1
Maximum Building Height S. Schedule 429	9 storeys (29m)	28 storeys (86.85m)
Minimum Landscaped Area S. 163 (f)	855.3m² Min. 30% of Lot Area	970.3m² (34%)
Permitted Projections into Required Yards Table 65 (b)(c)	Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.	Max 2m, minimum 1m from lot line
Parking Space Rates 101 (Sch. 1A - Area X)	141 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 314 units - Table 101(R12)(ii) - 10% Section 101(6)	63 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	31 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 314 units - Table 102	31 Spaces
Bicycle Parking Rates Table 111A (Sch. 1 - Area B)	163 Spaces 0.5 spaces / unit for 326 units[111A)(b)(i)]	302 Spaces
Bicycle Parking Access S. 111 (g)	Minimum Aisle Width: 1.5m	1.5m
Bicycle Parking Space Dimensions Table 111B & S. 111(8B)	Length: 1.8m Width (Stacked): 0.37m (S. 111.8B)	Length: 1.8m Width: 0.37m
Total Amenity Area Table 137(4)(i)	1956m² 6m² / unit for 326 units	2120m²
Communal Amenity Area Table 137(4)(ii)	978m² Min. 50% of Total Amenity Area	992m²

2

SP-02

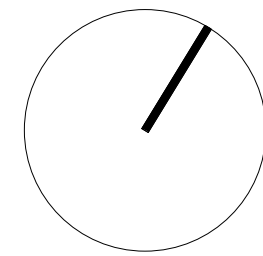
SITE & PROJECT STATISTICS

SCALE: 1 : 1

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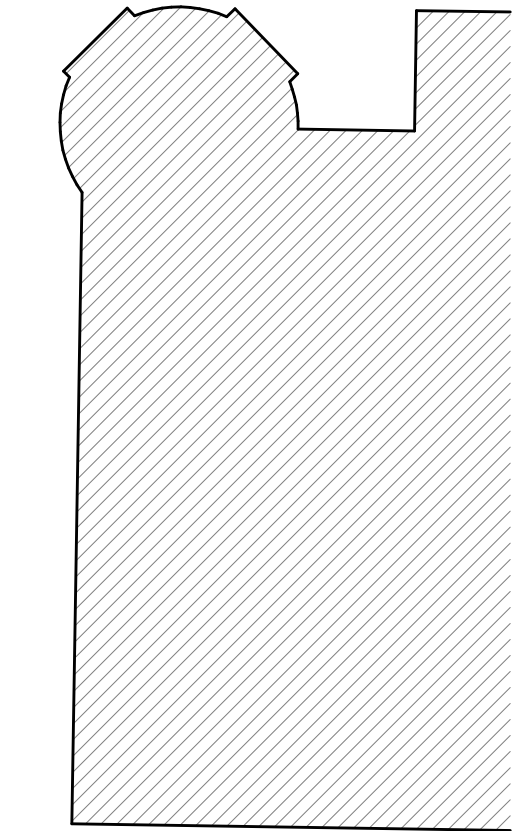
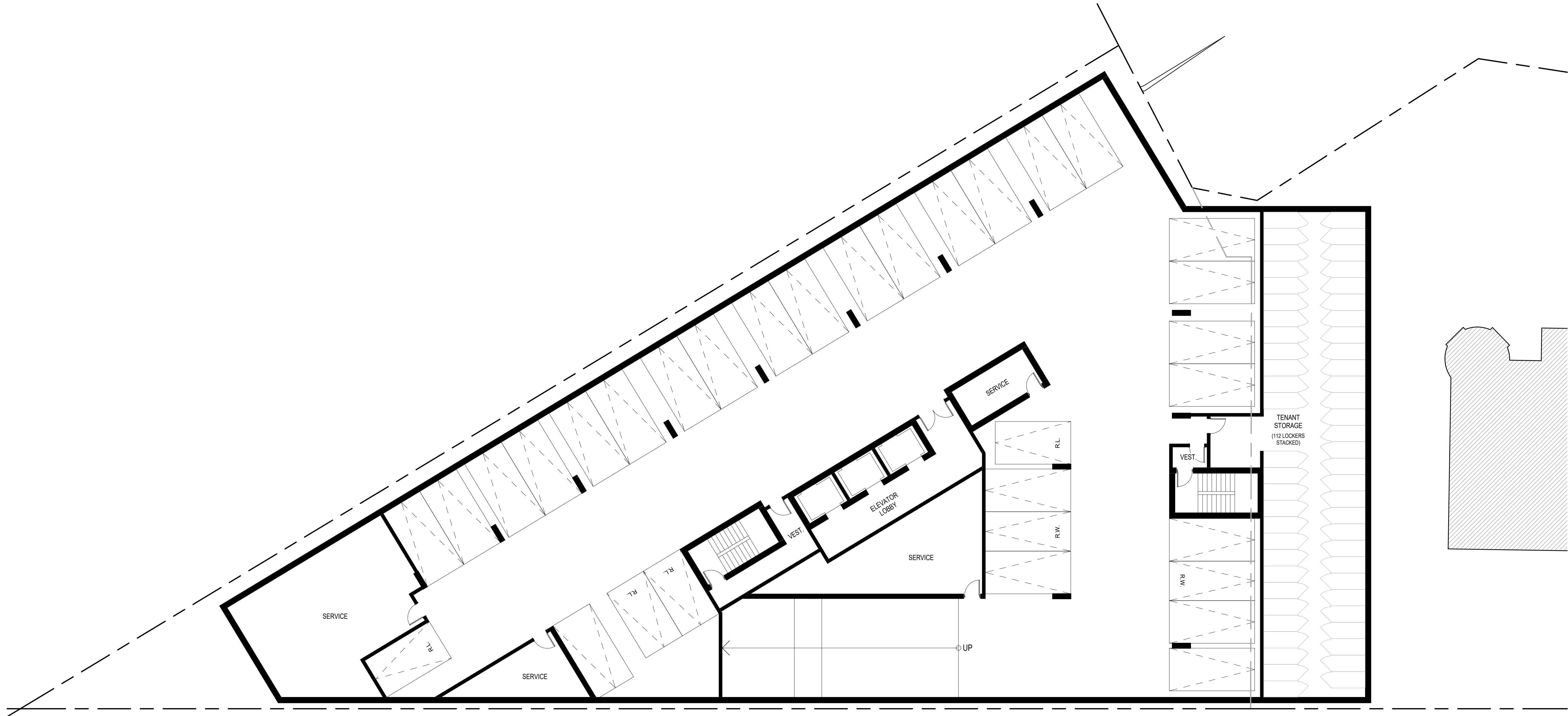
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PROJECT STATISTICS AND
ZONING INFORMATION

SP-02

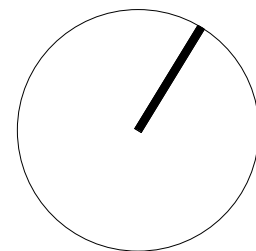


FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

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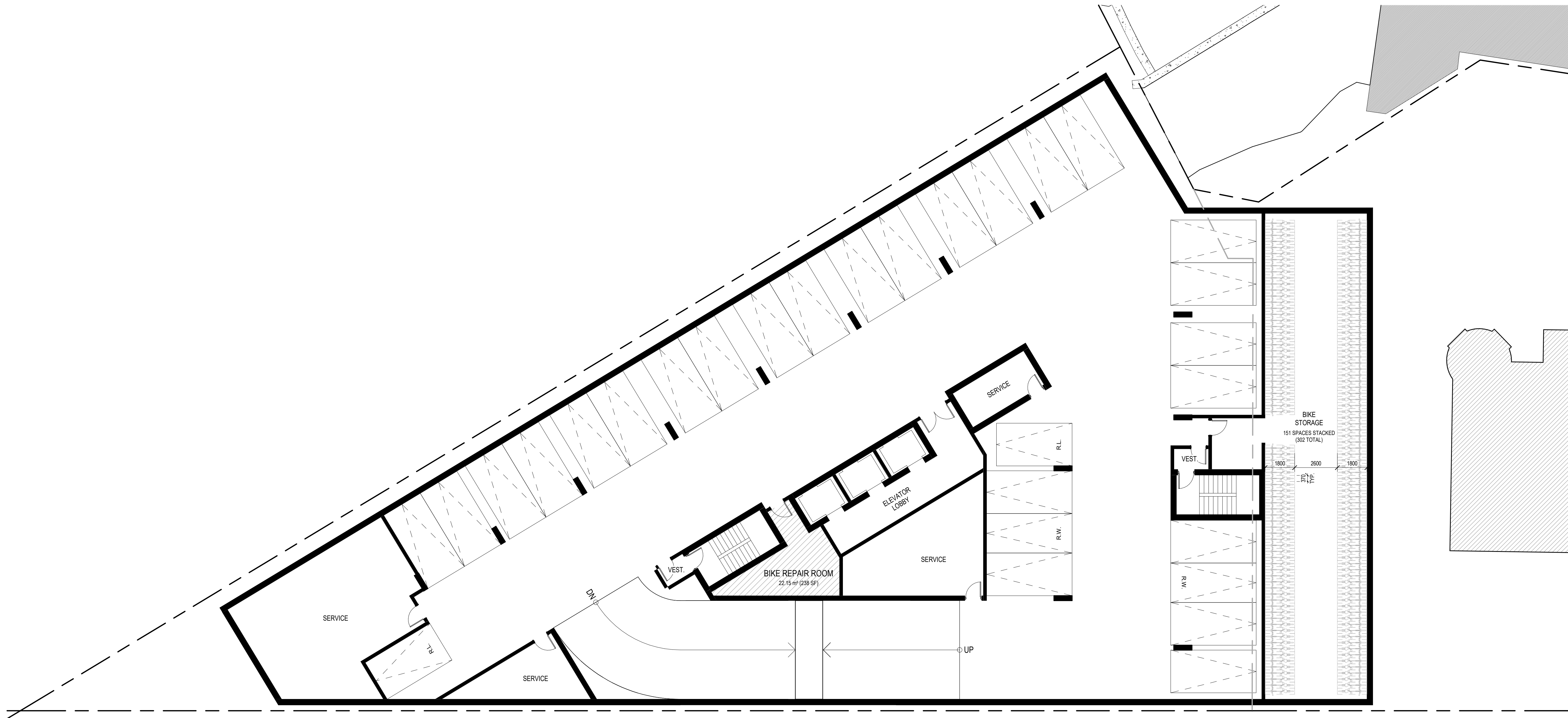
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FLOOR PLAN LEVEL P3

A100a



1 FLOOR PLAN - LEVEL P2
A100b SCALE: 1 : 125

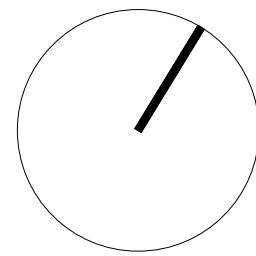
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FLOOR PLAN LEVEL P2

A100b

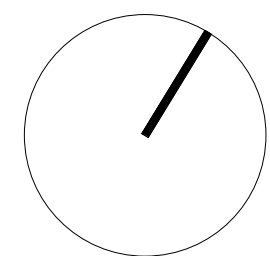
FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION-TYPICAL

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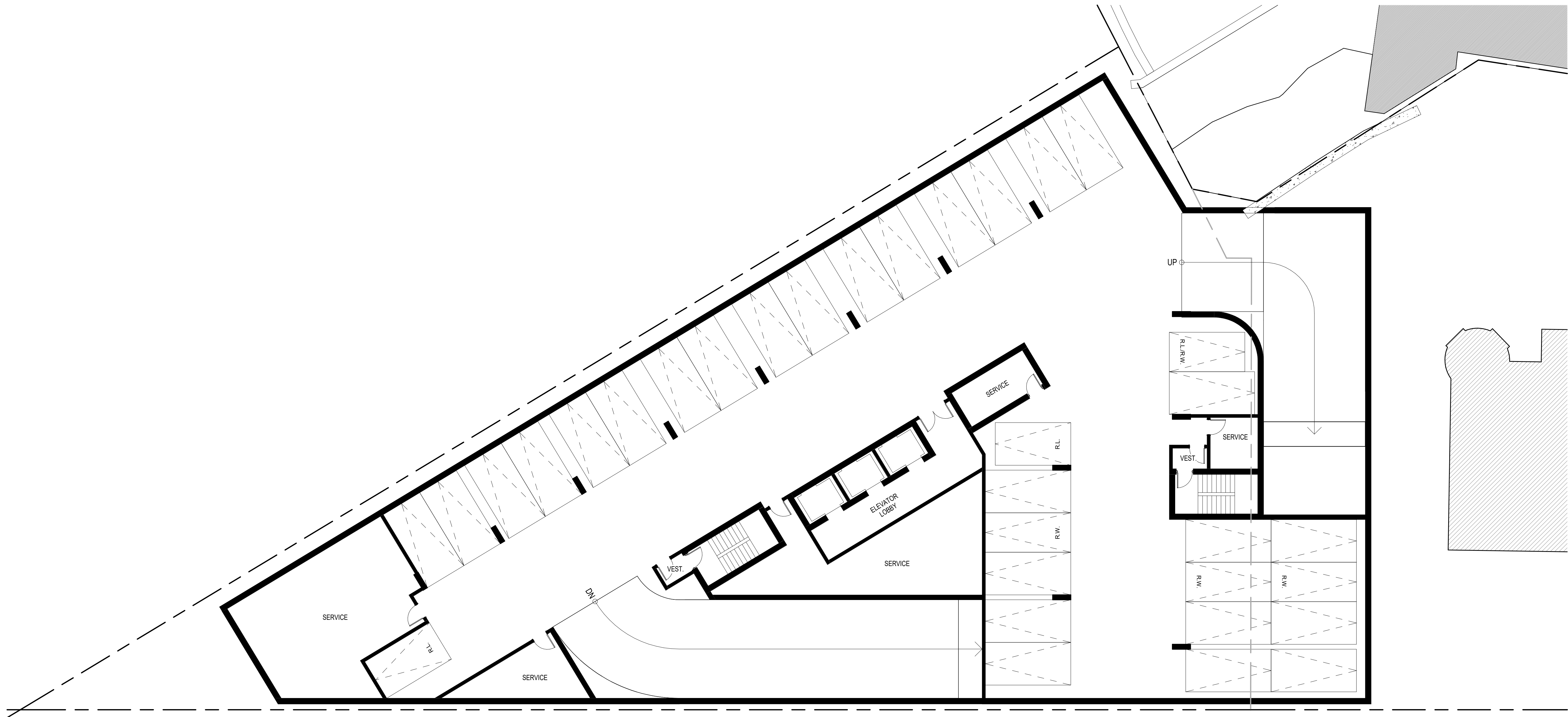
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FLOOR PLAN LEVEL P1

A100c



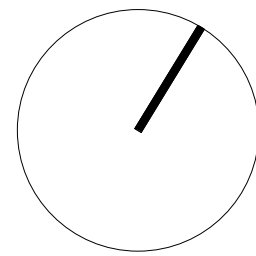
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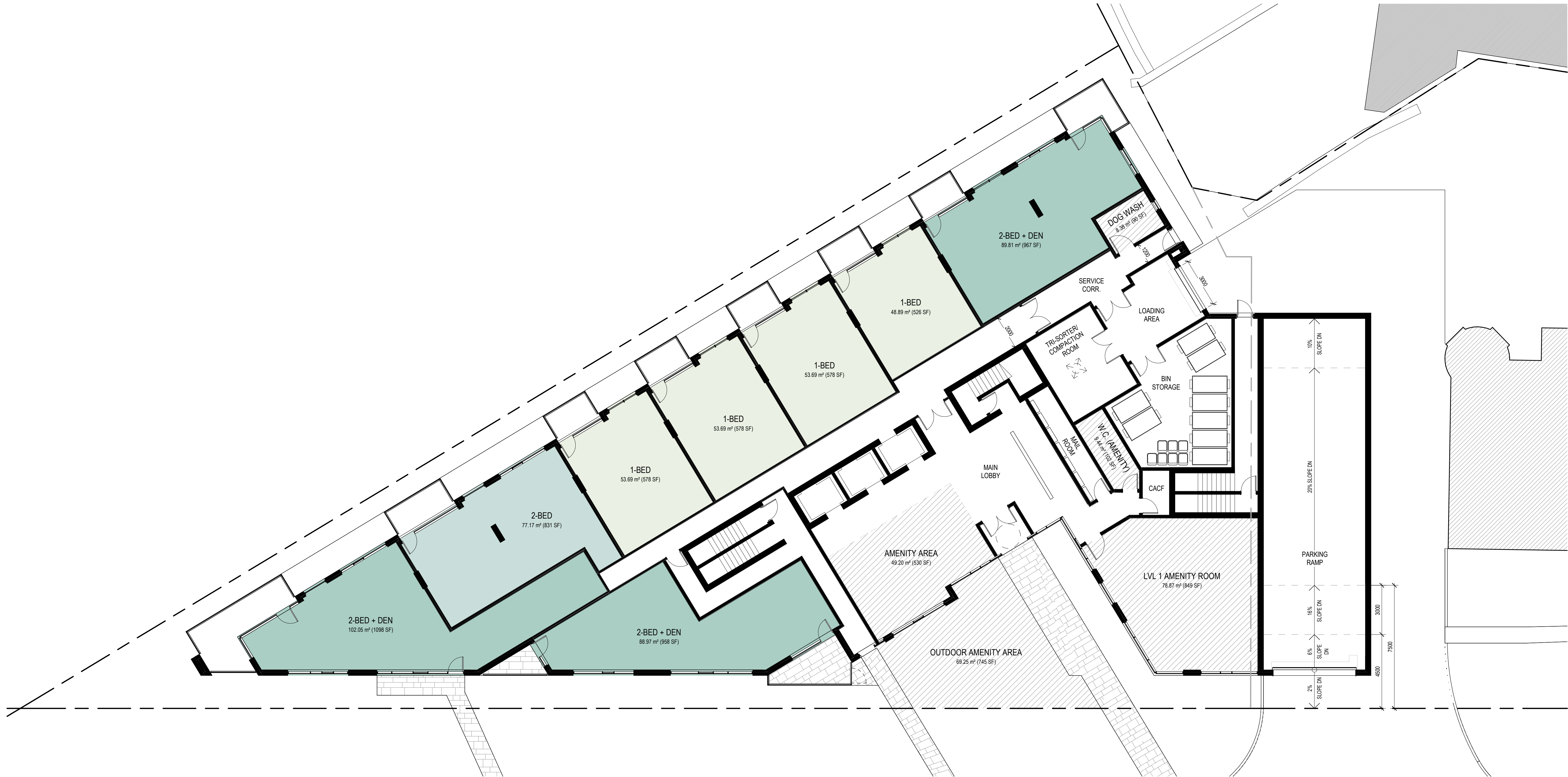
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FLOOR PLAN LEVEL 1

A101

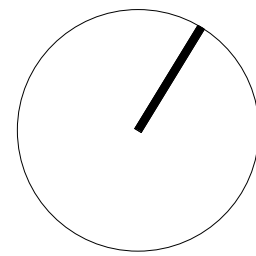


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FLOOR PLAN LEVEL 2 - 4

A102



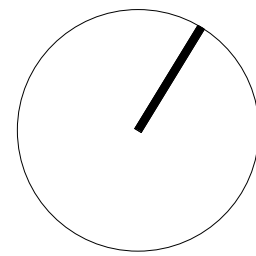
FLOOR/ROOF PLAN NOTES

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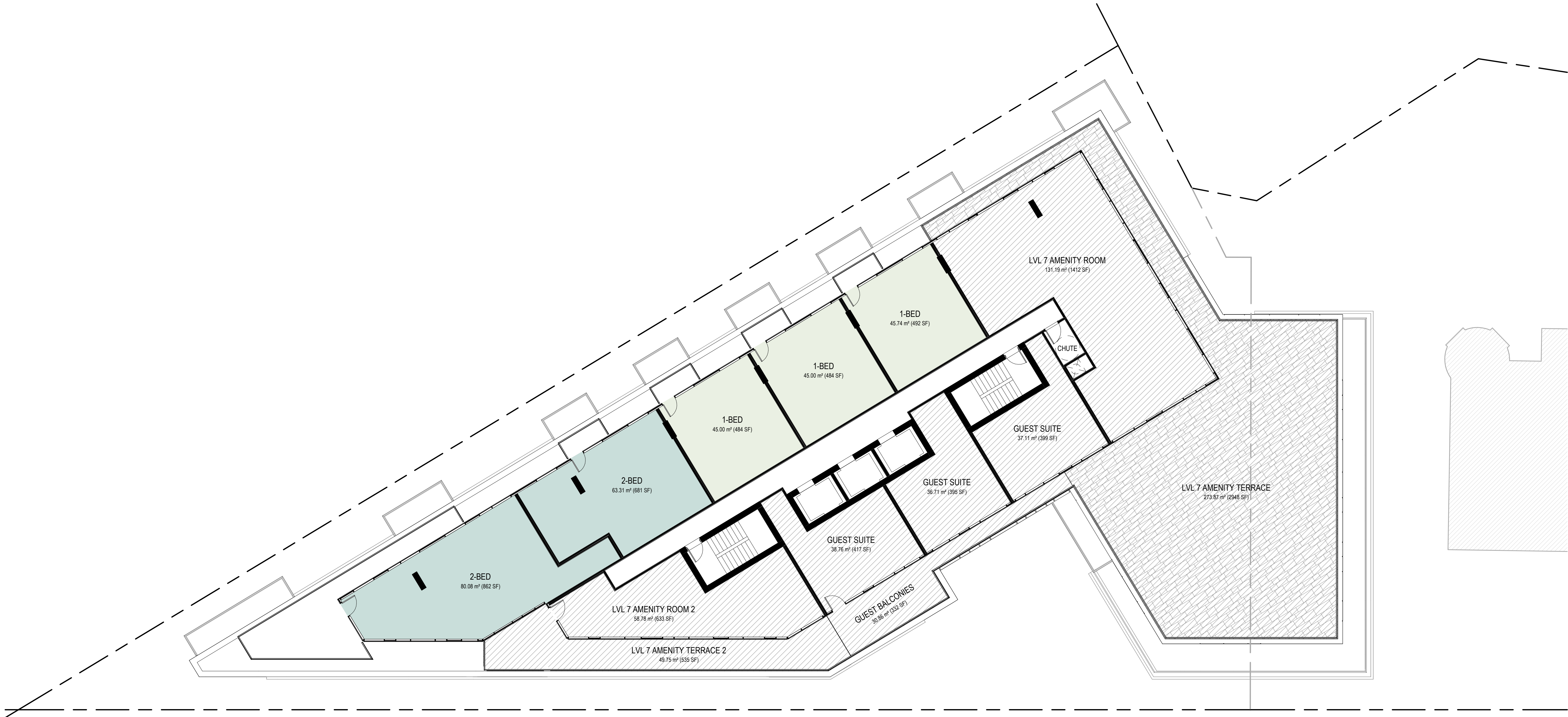
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FLOOR PLAN LEVEL 5 - 6

A103



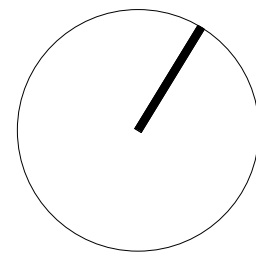


FLOOR/ROOF PLAN NOTES
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION TYPICAL

- GENERAL ARCHITECTURAL NOTES:
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3	ISSUED FOR ZBLA	2024-10-18
2	ISSUED FOR COORDINATION	2024-08-09
1	ISSUED FOR CITY REVIEW	2024-04-29

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PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

FLOOR PLAN LEVEL 7

A104

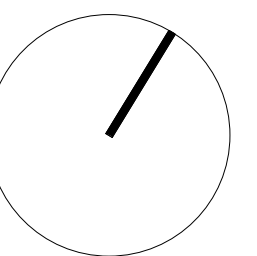
P1 GLASS JULIETTE BALCONIES ON WEST
ELEVATION, TYPICAL

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FLOOR PLAN LEVEL 8

A105



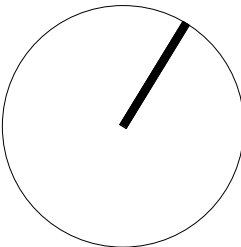
FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION, TYPICAL

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2318	NOTED	BH	JH

FLOOR PLAN LEVEL 9-28

A106



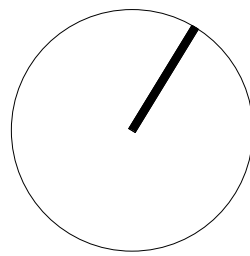
FLOOR/ROOF PLAN NOTES

P1 GLASS JULIETTE BALCONIES ON WEST ELEVATION: TYPICAL

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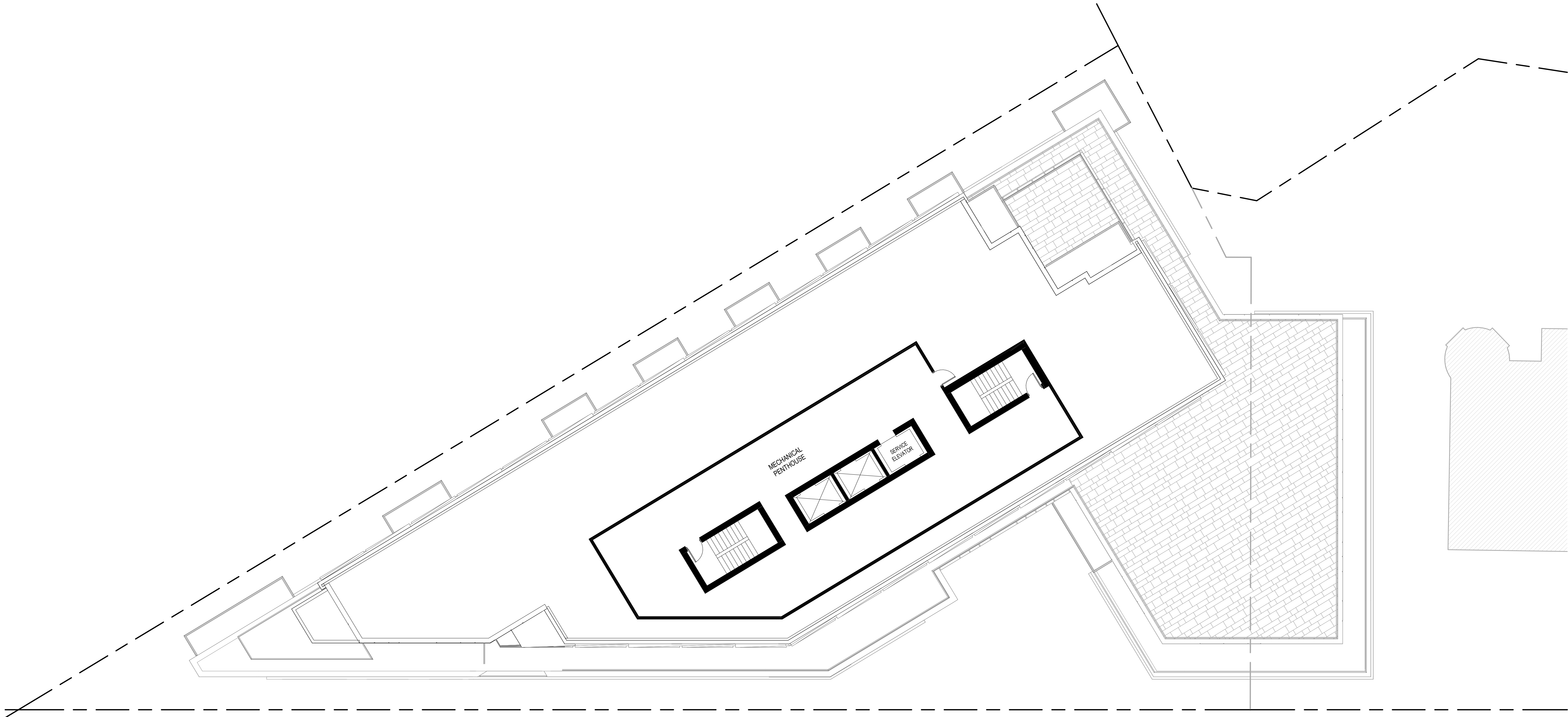
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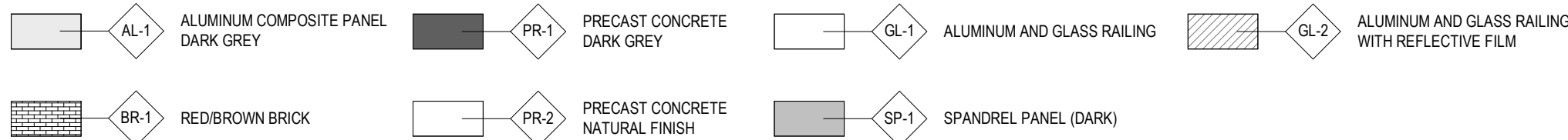
PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

FLOOR PLAN - PENTHOUSE
LEVEL

A107

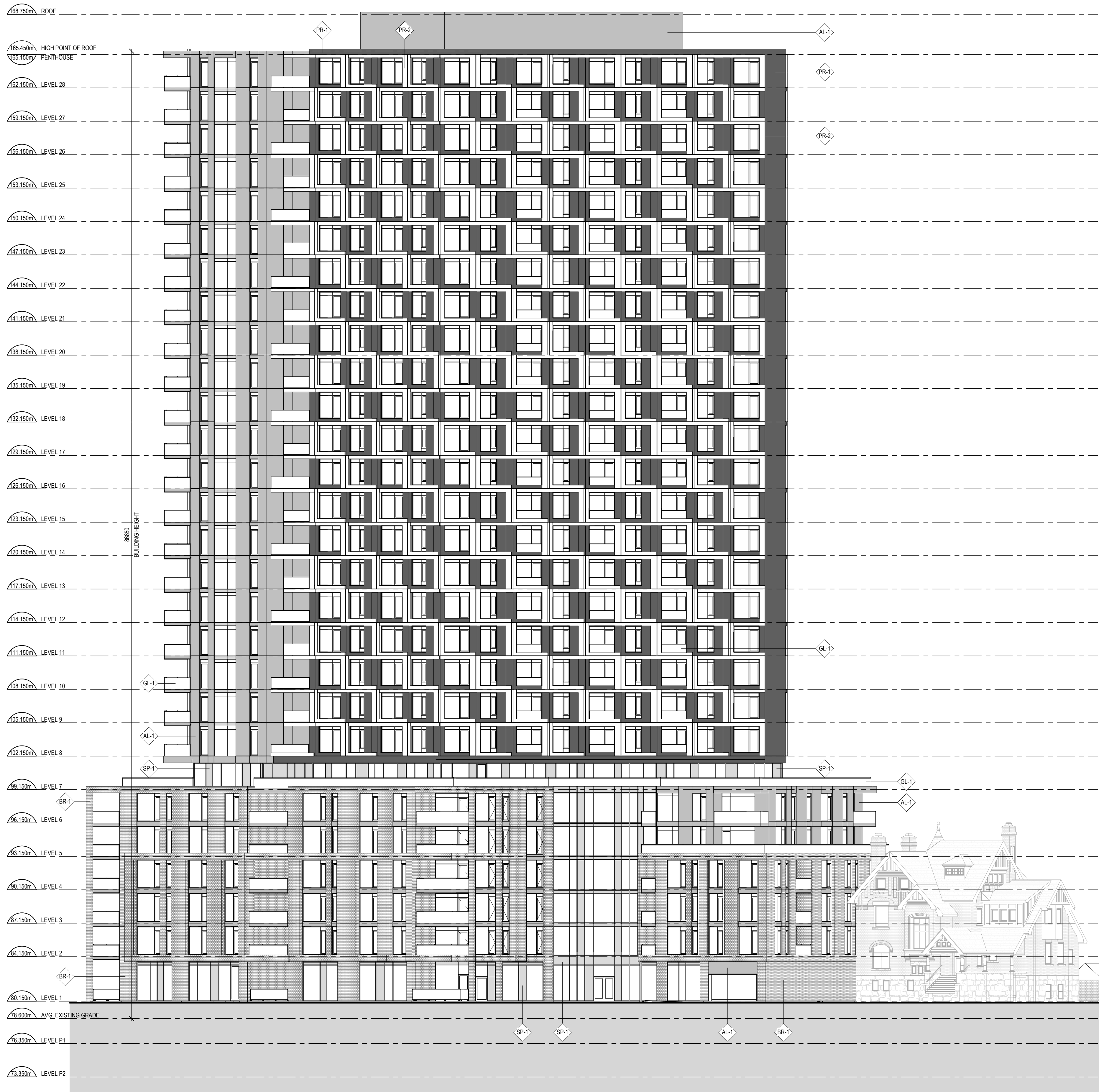


CLADDING LEGEND:

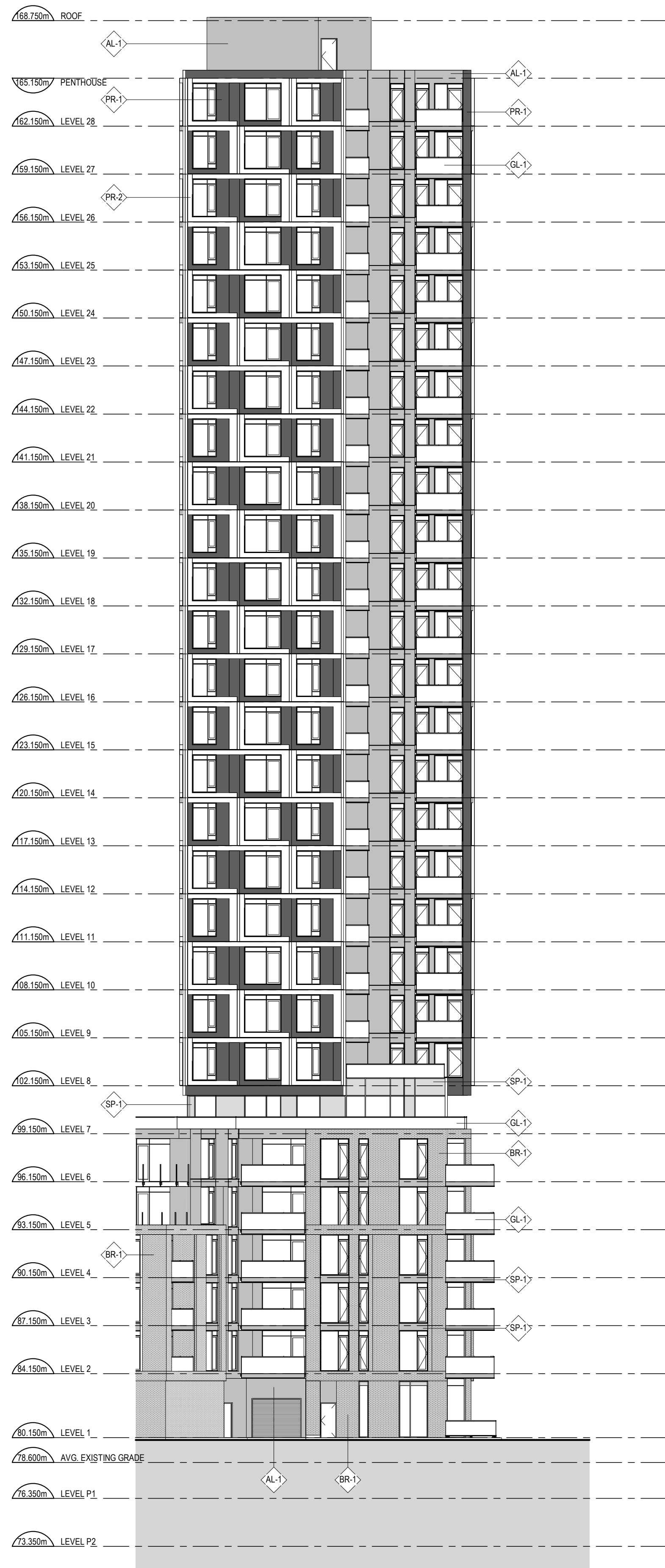


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2 EAST ELEVATION
A200 SCALE: 1 : 200



1 NORTH ELEVATION
A200 SCALE: 1 : 200

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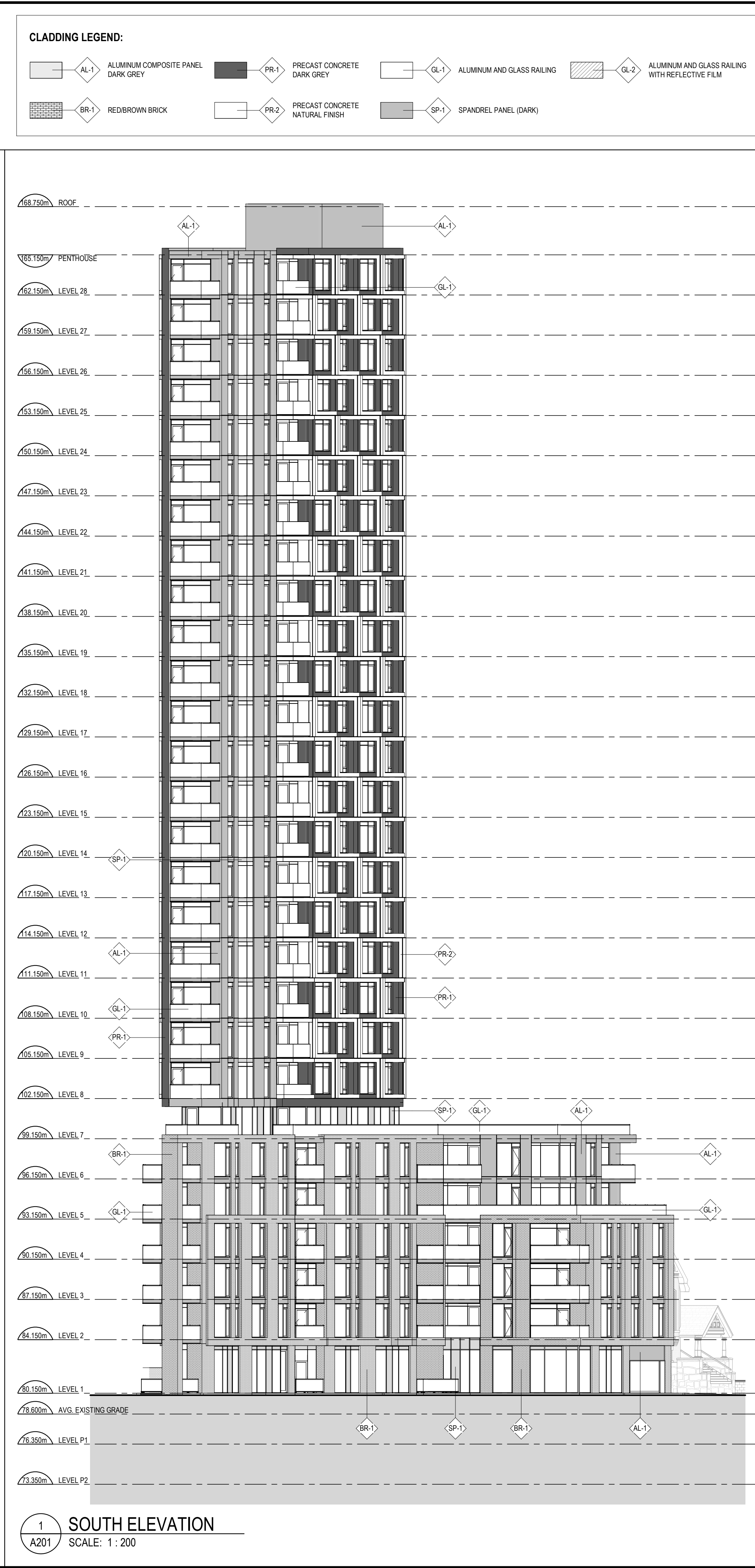
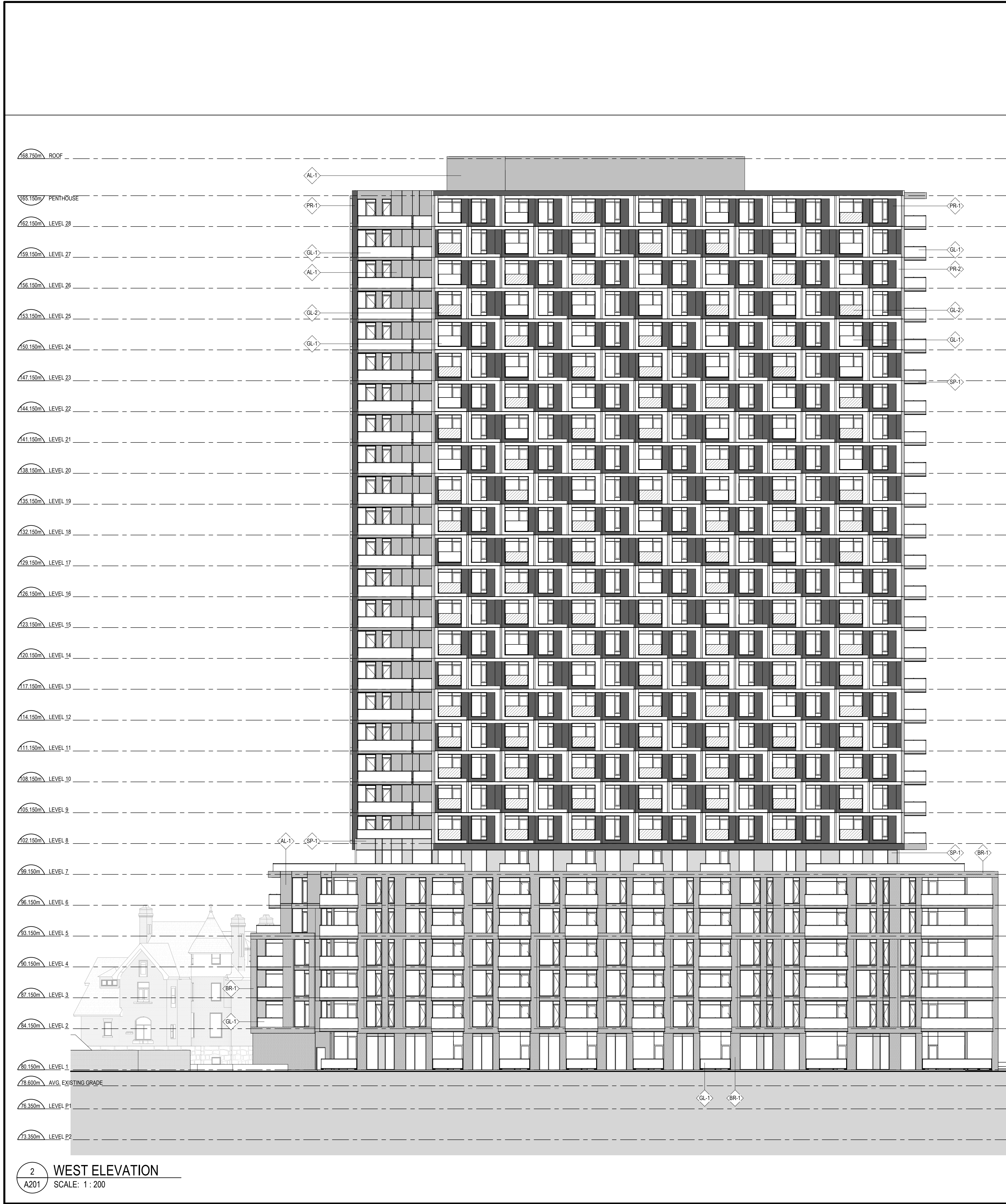
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2318	NOTED	BH	JH

ELEVATIONS

A200



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ONTARIO ASSOCIATION
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PROJ SCALE DRAWN REVIEWED
2318 NOTED BH JH

ELEVATIONS

A201