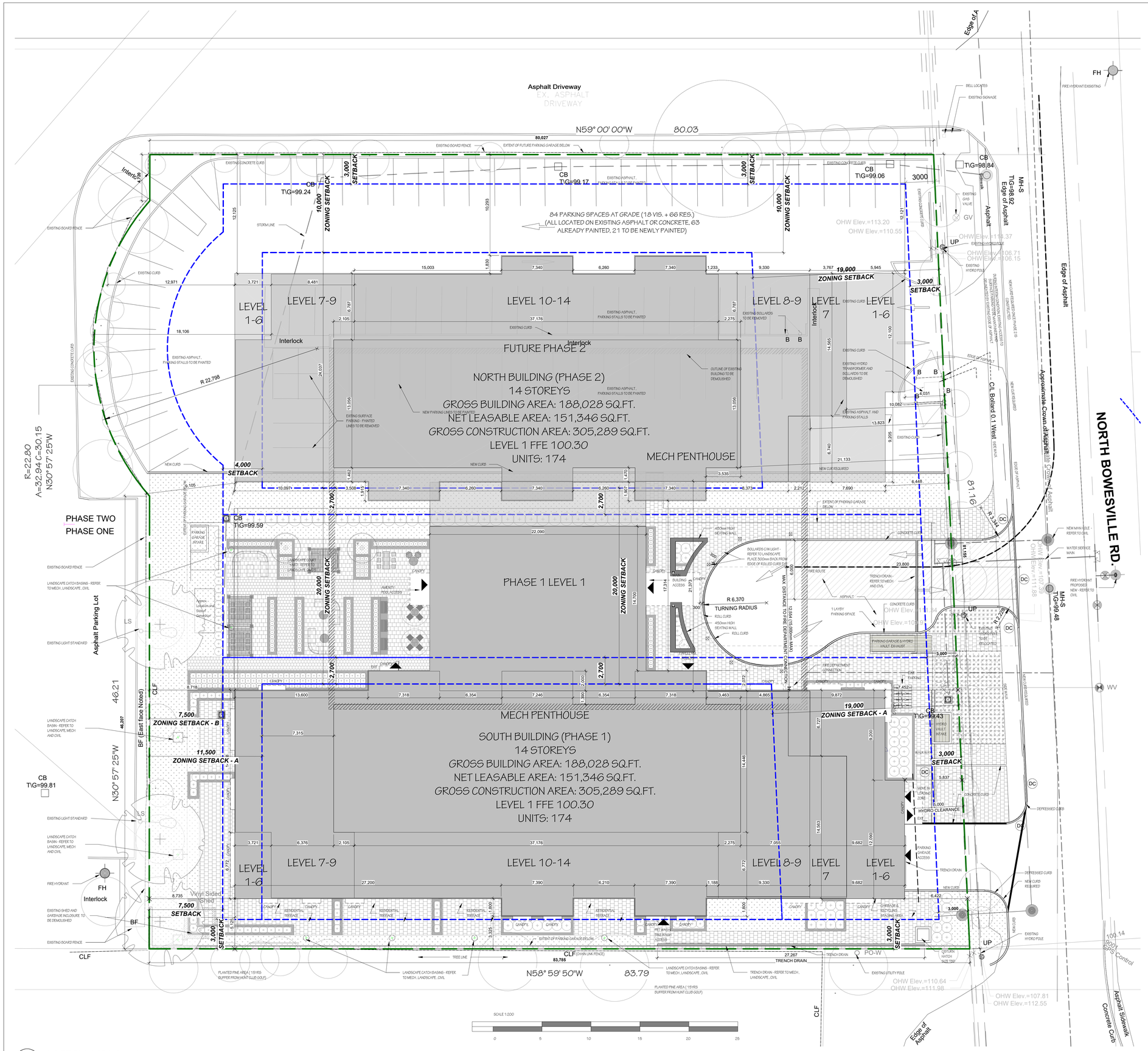


1 ZBLA-01 00-SITE PLAN-SPA Copy 1

SCALE: 1 : 150

Note: all existing site information as per site survey plan dated April 17th, 2020 Surveyed by Annis, O'Sullivan, Vollebekk Ltd. Ref No. 123054-23, JRE PLLS 5 C 2 R F T F

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 4
CONCESSION 2 (ROIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

Note: Bearings and Lengths of all property boundaries noted on the site plan are reflect-the original survey, and do not account for changes to the corner site triangle.

Snow Storage Strategy: Snow to be collected and relocated off site.

ZONING NOTES- CURRENT ZONING: GM [2932] S492		LOT AREA: 6819.5 SQ.M.
DEVELOPMENT STATS PHASE 1 + PHASE 2	**REQUIRED:**	**PROPOSED:**
LOT WIDTH	-	81.16m IRREGULAR
LOT DEPTH	-	83.7m IRREGULAR
FRONT YARD SETBACK (BOWESVILLE)	3m	VARIES
REAR YARD SETBACK	7.5m	VARIES
SIDE YARD SETBACK	3m	VARIES
INTERIOR SIDE YARD SETBACK	3m	VARIES

BUILDING STATISTICS: SOUTH BUILDING PHASE 1		**PROPOSED:**
TOTAL UNIT COUNT		174 UNITS
STUDIOS	18	10%
1 BEDROOM	40	23%
1 BEDROOM + DEN	48	28%
2 BEDROOM	18	10%
2 BEDROOM + DEN	13	7%
3 BEDROOM	28	16%
NO. OF STOREYS		14 STOREYS
MAXIMUM HEIGHT (EXCLUDING PERMITTED PROJECTIONS)		46m
INTERIOR AND EXTERIOR AMENITY LOCATED IN PERMITTED PROJECTION		

REQUIRED AMENITY SPACE REQUIREMENTS:
174 UNITS X 6.0SQM = 1044 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON - 522 SQ.M.
PROVIDED PRIVATE AMENITY SPACE = 1221.5 SQ.M.
PROVIDED COMMON AMENITY SPACE = 1195 SQ.M.
PROVIDED TOTAL AMENITY SPACE = 2416.5 SQ.M.

BUILDING STATISTICS: NORTH BUILDING PHASE 2		**PROPOSED:**
TOTAL UNIT COUNT		174 UNITS
STUDIOS	18	10%
1 BEDROOM	34	20%
1 BEDROOM + DEN	61	35%
2 BEDROOM	20	10%
2 BEDROOM + DEN	13	7%
3 BEDROOM	28	16%
NO. OF STOREYS		14 STOREYS
MAXIMUM HEIGHT (EXCLUDING PERMITTED PROJECTIONS)		46m
INTERIOR AND EXTERIOR AMENITY LOCATED IN PERMITTED PROJECTION		

REQUIRED AMENITY SPACE REQUIREMENTS:
174 UNITS X 6.0SQM = 1044 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON - 522 SQ.M.
PROVIDED PRIVATE AMENITY SPACE = 1221.5 SQ.M.
PROVIDED COMMON AMENITY SPACE = 1195 SQ.M.
PROVIDED TOTAL AMENITY SPACE = 2416.5 SQ.M.

TOTAL DEVELOPMENT - REQUIRED AMENITY SPACE: 348 UNITS x 6 SQ.M. = 2088 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON - 1044 SQ.M.
PROVIDED PRIVATE AMENITY SPACE = 2442 SQ.M.
PROVIDED COMMON AMENITY SPACE = 2390 SQ.M.
PROVIDED TOTAL AMENITY SPACE = 4832 SQ.M.

PARKING STATISTICS: SOUTH BUILDING PHASE 1	
1. REQUIRED RESIDENTIAL PARKING PARKING RATIO OF 0.7/UNIT (122 RESIDENTIAL PARKING REQUIRED FOR 174 UNITS)	
LAND USE	**PROVIDED RESIDENTIAL PARKING:**
RENTAL	21 0 RESIDENTIAL PARKING SPACES BELOW GRADE + AT-GRADE PROVIDED FOR 174 UNITS (1.2/UNIT) ONCE PHASE 2 IS CONSTRUCTED, THIS REDUCES TO 128 (0.7/UNIT) AS AT-GRADE VISITOR PARKING MOVES BELOW GRADE + RES. SURFACE PARKING IS ELIMINATED
2. REQUIRED VISITOR PARKING: VISITOR PARKING RATIO OF 0.1/UNIT (18 VISITOR PARKING FOR 174 UNITS)	
LAND USE	**PROVIDED VISITOR PARKING:**
RENTAL	18 VISITOR PARKING SPACES PROVIDED FOR 174 UNITS (0.1/UNIT)
	*LOCATED AT GRADE UNTIL PHASE 2 IS CONSTRUCTED, IN WHICH CASE THESE 18 STALLS MOVE TO P1.
TOTAL PARKING PROVIDED:	208 TOTAL PARKING IN INTERIM CONDITION (INT. + EXT.)
	144 TOTAL PARKING SPACES IN FINAL CONDITION (INTERIOR)

PARKING STATISTICS: NORTH BUILDING PHASE 2	
1. REQUIRED RESIDENTIAL PARKING PARKING RATIO OF 0.7/UNIT (122 RESIDENTIAL PARKING REQUIRED FOR 174 UNITS)	
LAND USE	**PROVIDED RESIDENTIAL PARKING:**
RENTAL	110 RESIDENTIAL PARKING SPACES BELOW GRADE PROVIDED FOR 174 UNITS (0.68/UNIT)
2. REQUIRED VISITOR PARKING: VISITOR PARKING RATIO OF 0.1/UNIT (18 VISITOR PARKING FOR 174 UNITS)	
LAND USE	**PROVIDED VISITOR PARKING:**
RENTAL	18 VISITOR PARKING SPACES PROVIDED FOR 174 UNITS (0.1/UNIT) *LOCATED BELOW GRADE
TOTAL PARKING PROVIDED:	158 TOTAL PARKING SPACE (INTERIOR)

PARKING STATISTICS: COMBINED PHASE 1 + PHASE 2 (NORTH + SOUTH BUILDINGS)	
1. REQUIRED RESIDENTIAL PARKING PARKING RATIO OF 0.7/UNIT (244 RESIDENTIAL PARKING REQUIRED FOR 348 UNITS)	
PROVIDED FINAL CONDITION = 244 RESIDENTIAL PARKING SPACES BELOW GRADE PROVIDED FOR 174 UNITS (0.7/UNIT)	
2. REQUIRED VISITOR PARKING: VISITOR PARKING RATIO OF 0.1/UNIT (18 VISITOR PARKING FOR 174 UNITS)	
PROVIDED FINAL CONDITION = 36 VISITOR PARKING SPACES PROVIDED FOR 348 UNITS (0.1/UNIT)	*LOCATED BELOW GRADE
TOTAL PARKING PROVIDED:	FINAL CONDITION = 282 TOTAL PARKING SPACE (INTERIOR)

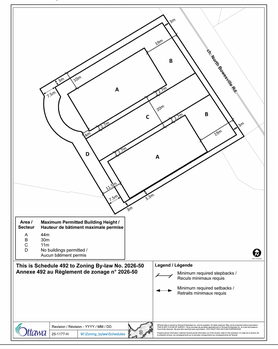
BICYCLE PARKING STATISTICS: PHASE 1 (SOUTH BUILDING)	
5. REQUIRED BICYCLE PARKING: 0.5 BICYCLE STALLS PER UNIT (87 STALLS FOR 174 UNITS)	
PROVIDED: 88 BICYCLE PARKING STALLS PROVIDED FOR 174 UNITS (0.5/UNIT)	*LOCATED IN BELOW GRADE PARKING GARAGE

BICYCLE PARKING STATISTICS: PHASE 2 (NORTH BUILDING)	
5. REQUIRED BICYCLE PARKING: 0.5 BICYCLE STALLS PER UNIT (87 STALLS FOR 174 UNITS)	
PROVIDED: 88 BICYCLE PARKING STALLS PROVIDED FOR 174 UNITS (0.5/UNIT)	*LOCATED IN BELOW GRADE PARKING GARAGE

BICYCLE PARKING STATISTICS: COMBINED PHASE 1 + PHASE 2 (NORTH + SOUTH BUILDINGS)	
5. REQUIRED BICYCLE PARKING: 0.5 BICYCLE STALLS PER UNIT (174 STALLS FOR 348 UNITS)	
PROVIDED: 176 BICYCLE PARKING STALLS PROVIDED FOR 348 UNITS (0.5/UNIT)	*LOCATED IN BELOW GRADE PARKING GARAGE

SITE PLAN LEGEND

TREES - REFER TO LANDSCAPE FOR TYPE
BUILDING WALL MOUNTED LIGHT
LIGHT STANDARD
EXISTING UTILITY POLE
TRAFFIC SIGNAL POST
WATER VALVE
HANDHOLE (REFER TO SURVEY PLAN)
BELL BOX
CATCH BASIN INLET
CATCH BASIN
EXISTING CATCH BASIN
NEW CATCH BASIN
MAINTANNCE HOLE
EXISTING MAN HOLE
EXISTING FIRE HYDRANT
TRANSFORMER
HA1-SITE-FENCE
ROAD WIDENING EASEMENT
AREA IMPACTED BY ROAD WIDENING EASEMENT
TRASH CAN
FIRE DEPARTMENT CONNECTION
CONCRETE CURD TO DE REBUILT
BOLLARDS
PLANTERS
DEPRESSED ROLL CURB PER CITY OF OTTAWA STANDARDS
3-2-Asphalt
3-2-Building Existing
3-2-Building New
3-2-Conc Curb Depressed
3-2-Conc Curb To City of Ottawa Standards SC7
3-2-Conc Retaining Wall
3-2-Concrete pavers
3-2-Concrete Paver-O2
3-2-Concrete-Sidewalk
3-2-Grass
3-2-Mech Grate
3-2-Planting-O1
3-2-Planting-O2
3-2-Site Utilities
Herringbone Concrete Recess Pattern 1.2mm Deep Chevron Traction Groves 300mm O.C
HA1-EXCAVATION-1-1
HA1-EXCAVATION-1-5
HA1-EXCAVATION-3-1
HA1-PROPERTY LINE
HA1-SITE-ASPHALT
HA1-SITE-BUILDING-ABOVE
HA1-SITE-BUILDING-BELOW
HA1-SITE-BUILDING-EXISTING
HA1-SITE-BUILDING-OUTLINE
HA1-SITE-FIRE ROUTE
HA1-SITE-NEIGHBOURING-LOTS
HA1-SITE-SETBACK-LINE
HA1-SITE-SIDEWALK_JOINT



NOT FOR CONSTRUCTION

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

NO.	DATE	REVISION
A	260709	ISSUED FOR MINOR REZONING AMENDMENT

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.

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Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com

HOBIN ARCHITECTURE

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT J. HOBIN
LICENCE
3049

PROJECT/LOCATION:
BOWESVILLE PHASE 1
45 OAK STREET

DRAWING TITLE:
MINOR REZONING AMENDMENT- SITE PLAN

PROJECT NO:	SCALE:	DRAWING NO.:
2222	As indicated	ZBLA-01
DRAWN BY: Author	DATE: XX/XX/XXXX	REVISION NO.: A

ZBLA-01- RA- MINOR REZONING AMENDMENT- SITE PLAN