



SITE & ZONING DATA

SURVEY INFORMATION TAKEN FROM:

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 & PART 2
 CONCESSION 1 (OLD SURVEY)
 GEOGRAPHIC TOWNSHIP OF GAMBRIEL
 CITY OF OTTAWA
 STATISTIC GEOPATROLS TO ONTARIO LAND SURVEYORS

SITE SUMMARY:

CIVIL ADDRESS: 211 CENTRUM BOULEVARD, OTTAWA, ONTARIO
 ZONING - NORTH PORTION: MIXED USE CENTRAL SPECIAL EXCEPTION 2060 (MUGS01)
 ZONING - SOUTH PORTION: MIXED USE CENTRAL SUB ZONE 14 SPECIAL EXCEPTION 1500 (SCE1500)
 SITE AREA: 14,820 sqm (161,420 sq ft)
 PROPOSED USE: RETIREMENT RESIDENCE, 4 + 11 FLOORS, 2 LEVELS RESPONDING HAZARDOUS DAMAGE
 BUILDING FOOTPRINT: (ABOVE GRADE) 4,912 sqm

ZONING SUMMARY:

	REQUIRED	PROVIDED
MIN LOT AREA	NO MINIMUM	14,820 sq m
MIN LOT HEIGHT	NO MINIMUM	84.0 m
MIN BUILDING HEIGHT	4.1 m	4.1 m
MAX BUILDING HEIGHT (FROM FINISH FLOOR TO TOP OF CENTRUM BLVD)	18.0 m	18.0 m
MAX BUILDING HEIGHT (OTHER THAN ABOVE)	NO	55.0 m

YARDS:

	REQUIRED	PROVIDED
FRONT YARD (CENTRUM BLVD)	0.0 m (N/A)	4.76 m
REAR YARD (NORTH)	2.0 m (N/A)	2.0 m
CORNER SIDE YARD (PLACE DRIVING IN, HAZARDOUS CRSS)	0.0 m (N/A)	5.22 m
INTERIOR SIDE YARD (N/A)	0.0 m (N/A)	10.8 m

BICYCLE PARKING

	REQUIRED	PROVIDED
RETIREMENT HOME (211 dwelling units + 222 nursing units + 0.25 x 44 spaces)	44 spaces	122 spaces (Interior) 8 spaces (Exterior)

VEHICULAR PARKING:

	REQUIRED	PROVIDED
RETIREMENT HOME PARKING (211 dwelling units + 222 nursing units located within Areas 2, 3 and 4 plus 0.25 x 44 spaces not require spaces for residents)	0 spaces	262 spaces
PARKING FOR THE PHYSICALLY DISABLED (INCLUDES WITHIN THE TOTAL PARKING COUNT BEING PROVIDED)	0 spaces	8 spaces
VISITOR PARKING (None required)	0 spaces	21 spaces (INCLUDING 4 ACCESSIBLE)

ADJACENT:

	REQUIRED	PROVIDED
RETIREMENT HOME (Required 0.25 sqm per dwelling unit plus 0.25 of the gross floor area of each dwelling unit (Cornering 50% of Required))	2,348 sqm	5,027 sqm
LEVELS 5 TO 4 ARE CORNERING FOR THE 3 FLOORS	1,174 sqm	2,175 sqm

BUILDING SUMMARY:

	REQUIRED	PROVIDED
3773 DWELLING UNITS (+20 ROOMING UNITS)	6,025	FLOOR AREA (ZONING BY-LAW)
MECH. PENTHOUSE	0 sqm	0 UNITS
LEVELS 10-11 (TOTAL GFA AND UNIT COUNTS FOR LEVEL 10 TO 11 ARE CORNERING FOR THE 8 FLOORS)	7,000 sqm	5,027 sqm (1.6 units per floor)
LEVELS 5-4 (TOTAL GFA AND UNIT COUNTS FOR LEVELS 5 TO 4 ARE CORNERING FOR THE 3 FLOORS)	11,250 sqm	180 UNITS (1.50 units per floor)
LEVEL 3	3,800 sqm	47 UNITS
LEVEL 4	3,800 sqm	47 UNITS
LEVEL 2 (incl. 20 AL Units)	3,111 sqm	48 UNITS
GROUND	1,360 sqm	17 UNITS
GARAGE P1	0 sqm	0 UNITS
GARAGE P2	0 sqm	0 UNITS
	30,421 sqm	397 UNITS

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no.	date	revision
02	21-04-16	RE-ISSUED FOR SPC
01	20-11-20	ISSUED FOR SPC # ZONING

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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PROJECT/LOCATION:
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DRAWING TITLE:
 SITE PLAN - DEMOLITION
 SITE & ZONING INFO

DRAWN BY: BB **DATE:** 20/04/08 **SCALE:** 1:250

PROJECT: 1936

DRAWING NO.: A1.02

REVISION NO.: