

At Hamlin

ALLISON HAMLIN
MANAGER, DEVELOPMENT REVIEW ALL WARDS
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Allison Hamlin at 1:20 pm, Jun 19, 2026

JOCKVALE ROAD

LONGFIELDS DRIVE

BENDING WAY

BRANCH STREET

BRANCH STREET

FUTURE M.U.P.

SITE PLAN LEGEND	
L0	LIGHT FIXTURES
	BARRIER-FREE PARKING STALL
	*PAVERS
	*LIGHT DUTY CONCRETE WALKWAY
	*ASPHALT PATHWAY
	*RUBBER PLAY SURFACE
	ENTRANCES
	FIRE / WASTE COLLECTION ROUTE
	EXTERIOR AMENITY SPACE
	INTERIOR AMENITY SPACE
	**FIRE HYDRANT
	**SIAMESE CONNECTION
	PROPERTY BOUNDARY
	SITE SEVERANCE LINE
	PROPERTY SETBACK
	POTENTIAL FUTURE EASEMENT
	*CHAINLINK FENCE
	FENCE POST

*REFER TO LANDSCAPE DRAWINGS
**REFER TO CIVIL DRAWINGS

SITE LIGHTING LEGEND		
MARK	DESCRIPTION	MOUNTING
L1	TOWNHOUSE SCENCE	SURFACE
L2	RECESSED SOFFIT LIGHT	RECESSED
L3	TOWER SCENCE	SURFACE
L4a	VISITOR PARKING	POLE*
L4b	BUILDING WALKWAY	POLE*
L4c	PARK WALKWAY	POLE*
L5	PARKING RAMP	RECESSED
L6b	TOWER SCENCE - PARKING RAMP	SURFACE

*ALL POLE LIGHTS 13' TALL UNLESS OTHERWISE NOTED ON PLAN
**20% Barrier Free units
**REFER TO ELECTRICAL PLANS FOR ALL EXTERIOR LIGHTING
SPECS

0 m 2.5 m 5 m 10 m
SCALE: 1:250

UNIT COUNT		
	MID-RISE	TOWN HOUSES
STUDIO	12 (4 BF)	
1 BED	43 (8 BF)	
2 BED	29 (7 BF)	8
3 BED	16 (5 BF)	8
4 BED		2
TOTAL	100	18

GRAND TOTAL: 118
*20% Barrier Free units
(24 req. / 24 units provided)

TOWR GFA - PERCENTAGE		
TYPE	AREA	%
CIRCULATION	1 238 m ²	13%
COMMON	421 m ²	4%
MEC.	132 m ²	1%
RESIDENTIAL	7 601 m ²	81%
Grand total	9 391 m ²	

MID-RISE AREA SCHEDULE - PER FLOOR		
TYPE	AREA	
LEVEL 1		
CIRCULATION	175 m ²	
COMMON	307 m ²	
MEC.	26 m ²	
RESIDENTIAL	612 m ²	
	1 121 m ²	

LEVEL 2		
CIRCULATION	145 m ²	
MEC.	13 m ²	
RESIDENTIAL	1 060 m ²	
	1 218 m ²	

LEVEL 3		
CIRCULATION	145 m ²	
MEC.	13 m ²	
RESIDENTIAL	1 060 m ²	
	1 218 m ²	

LEVEL 4		
CIRCULATION	143 m ²	
MEC.	15 m ²	
RESIDENTIAL	1 060 m ²	
	1 218 m ²	

LEVEL 5		
CIRCULATION	125 m ²	
MEC.	13 m ²	
RESIDENTIAL	785 m ²	
	923 m ²	

LEVEL 6		
CIRCULATION	125 m ²	
MEC.	13 m ²	
RESIDENTIAL	785 m ²	
	923 m ²	

LEVEL 7		
CIRCULATION	125 m ²	
MEC.	13 m ²	
RESIDENTIAL	785 m ²	
	923 m ²	

LEVEL 8		
CIRCULATION	125 m ²	
MEC.	13 m ²	
RESIDENTIAL	785 m ²	
	923 m ²	

LEVEL 9		
CIRCULATION	129 m ²	
COMMON	113 m ²	
MEC.	13 m ²	
RESIDENTIAL	669 m ²	
	923 m ²	

Grand total 9 391 m²

CONSTRUCTION NOTES

GENERAL NOTES - SITE PLAN

- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY __ PREPARED BY CIVIL ENGINEER, EGIS.
- SERVICES SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SERVICES, GRADING, TREE LOCATIONS, AND STORM WATER MANAGEMENT.
- REFER TO LANDSCAPE DRAWINGS FOR MORE INFORMATION REGARDING PEDESTRIAN PAVING, TREES, PLANTED AREAS, STREET FURNITURE, WASTE MANAGEMENT ENCLOSURE, AND EXTERIOR BICYCLE PARKING.
- REFER TO ELEC. DRAWINGS FOR LIGHTING SPECIFICATIONS AND EV CHARGER SPECIFICATIONS.
- MAINTENANCE STAFF WILL MOVE THE ROLLING BINS FROM THE STORAGE AREA TO THE STAGING AREA.

ZONING COMPLIANCE TABLE & PROJECT INFORMATION

PROJECT: OCH - GEYSER PLACE
ADDRESS: 525 BRANCH STREET
ZONING: R4Z(2465)

PROPERTY IDENTIFICATION NUMBER: PART OF LOT 13, CONCESSION 2 (RIDEAU FRONT) PLAN 4R-34672

PROPERTY USE	REQUIRED	PROVIDED
PLANNED UNIT DEVELOPMENT: STACKED DWELLING		STACKED DWELLING; MID-RISE APARTMENT

LOT WIDTH 18 m 48.165 m
LOT AREA 1,400 m² 5,967 m²

PROPERTY SETBACKS

	FRONT YARD MIN.	FRONT YARD MAX.	INTERIOR SIDE YARD	REAR YARD
	3 m	3 m	3 m	3 m

TOTAL % LANDSCAPED AREA (30%)

	30%	43.8%

% OF LANDSCAPING IN PARKING LOT

	15	41%

AMENITY AREA

ALL AMENITY SPACE PROVIDED IS COMMUNAL AND EXCEEDS 54 m ²	6 m ² / DWELLING	895 m ² EXT. 193 m ² INT. 708 m ² TOTAL

GFA / FLOOR

MID-RISE APARTMENT		
LEVEL 1	1 121 m ²	
LEVEL 2-4	1218 m ² x 3 = 3 654 m ²	
LEVEL 5-9	923 m ² x 5 = 4 615 m ²	
	9 391 m ² TOTAL GFA	

STACKED TOWNHOMES		
LEVEL 1-3	594 m ² x 3	
	1 782 m ² TOTAL GFA	

VEHICLE PARKING REQUIREMENTS

VISITOR	8 STANDARD	1 AODA TYPE A

0.2 x 117 UNITS = 23.9 **9 TOTAL**

RESIDENTIAL (4 E.V. STALLS IN INTERIOR PARKING LEVEL)	1 AODA TYPE A	4 COMPACT CAR

0.5 x 117 UNITS = 59 **21 TOTAL**

83 GRAND TOTAL **30 GRAND TOTAL**

BIKE PARKING REQUIREMENTS

RESIDENTIAL	0.5 / DWELING UNIT	56 INDOOR	8 EXTERIOR

0.5 x 118 UNITS = 59 **64 TOTAL**

WASTE COLLECTION

MID-RISE : 100 UNITS		
GARBAGE	0.110 YARDS / UNIT = 11 YARDS	3 x 4 YARD BINS
RECYCLING - FIBER	0.038 YARDS / UNIT (INCL. GLASS) = 4 YARDS	1 x 4 YARD BIN
RECYCLING - GLASS		1 x 2 YARD BIN
ORGANICS	360 L / 50 UNITS	2 x 360L BINS

TOWNHOUSES: 18 UNITS		
GARBAGE	0.231 YARDS / UNIT = 4 YARDS	1 x 4 YARD BIN
RECYCLING - FIBER	360 L CART / 6 UNITS = 2 - 360L BINS	2 x 360L BINS
RECYCLING - GLASS	360 L CART / 6 UNITS = 2 - 360L BINS	2 x 360L BINS
ORGANICS	240 L / 50 UNITS = 1 - 240L BIN	1 x 240L BINS

WASTE COLLECTION AREAS

MID-RISE APARTMENT	GARBAGE ROOM : 46 m ²	WASTE COLLECTION AREA : 27.8 m ²

TOWNHOUSES	EXTERIOR ENCLOSED WASTE COLLECTION ONLY	WASTE ENCLOSURE : 19.7 m ²

KEY PLAN

ARCHITECTURE

SITE PLAN

SCALE: 250

PROJECT: 124724B

PAGE: A100

Lemay Michaud
81, rue Metcalfe, bureau 310, Ottawa ON K1P 6K7

PROJECT: OCH - GEYSER PLACE
3380 Jockvale Road, Ottawa, ON

CLIENT: OTTAWA COMMUNITY HOUSING
39 Auriga Drive, Ottawa, ON K2E 7Y8

CONSULTANTS:

STRUCTURAL: CUNIFFE & ASSOCIATES
CIVIL: @egis
MECHANICAL & ELECTRICAL: GWAL
LANDSCAPE: LASHLEY ASSOCIATES
PASSIVE HOUSE / ENERGY MODELLING: Thornton Tomasetti, footprint
SECURITY: attain

The contractor must verify all dimensions and communicate any discrepancies with the architect before carrying out the work.
This document remains the property of LEMAYMICHAUD Architecture Design and should be used only for the specific use which it is intended.

STAMP:

ONTARIO ASSOCIATION OF ARCHITECTS
JUDITH PARKAS
LICENCE 9146

TEAM	DRAWN BY	VERIFIED BY	APPROVED BY
	SF	AS	JF

PRINTS / REVISIONS		
NO.	DATE	DESCRIPTION
A	2025-02-20	ISSUED FOR COORDINATION
B	2025-03-21	ISSUED FOR 50% DD COORDINATION
C	2025-05-01	ISSUED FOR SPCA REVIEW
D	2025-05-02	ISSUED FOR DD REPORT
E	2025-07-11	ISSUED FOR 65% REVIEW
F	2025-07-28	ISSUED FOR SPCA REVIEW R1
G	2025-09-03	ISSUED FOR 95% REVIEW
H	2025-12-12	ISSUE FOR SPCA REVIEW 2
I	2026-01-16	ISSUED FOR 100% REVIEW
J	2026-04-02	ISSUED FOR SPCA REVIEW 3
K	2026-04-08	ISSUED FOR PERMIT RESPONSE
L	2026-05-01	ISSUED FOR SPCA REVIEW 4