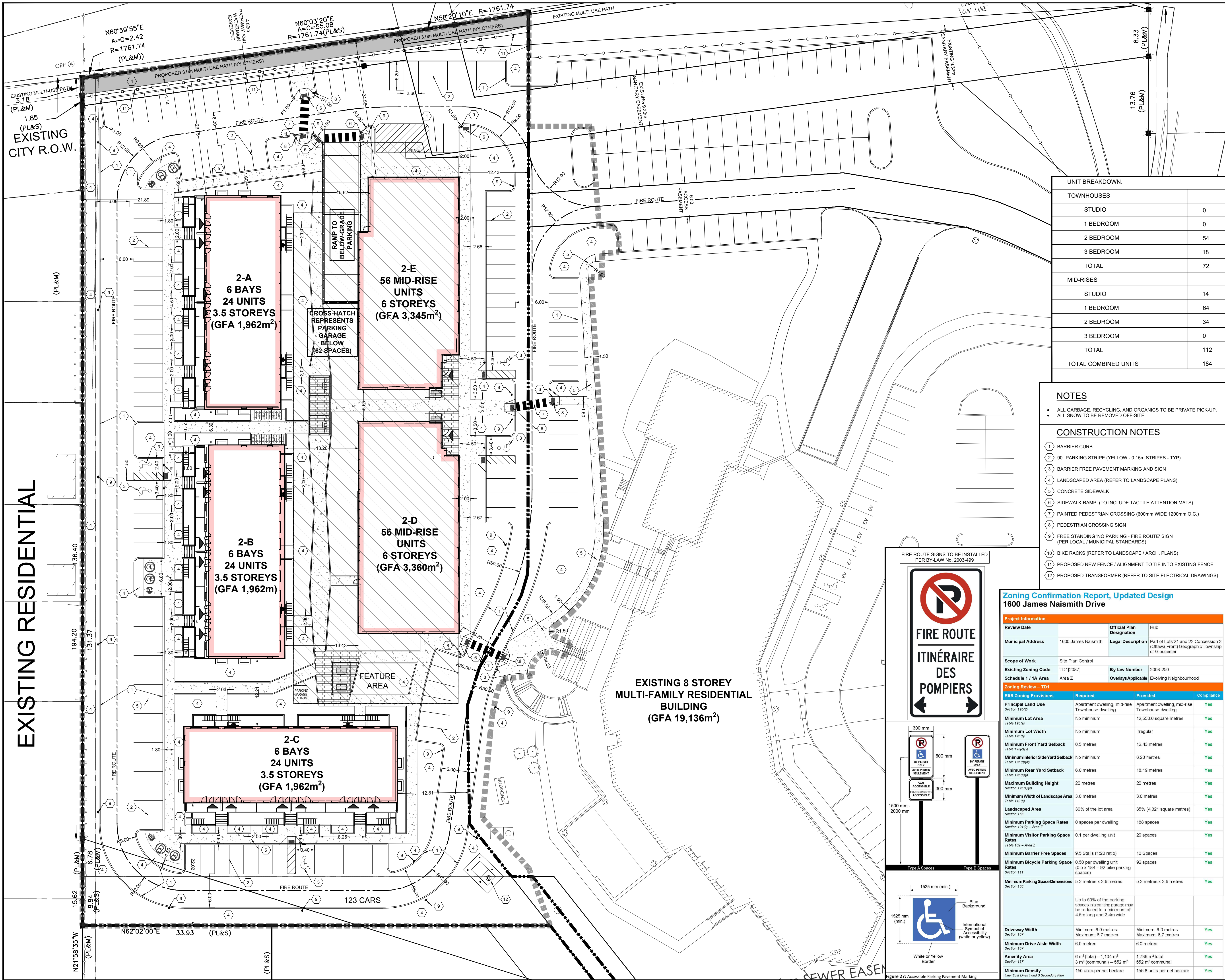


File: G:\Projects\24062_Monitor_James Naismith Phase 2, Ottawa\4. Drawings\4. Site Plan\03. Application Plans\24062_James Naismith Phase 2_SA-0017.dwg, Layout: 24062_1600 James Naismith_SA-0016.dwg, Date: Sep 29, 2023 - 4:08pm, EMail By: brendan.holay

EXISTING RESIDENTIAL



UNIT BREAKDOWN:	
TOWNHOUSES	
STUDIO	0
1 BEDROOM	0
2 BEDROOM	54
3 BEDROOM	18
TOTAL	72
MID-RISES	
STUDIO	14
1 BEDROOM	64
2 BEDROOM	34
3 BEDROOM	0
TOTAL	112
TOTAL COMBINED UNITS	184

- NOTES**
- ALL GARBAGE, RECYCLING, AND ORGANICS TO BE PRIVATE PICK-UP.
 - ALL SNOW TO BE REMOVED OFF-SITE.
- CONSTRUCTION NOTES**
- BARRIER CURB
 - 90° PARKING STRIPE (YELLOW - 0.15m STRIPES - TYP)
 - BARRIER FREE PAVEMENT MARKING AND SIGN
 - LANDSCAPED AREA (REFER TO LANDSCAPE PLANS)
 - CONCRETE SIDEWALK
 - SIDEWALK RAMP (TO INCLUDE TACTILE ATTENTION MATS)
 - PAINTED PEDESTRIAN CROSSING (600mm WIDE 1200mm O.C.)
 - PEDESTRIAN CROSSING SIGN
 - FREE STANDING 'NO PARKING - FIRE ROUTE' SIGN (PER LOCAL / MUNICIPAL STANDARDS)
 - BIKE RACKS (REFER TO LANDSCAPE / ARCH. PLANS)
 - PROPOSED NEW FENCE / ALIGNMENT TO TIE INTO EXISTING FENCE
 - PROPOSED TRANSFORMER (REFER TO SITE ELECTRICAL DRAWINGS)

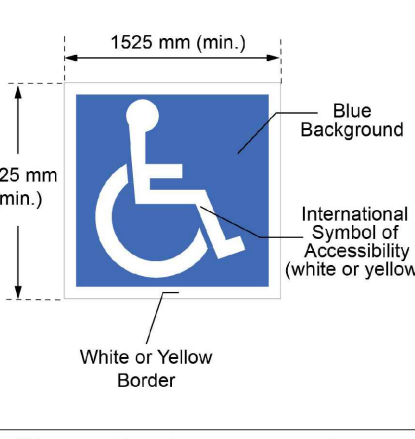
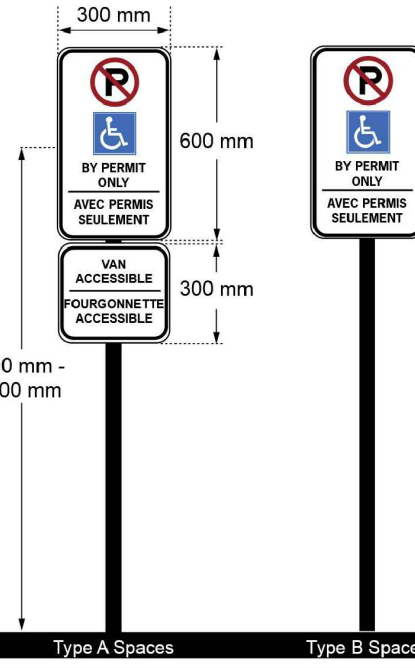


Figure 27: Accessible Parking Pavement Marking

Zoning Confirmation Report, Updated Design 1600 James Naismith Drive			
Project Information			
Review Date	1600 James Naismith	Official Plan Designation	H1b
Municipal Address	1600 James Naismith	Legal Description	Part of Lots 21 and 22 Concession 2 (Ottawa Front) Geographic Township of Gloucester
Scope of Work	Site Plan Control	By-law Number	2008-250
Existing Zoning Code	TD1[2087]	Overlays Applicable	Evolving Neighbourhood
Schedule 1 / 1A Area	Area Z		
Zoning Review - TD1			
RSB Zoning Provisions	Required	Provided	Compliance
Principal Land Use Section 195(2)	Apartment dwelling, mid-rise Townhouse dwelling	Apartment dwelling, mid-rise Townhouse dwelling	Yes
Minimum Lot Area Table 195(4)	No minimum	12,550.6 square metres	Yes
Minimum Lot Width Table 195(4)	No minimum	Irregular	Yes
Minimum Front Yard Setback Table 195(4)(i)	0.5 metres	12.43 metres	Yes
Minimum Interior Side Yard Setback Table 195(4)(ii)	No minimum	6.23 metres	Yes
Minimum Rear Yard Setback Table 195(4)(iii)	6.0 metres	18.19 metres	Yes
Maximum Building Height Section 196(1)(a)	20 metres	20 metres	Yes
Minimum Width of Landscape Area Table 195(4)	3.0 metres	3.0 metres	Yes
Landscape Area Section 163	30% of the lot area	35% (4,321 square metres)	Yes
Minimum Parking Space Rates Section 191(2) - Area Z	0 spaces per dwelling	188 spaces	Yes
Minimum Visitor Parking Space Rates Table 102 - Area Z	0.1 per dwelling unit	20 spaces	Yes
Minimum Barrier Free Spaces Section 111	9.5 Stalls (1:20 ratio)	10 Spaces	Yes
Minimum Bicycle Parking Space Rates Section 111	0.50 per dwelling unit (0.5 x 184 = 92 bike parking spaces)	92 spaces	Yes
Minimum Parking Space Dimensions Section 106	5.2 metres x 2.6 metres	5.2 metres x 2.6 metres	Yes
Driveway Width Section 107	Minimum: 6.0 metres Maximum: 6.7 metres	Minimum: 6.0 metres Maximum: 6.7 metres	Yes
Minimum Drive Aisle Width Section 107	6.0 metres	6.0 metres	Yes
Amenity Area Section 127	6 m² (total) - 1,104 m² 3 m² (communal) - 552 m²	1,736 m² total 552 m² communal	Yes
Minimum Density Lower East Area 1 and 2 Secondary Plan	150 units per net hectare	155.8 units per net hectare	Yes

KEY PLAN
N.T.S.

ADDRESS:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

LEGEND

PHASE 2 DEVELOPMENT LIMIT

CONCRETE SIDEWALK

PROPOSED BUILDING FOOTPRINT

UNDERGROUND WASTE COLLECTION UNIT
SUCH AS MOLD, EARTH-BIN OR
EQUIVALENT (WASTE, RECYCLE, ORGANICS)

PRIMARY BUILDING ENTRANCE / EXIT

PROPOSED BIKE RACK

FIRE ROUTE

LIMIT OF WORK

CONSULTANTS: KWA SITE DEVELOPMENT CONSULTING INC.
2453 AUCKLAND DRIVE, BURLINGTON, ONTARIO, L7L 7A9

FOTENN
420 O'CONNOR STREET, OTTAWA, ONTARIO, K7K 1Z7

GEMTEC
32 STEACIE DRIVE, OTTAWA, ONTARIO, K2K 3N5

GRADIENT WIND
127 WALGREEN ROAD, OTTAWA, ONTARIO, K0A 1L0

STANTEC
300 - 1331 CLYDE AVENUE, OTTAWA, ONTARIO K2C 3G4

BENCHMARK: ELEVATIONS ARE GEODETIC, IN METRES, AND RELATED TO:
BENCHMARK LOCATED IN TELESTAT COURT RELATED TO THE
TOP OF THE SPRINKLER, WITH AN ELEVATION OF 73.92m

BEARING:

SITE PLAN: KWA SITE DEVELOPMENT CONSULTING INC.

SURVEY: STANTEC, 220909

NO.	ISSUE	DATE	BY
3	ISSUED FOR SITE PLAN CONTROL - SUBMISSION #3	SEPTEMBER 29, 2023	BH
2	ISSUED FOR SITE PLAN CONTROL - SUBMISSION #2	JULY 17, 2023	BH
1	ISSUED FOR SITE PLAN CONTROL - SUBMISSION #1	FEBRUARY 6, 2023	BH

NOT FOR CONSTRUCTION

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- THIS DRAWING IS TO BE READ AND UNDERSTOOD IN CONJUNCTION WITH ALL OTHER DRAWINGS AND DOCUMENTS APPLICABLE TO THIS PROJECT.
- THIS DRAWING IS NOT TO BE ISSUED FOR CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, INVERTS AND DATA ON SITE AND REPORT ANY DISCREPANCIES OR OMISSIONS TO KWA 48 HOURS PRIOR TO ANY CONSTRUCTION.

KWA
SITE DEVELOPMENT CONSULTING

KWA SITE DEVELOPMENT CONSULTING INC.
2453 AUCKLAND DRIVE
BURLINGTON, ON L7L 7A9

LICENCED PROFESSIONAL ENGINEER
I. PATRICK STANISLAUS
100548042
SEPT 28, 2023
PROVINCE OF ONTARIO

CLIENT:
1600 JAMES NAISMITH DRIVE LP
1460 THE QUEENSWAY, SUITE M264
TORONTO, ONTARIO
M8Z 1S4

PROJECT NAME:
1600 JAMES NAISMITH DRIVE, OTTAWA
PHASE 2

SITE PLAN

SCALE: 1:300

DATE: NOVEMBER 2024

DRAWN BY: BH

DESIGNED BY: BH

CHECKED BY: TF

PROJECT #
24062

DRAWING #
SA-001

PLAN #19435 SPE# D07-12-26-0016