N0. 1815
2 Storey Brick Building

ALTA VISTA DRIVE
APPROXIMATE CENTRELINE OF CONSTRUCTED ROAD (TO BE CONFIRMED)

PROPOSED 9 STOREY RESIDENTIAL BUILDING

MOVE IN/OUT FFE: 72.70
GARBAGE ROOM FFE: 72.70
BIKE ROOM FFE: 74.00
MAIN ENTRY FFE: 74.00
AMENITY
EXIT
AMENITY LEVEL OUTLINE
7-9th FL. OUTLINE
2-6th FL. OUTLINE
SNOW STORAGE
CISTERN (± 60m³)
POPS 10% (765.3m²)

INTERIOR YARD SETBACK 1.5m
INTERIOR YARD SETBACK 6.0m @ 21.0m BACK
INTERIOR YARD SETBACK 6.0m FROM 21.0m BACK
FRONT YARD SETBACK 3.0m
REAR YARD SETBACK 7.5m
7th FL. SETBACK
8th FL. SETBACK
30m Offset from Top of Bank @ Drain Edge
8.8m Top of Slope Setback
Top of Slope
Top of Bank @ Drain Edge

BN001: Butternut
BN002: Butternut
BN003: Butternut

200mmØ WATERMAIN
200mmØ WATERMAIN
200mmØ SAN SEWER
450mmØ STM SEWER

SITE BENCHMARK
Fire Hydrant
Top of Spindle
Elev=73.83

FIRE ROUTE

N 80° 08' 40" E 61.55
N 17° 35' 10" W 18.56
N 30° 17' 00" W 69.84
N 39° 42' 20" W 29.8m
N 80° 08' 40" E 15.32

N0. 255 Smyth Road
2 Storey Brick Building



KEY MAP

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LEGAL DESCRIPTION
PLAN OF SURVEY OF

PART OF LOT 15
CONCESSION JUNCTION GORE
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation — IP12 F (1,5) — SITE AREA 1.2 ha. — 12,140.3 sq. m / 130,677 sq. ft

ZONING	REQUIRED	PROVIDED
DEVELOPABLE AREA		7,653.0m²
ZONE	R5B	R5B
BUILDING HEIGHT: GRADE ELEVATION 73.00	----	9 STOREY'S / 33.2m
ALLOWABLE PROJECTION - AMENITY LEVEL	----	1 STOREY / 4.0m
DENSITY: RESIDENTIAL USE, ___ units/hectare MIN.	----	316
DENSITY: RESIDENTIAL FSI	----	1.0
FRONT YARD SETBACK	3.0m	7.9m
INTERIOR YARD SETBACK:	1.5m	6.7m & 3.9m
REAR YARD SETBACK:	25% OF LOT DEPTH / MAX 7.5m	28.9m
MINIMUM LOT WIDTH	22.5m	144.28m
LANDSCAPED AREA	30%	38.9%
SET BACK FROM WATERCOURSES/BODIES	30m	30m
MINIMUM LOT AREA	675m²	12,140.3m²
AMENITY AREA - TOTAL 6.0m² PER UNIT (379 Units)	2,274.0m²	2,763.5m²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,137.0m²	1,893.5m²
VEHICLE PARKING; RESIDENTIAL - 0,5 PER UNIT AFTER 12 UNITS PER BUILDING	184	201
VEHICLE PARKING; VISITOR - 0,2 PER UNIT, MAX. 60 PER BUILDING	60	30
BICYCLE PARKING - RESIDENTIAL - 0,5 PER UNIT	190	301
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	3,0m / 6,7m	3,0m / 6,7m

SITE PLAN SYMBOLS:
- SOFT LANDSCAPE PLANTING
- 30,0m EMBANKMENT OFFSET
- PARKING LOT AREA TO BE REMEDIATED: NATURALIZATION AREA
- SEASONAL SNOW STORAGE
- PEDESTRIAN HARD SURFACE
- PROPOSED POPS: 10% OF DEVELOPABLE AREA
- BIKE RACK (0,6x1,8m BIKE PARKING SPACE)
- MAIN ENTRANCE DOOR
- SERVICE / EXIT DOOR
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMESE CONNECTION
- FIRE HYDRANT

DRAWING NOTES
1. PROPERTY LINE
2. BUILDING SETBACK LINES
3. ENTRY RAMP TO U/G GARAGE WITH TRENCH DRAIN
4. OUTLINE OF BUILDING ABOVE
5. OUTLINE OF PARKING GARAGE
6. LOADING AREA; 3,5m x 9,0m
7. EX. 1,5m WIDE CONCRETE SIDEWALK TO REMAIN
8. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
9. BELOW GRADE CISTERN IN PARKING GARAGE
10. 1,5 X 3.0 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED; LOCATION T.B.C.
11. SIAMESE CONNECTION
12. PROPOSED UTILITIES, SEE CIVIL
13. 6.0m WIDE FIRE TRUCK ROUTE
14. CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CITY DETAIL SC 7.1
15. 150mm HT CONCRETE BARRIER CURB
16. EXISTING STREET LIGHT
17. FIRE HYDRANT; RELOCATE AS REQUIRED
18. HARD SURFACE WALK, SEE LANDSCAPE
19. EXISTING TREE TO BE REMOVED
20. EXISTING TREE TO REMAIN; PROTECT AS REQUIRED
21. NEW TREE; SEE LANDSCAPE
22. SURFACE MOUNTED BIKE RACK (0,6x1,8m) 2 PER RACK
23. LAY-BY WITH SHORT TERM PARALLEL PARKING SPACE
24. EXISTING BUS STOP WITH SHELTER / CONCRETE PAD
25. SUNKEN PRIVATE TERRACE
26. CONCRETE RETAINING WALL; SEE CIVIL
27. COMMUNAL AMENITY TERRACE
28. EXISTING ASPHALT PARKING LOT TO BE REMEDIATED
29. PROPOSED POPS AREA
30. EXISTING UTILITY BOX
31. FLUSH / MOUNTABLE CURB
32. BOLLARDS
33. 1,8m WIDE CONCRETE SIDEWALK; TO CITY STANDARDS
34. SIGNAGE; NO STOPPING, FIRE ROUTE, PRIVATE AREA___
35. HYDRO TRANSFORMER / SWITCHGEAR W/H PAD
36. PAINTED CROSSWALK WITH DEPRESSED CURBS
37. --

LOT COVERAGE

DEVELOPABLE LANDS =	7,653.0 sq. m,	63.0%
NON-DEVELOPABLE LANDS =	4,487.3 sq. m,	37.0%
TOTAL =	12,140.3 sq. m	100.0%

DEVELOPABLE AREA BRAKE DOWN

POPS =	765.3 sq. m,	10.0%
PAVED SURFACE =	756.0 sq. m,	9.9%
BUILDING FOOTPRINT=	3,182.8 sq. m,	41.6%
LANDSCAPE OPEN SPACE =	2,948.9 sq. m,	38.5%
TOTAL =	7,653.0 sq. m	100.0%

BUILDING STATISTICS

GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)

GROUND FLOOR		1,806.7 sq. m, 19,447 sq. ft,
2nd FLOOR		2,884.3 sq. m, 31,046 sq, ft,
3rd & 4th FLOOR	2 x 2,857.7 sq. m, 2 x 30,760 sq. ft.	5,715.4 sq. m, 61,520 sq. ft,
5th & 6th FLOOR	2 x 2,857.7 sq. m, 2 x 30,760 sq. ft.	5,715.4 sq. m, 61,520 sq, ft,
7th FLOOR		2,237.9 sq. m, 24,089 sq. ft,
8th & 9th FLOOR	2 x 2,237.9 sq. m, 2 x 24,089 sq. ft.	4,475.9 sq. m, 48,178 sq, ft,
AMENITY / MECHANICAL LEVEL		0.0 sq. m, 000 sq, ft,
TOTAL AREA		22,835.6 sq. m, 245,800 sq. ft,

UNIT STATISTICS

STUDIO	19.55%	112
1 BEDROOM UNIT	24.54%	93
1 BEDROOM + DEN UNIT	10.29%	39
2 BEDROOM UNIT	23.22%	88
2 BEDROOM + DEN UNIT	5.54%	21
3 BEDROOM UNIT	6.86%	26
TOTAL	100.00%	379

CAR PARKING — AREA 'X' on SCHEDULE 1A

MINIMUM REQUIRED

RESIDENCE	- 0.5 PER UNIT AFTER 12	184
VISITOR	- 0.2 PER UNIT AFTER 12	60
TOTAL		244

PROVIDED

RESIDENCE	- 0.58 PER UNIT	201
VISITOR	- 0.08 PER UNIT	30
TOTAL		231

LOCATION

EXTERIOR	5
P1 LEVEL GARAGE	113
P2 LEVEL GARAGE	113
TOTAL	231

PARKING SPACE SIZE

STANDARD SPACE (2.60 x 5.20)	190
PARALLEL CAR SPACE (2.60 x 6.70)	5
SMALL CAR SPACE (2.40 x 4.60)	20
SMALL CAR SPACE (2.60 x 4.60)	14
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	1
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	1

BICYCLE PARKING

REQUIRED	0.5 PER UNIT	190
PROVIDED		
LONG TERM	0.75 PER UNIT	285
SHORT TERM	2 + 1 PER 20 UNITS	16
TOTAL		301
5% INCLUSIVE SPACES		15

LOCATION

EXTERIOR	16
GROUND FLOOR	29
P1 LEVEL GARAGE	52
P2 LEVEL GARAGE	204
TOTAL	301

PROVIDED BICYCLE BRAKE DOWN

USE	TYPE	SIZE	TOTAL
LONG-TERM	HORIZONTAL	0,6 x 1,8 m	270
LONG-TERM	INCLUSIVE	1,0 x 2,75 m	15
SHORT-TERM	HORIZONTAL	0,6 x 1,8 m	16
SHORT-TERM	INCLUSIVE	1,0 x 2,75 m	0
TOTAL			301

AMENITY SPACE

EXTERIOR; COMMUNAL =	808,1 sq, m,
1st FL. INTERIOR; COMMUNAL =	158,2 sq, m,
2nd/6th FL. INTERIOR; COMMUNAL (6 x 5) =	30,0 sq, m,
PENTHOUSE AMENITY ROOM =	522,9 sq, m,
PENTHOUSE AMENITY TERRACE =	401,0 sq, m,
PRIVATE BALCONIES / TERRACE =	1,025,1 sq, m,
TOTAL =	2,945,3 sq, m,
TOTAL COMMUNAL =	1,920,2 sq, m,
REQUIRED - 6.0m² PER UNIT (379) =	2,274,0 sq, m,
REQUIRED COMMUNAL @ 50% =	1,137,0 sq, m,

WASTE REQUIREMENT

GARBAGE	- 0,11 PER UNIT	11 x 4Y BINS	42 YARDS
RECYCLING GMP	- 0,018 PER UNIT	2 x 4Y BINS	7 YARDS
RECYCLING FIBER	- 0,038 PER UNIT	4 x 4Y BINS	15 YARDS
COMPOST	- 240L PER 50 UNITS		8
OVERSIZED GARBAGE AREA (SUGGESTED)			10m²

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:
- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 DETAIL NUMBER / TITLE / SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
9	ISSUES FOR SITE PLAN CONTROL APPLICATION	2026 10 02
8	ISSUES WITH GENERAL UPDATES	2026 09 04
7	ISSUES FOR SITE PLAN CONTROL APPLICATION	2026 07 14
6	ISSUES WITH GENERAL UPDATES	2026 06 10
5	REVISED AS PER CITY COMMENT LETTER 2	2026 05 15
4	ISSUES WITH GENERAL UPDATES (DRAFT)	2026 05 08
3	REVISED AS PER CITY COMMENT LETTER	2026 01 30
2	ISSUED FOR OPA & ZBLA APPLICATION	2025 12 17
1	ISSUED FOR OWNER / CONSULTANT REVIEW	2025 12 05

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — KEVIN D. REID — LICENCE 8667 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: TCU Development Corporation

ARCHITECT: rla/architecture — roderick lahey architect inc. — 56 beech street, ottawa, ontario K1S 3J6 — t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE: 1867 ALTA VISTA DRIVE — OTTAWA — ONTARIO

SHEET TITLE: SITE PLAN

DRAWN: R.V. | CHECKED: K.R.
SCALE: 1:250
PROJECT No.: 2516
SHEET No.: SP-1

D07-12-26-00

1 SP-1 SITE PLAN — SCALE = 1 : 250

0m 5 10 20 — SCALE 1: 250

PAPER SIZE: ISO_B1_(707.00_x_1000.00_MM) | PLOT DATE: Friday, October 02, 2026 | PLOT SCALE: 1:25.4 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2025\2516 - 1867 Alta Vista\01 Design Development\01 Site Plan\2516 SP-1 Site Plan 2026 10 01.dwg

DWG # _____