

PROJECT DEVELOPER

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SURVEYOR

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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: AVERAGE GRADE ELEVATION 73.00	----	9 STOREYS / 33.2m
ALLOWABLE PROJECTION - AMENITY LEVEL	----	1 STOREY / 4.0m
DENSITY: RESIDENTIAL USE: ___ units/hectare MIN.	----	316
DENSITY: RESIDENTIAL FSI	----	1.9
FRONT YARD SETBACK:	3.0m	7.9m
INTERIOR YARD SETBACK:	1.5m	6.7m & 3.0m
REAR YARD SETBACK:	25% OF LOT DEPTH / MAX 7.5m	28.0m
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	190
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
- 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
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
23. LAY-BY WITH SHORT TERM PARALLEL PARKING PACE
24. EXISTING BUS STOP WITH SHELTER / CONCRETE PAD
25. SUNKEN PRIVATE TERRACE
26. CONCRETE RETAINING WALL: RAILING AS REQUIRED
27. COMMUNAL AMENITY TERRACE
28. EXISTING ASPHALT PARKING LOT TO BE REMEDIATED
29. PROPOSED POPS AREA
30. EXISTING UTILITY BOX
31. MOUNTABLE CURB AROUND ENTRY
32. BOLLARDS
33. 1.8m WIDE RELOCATED CONCRETE SIDEWALK

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	19.51%	112
1 BEDROOM UNIT	24.54%	93
1 BEDROOM + DEN UNIT	10.29%	39
2 BEDROOM UNIT	23.22%	88
2 BEDROOM + DEN UNIT	5.51%	21
3 BEDROOM UNIT	6.88%	26
TOTAL	100.00%	379

CAR PARKING — AREA 'A' 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	- 0.56 PER UNIT	201
VISITOR	- 0.08 PER UNIT	30
TOTAL		231

LOCATION

EXTERIOR	5
P1 LEVEL GARAGE	112
P2 LEVEL GARAGE	114
TOTAL	231

PARKING SPACE SIZE

STANDARD SPACE (2.60 x 5.20)	186
PARALLEL CAR SPACE (2.60 x 6.70)	5
SMALL CAR SPACE (2.40 x 4.60)	36
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	2
BARRIER FREE SPACE TYPE B (2.60 x 5.20)	2

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (379 UNITS)	190

PROVIDED

EXTERIOR	26
GROUND FLOOR	28
P1 LEVEL GARAGE	0
P2 LEVEL GARAGE	142
TOTAL	196

AMENITY SPACE

EXTERIOR: COMMUNAL =	733.2 sq. m.
1st FL. INTERIOR: COMMUNAL =	206.4 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 =	870.0 sq. m.
TOTAL =	2,763.5 sq. m.
TOTAL COMMUNAL =	1,893.5 sq. m.
REQUIRED - 6.0m² PER UNIT (379) =	2,274.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,137.0 sq. m.

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%

WASTE REQUIREMENT

GARBAGE	- 0.11 PER UNIT	42 YARDS
RECYCLING GMP	- 0.018 PER UNIT	7 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	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.
- (W) INDICATES ASSEMBLIE TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (D00) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 — DETAIL NUMBER
- 00 / TITLE / SHEET — DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
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 — RODERICK REID LICENCE 8667
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: TCU Development Corporation

ARCHITECT: rla/architecture roderick lahey architect inc.
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PROJECT TITLE: 1867 ALTA VISTA DRIVE
OTTAWA ONTARIO

SHEET TITLE: SITE PLAN

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

D07-12-26-00__