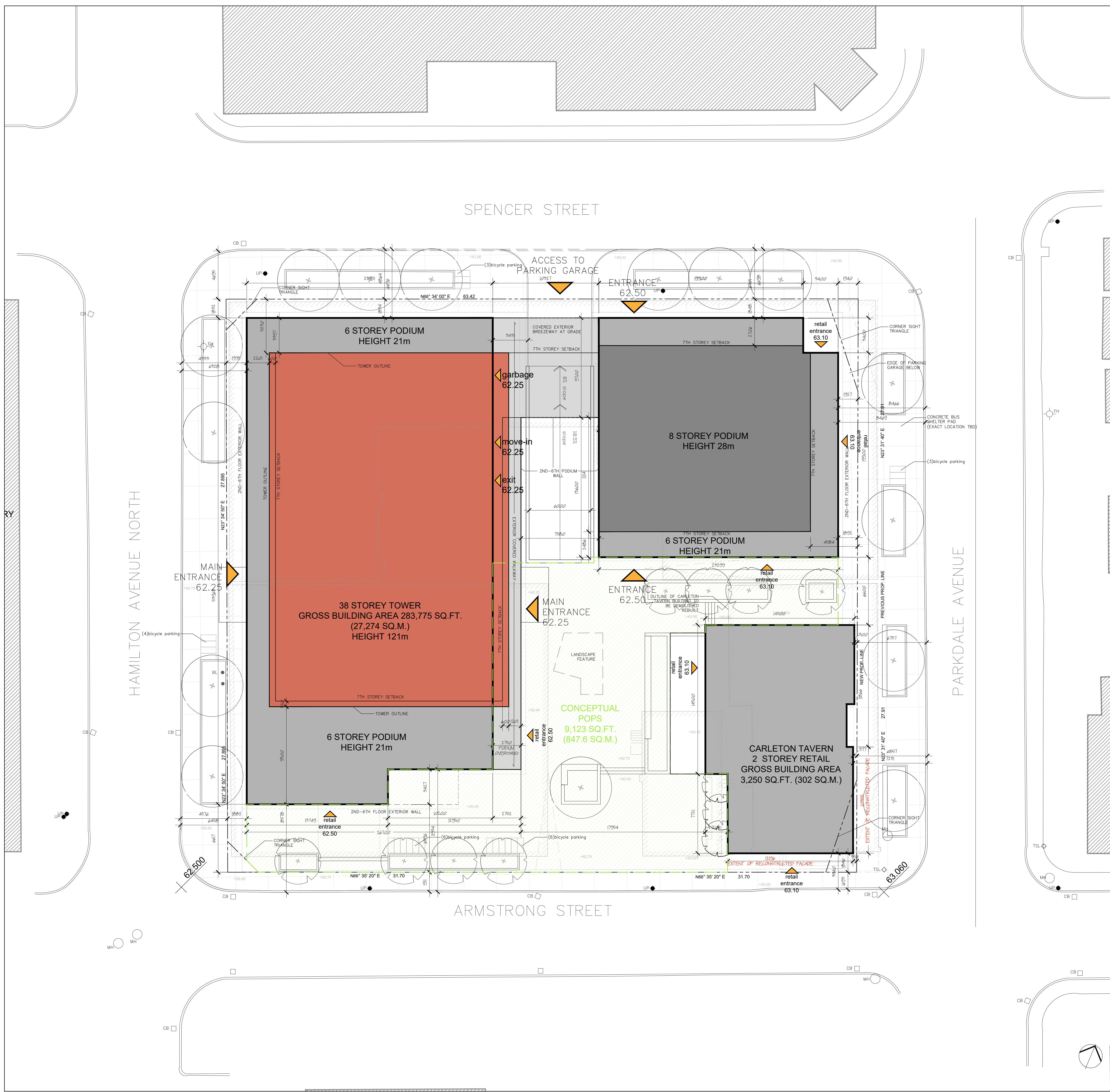




ZONING NOTES

CURRENT ZONING: MCR [100] P(60) 5999-h & LB [04] P(2.0) H(5.5)

LOT AREA = 3,996 m²

DEVELOPMENT STATS

	PROPOSED
LOT WIDTH	61.54m
LOT DEPTH	95.7m
UNITS	
TOTAL UNITS	465
PARKDALE SETBACK	VARIABLE MINIMUM 0.3m
ARMSTRONG SETBACK	VARIABLE MINIMUM 1.8m
HAMILTON SETBACK	1.8m
SPENCER SETBACK	1.8m
BUILDING HEIGHTS	
6 storey podium	21 m
38 STOREY TOWER	+/-151 m
BUILDING AREA	
RESIDENTIAL NET/GFA	+/-27,274 sq.m (289,975 sq.ft.)
COMMERCIAL (GROUND FLOOR) NET/GFA	+/-5,123 sq.m (54,899 sq.ft.)
RESTAURANT NET/GFA	+/-902 sq.m (9,750 sq.ft.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JANUARY 16, 2024 AND PREPARED BY STANTEC GEOMATICS LTD.

UNIT RATIOS

	PROPOSED	465
TOTAL UNIT COUNT		
STUDIOS	71	15%
1 BEDROOM	236	50%
2 BEDROOM	173	37%
3 BEDROOM	5	1%

AMENITY SPACE REQUIREMENTS: 4 m² REQUIRED PER UNIT
(947 X 6 SQ.M. = 3,462 SQ.M. REQUIRED TO BE AMENITY SPACE)
(1,581 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE	
TOTAL AMENITY AREA	+/-3,165.62 sq.m
TOTAL PRIVATE AMENITY	+/-1,610.25 sq.m
TOTAL COMMON AMENITY	610.99 + 125 (GROUND LEVEL LOBBY/LAUNGE) = +/- 735.99 sq.m
POPS AREA	+/- 947.6 sq.m

VEHICLE PARKING

	RESIDENTIAL
REQUIRED: 0	
PROVIDED: 235 (0.66/unit)	
	VISITOR
REQUIRED: 30	
PROVIDED: 30 (0.08/unit)	
	COMMERCIAL
REQUIRED: 0	
PROVIDED: 0	

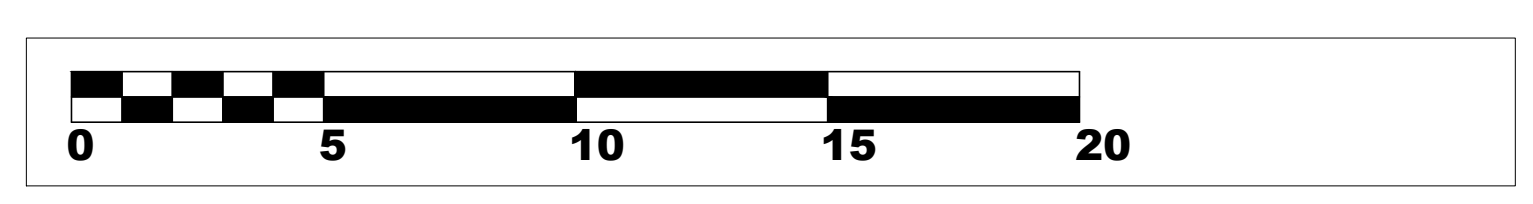
BICYCLE PARKING

REQUIRED: 10x465 = 465

PROVIDED: 465

LOCATION: UNDERGROUND PARKING GARAGE AND GROUND FLOOR (INTERIOR)

EXTERIOR (COMMERCIAL/VISITOR) = 22



LEGEND:

EXISTING BUILDING	EXISTING MAN HOLE	EXISTING CATCH BASIN
FIRE ROUTE	EXISTING TRAFFIC LIGHT	PROPOSED CATCH BASIN
	CONC. CURB DETAIL TO CITY	SIGNAGE FOR ACCESSIBLE PARKING SPACE
	EXISTING FIRE HYDRANT	SIGNAGE FOR FIRE ROUTE ACCESS
	OF OTTAWA STANDARDS	EXISTING SIGN
	BIKE PARKING SPACE	EXISTING LIGHT POLE
	EXISTING BOLLARD	NEW LIGHT POLE
	EXISTING TRAFFIC SIGNAL LIGHT	PROPOSED WALL MOUNTED LIGHT
	EXISTING UTILITY POLE	EXISTING STREET LIGHTING BOX
		EXISTING TRAFFIC SIGNAL BOX



PROJECT TEAM

ARCHITECT
HOBIN ARCHITECTURE
PATRICK BISSON
pbisson@hobinarc.com

PLANNING
STANTEC
STEPHEN WILLIS
stephen.willis@stantec.com

CIVIL
J.L. RICHARDS
STEVE PICKEN
spicken@richards.ca

LANDSCAPE ARCHITECT
LASHLEY & ASSOCIATES LANDSCAPE ARCHITECT
SHERI EDWARDS
edwards@lca.ca

TRANSPORTATION
PARSONS
JAKE BERUBE
jake.berube@parsons.com

ENVIRONMENTAL
GRADIENT WIND ENGINEERING
JOSHUA FOSTER
joshua.foster@gradientwind.com

SURVEYOR
STANTEC GEOMATICS
BRIAN WEBSTER
brian.webster@stantec.com

no.	date	revision
2	26-01-09	ISSUED FOR ZBA+DBA
1	24-12-03	ISSUED FOR PRECONSULTATION

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.

Copyright reserved.

Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S 3K7
T: 613 238 7200
F: 613 235 2005
E: mail@hobinarc.com
hobinarc.com

PROJECT/LOCATION:
340 PARKDALE
OTTAWA ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY: [] **DATE:** 26-01-09 **SCALE:** 1:150

PROJECT: 2409

DRAWING NO.: A100

REVISION NO.: