



KEY PLAN

PROPOSED SITE

PROPERTY DESCRIPTION

NINE STOREY AND TWENTY-FIVE STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER: 04753 0270, 0271, 0272

MUNICIPAL ADDRESS: 6310 HAZELDEAN ROAD

SITE INFORMATION

LOT AREA: 12,014m²

LOT FRONTAGE: 152m

LOT DEPTH: 78.5m

BUILDING INFORMATION

BUILDING AREA: BLDG 1: 5,037m² BLDG 2: 1,372m²

BUILDING FLOOR AREA (Above Grade): 46,351m²

PROPOSED USE: APARTMENT DWELLING, MID-RISE AND HIGH-RISE

UNIT BREAKDOWN:

A: BUILDING 01: 225 UNITS

B: BUILDING 02: 216 UNITS

Total: 431 UNITS

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	No minimum	12,014m ²
MINIMUM LOT WIDTH	No minimum	154m
FRONT YARD SETBACK	Residential use building: 3m	3.59m - BLDG 1 3.69m - BLDG 2
HYDRO SETBACK	6m	N/A
ROAD WIDENING EASEMENT (ROW)	37.5m	Provided
MINIMUM INTERIOR SIDE YARD SETBACK	No minimum	Building 01: 3.625m Building 02: 13.535m
MINIMUM REAR YARD SETBACK	7.5m	10m

LANDSCAPED AREA

Where abutting a residential zone: 10 meters and an opaque screen with a minimum height of 1.5m must be provided between the residential zone and landscaped area.

Other cases: No minimum, except where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped.

VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)

1.2 per dwelling unit = 517.2 spaces required

VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)

0.2 per dwelling unit = 86.2 spaces required

AMENITY AREA REQUIREMENTS

6m² per dwelling unit = 2,586m²

Communal = 1,293m² (a minimum of 50% of the required total area)

Private balconies = 1,293m²

Communal = 3,385m²

Total = 4,678m²

BICYCLE PARKING SPACES

0.5 per dwelling unit = 216

436 interior storage spaces (344 floor mounted, 51 stacked)

10 exterior spaces

Total = 446

Ratio: 1.03 per dwelling unit

LEGEND

SOFT LANDSCAPING

ASPHALT PAVING

RIVERSTONE REFER TO LANDSCAPE

EXISTING FENCE

NEW BOARD FENCE REFER TO LANDSCAPE

LOT LINE

SETBACK LINE

DESIGNATED BUILDING ENTRANCE/EXIT

FIRE HYDRANT, REFER TO CIVIL

CATCH BASIN

MANHOLE

FLOOR DRAIN

UTILITY POLE

OVERHEAD UTILITY WIRES

LIGHT STANDARD

DEPRESSED CURB

EXISTING TREE TO REMAIN

NEW TREE

UNIT PAVERS REFER TO LANDSCAPE

CONCRETE

EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION REFER TO CIVIL

EMERGENCY OVERFLOW ROOF SCUPPER

ROOF DRAIN

NOTE: 'X-E' INDICATES EXISTING TO REMAIN

EXISTING BUILDING ELEMENT TO BE REMOVED

FIGURA ARCHITECTS

ROBERTO CAMPOS
LEZEVE
7401

6310 HAZELDEAN

2 BUILDING DEVELOPMENT PROPOSAL

MULTI-UNIT RESIDENTIAL

SITE PLAN

Designé par / Drawn by: GC / DW / CS
No. projet / Project number: 2311

Verifié par / Verified by: RC
No. dessin / Drawing number: [Blank]
Révisé / Revision: [Blank]

Echelle / Scale: 1:250

Date de création ou dessin / Drawing creation date: [Blank]

A010

PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY MANTOSH PERRY SURVEYING INC. DATED APRIL 18, 2018