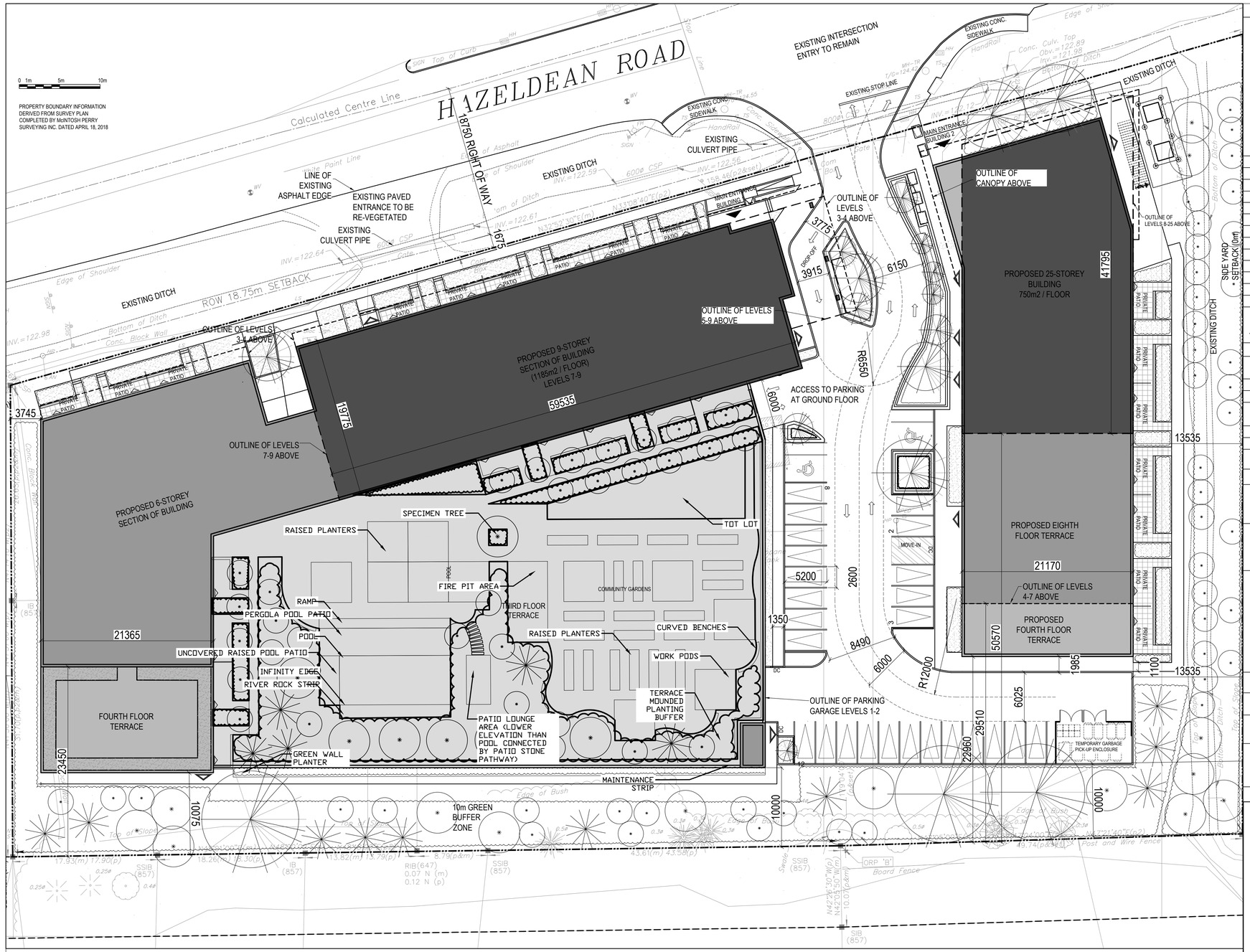


0 1m 5m 10m

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

## KEY PLAN

## PROPERTY DESCRIPTION

| | |
|---|---|
| NINE STOREY AND TWENTIY-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: | 3,132m² |
| BUILDING FLOOR AREA: | 51,938m² |
| PROPOSED USE: | APARTMENT DWELLING, MID-RISE AND HIGH-RISE |

UNIT BREAKDOWN:

| | | |
|---|---|---|
| BUILDING 01: | 179 UNITS | 3 - STUDIO, 96 - 1 BD, 61 - 2 BD, 19 - 3 BD |
| BUILDING 02: | 252 UNITS | 115 - 1 BD, 104 - 2 BD, 33 - 3 BD |
| TOTAL: | 431 UNITS | 3 - STUDIO, 211 - 1 BD, 165 - 2 BD, 52 - 3 BD |

## ZONING TABLE — AM9[2102]

| CITY OF OTTAWA ZONING BY-LAW No. 2008-250 | REQUIRED | PROPOSED |
|---|---|---|
| MINIMUM LOT AREA | No minimum | 12,014m² |
| MINIMUM LOT WIDTH | No minimum | 154m |
| FRONT YARD SETBACK | Residential use building: 3m | 3.4m |
| HYDRO SETBACK | 6m | N/A |
| ROAD WIDENING EASEMENT (ROW) | 37.5m | Provided |
| MINIMUM INTERIOR SIDE YARD SETBACK | No minimum | Building 01: 3.75m<br>Building 02: 13.5m |
| MINIMUM REAR YARD SETBACK | 7.5m | 10m |
| BUILDING WALLS ALONG STREET FRONTAGE | 30% of the lot width within 3 metres of the front lot line, must be occupied by building walls if the lot is 90 metres in width or wider | 73.4% |
| MAXIMUM BUILDING HEIGHT | Within 20 metres of a residential zone: 11m<br><br>All other cases: 15m | Building 01: 10.04m<br>Building 02: 10.04m<br><br>Building 01: 29.04m<br>Building 02: 77.04m |
| 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.<br><br>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. | 20% of the site at grade = 2,377m² |
| VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A) | 1.2 per dwelling unit = 517.2 spaces required | 389 spaces |
| VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A) | 0.2 per dwelling unit = 86.2 spaces required | 86 spaces |
| AMENITY AREA REQUIREMENTS | 6m² per dwelling unit = 2,586m²<br>Communal = 1,293m² (a minimum of 50% of the required total area) | Private balconies = 1,293m²<br>Communal = 3,385m²<br>Total = 4,678m² |
| BICYCLE PARKING SPACES | 0.5 per dwelling unit = 216 | 436 interior storage spaces (344 floor mounted, 51 stacked)<br>10 exterior spaces<br>Total = 446<br>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
- FH — FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FD — FLOOR DRAIN
- UP — UTILITY POLE
- OVERHEAD UTILITY WIRES
- L.S. — LIGHT STANDARD
- DC — DEPRESSED CURB
- EXISTING TREE TO REMAIN
- NEW TREE
- UNIT PAVERS REFER TO LANDSCAPE
- CONCRETE
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 — NEW GROUND ELEVATION REFER TO CIVIL
- SC — EMERGENCY OVERFLOW ROOF SCUPPER
- RD — ROOF DRAIN

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

- EXISTING BUILDING ELEMENT TO BE REMOVED

| No. | Date | Émis pour / Object |
|---|---|---|
| – | – – – | – – – |

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical )

Ingénieur / Engineer (Structure / Structure )

Architecte/ Architect (paysagiste / Landscape)

Ingénieur / Engineer (Civil / Civil )

Client / Client


Architecte / Architect
fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

Collectif d'architectes / Architects Collective
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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

*Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.*

Projet / Project

# 6310 HAZELDEAN

##########
##########

Titre / Title

## SITE PLAN

| | | |
|---|---|---|
| Dessiné par / Drawn by: ###### | No. projet / Project number: 2311 | |
| Vérifié par / Verified by: RC | No. dessin / Drawing number | Révision / Revision: 0 |
| Échelle / Scale: 1:250 | | |
| Date de création du dessin / Drawing creation date: ########## | | A010 |