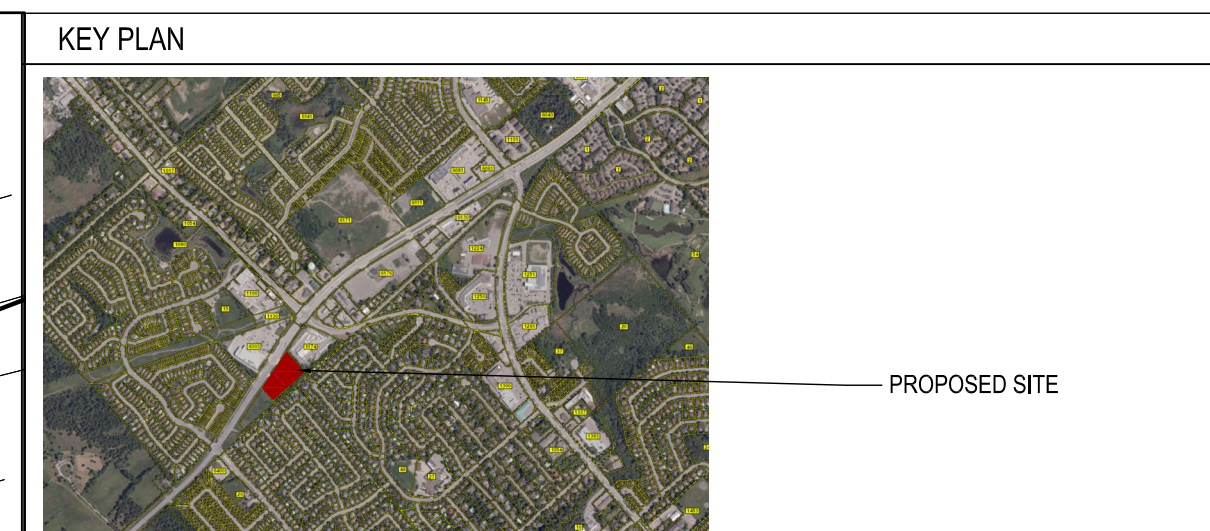


0 1m 5m 10m

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



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: 441 UNITS

ZONING TABLE	AM9[2102]	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250			
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	
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	71% of lot width has building fronting at their street setbacks	
MAXIMUM BUILDING HEIGHT	Within 20 metres of a residential zone: 11m All other cases: 15m	Building 01: 10.04m Building 02: n/a Building 01: 39.5 m Building 02: 66 m	
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.	Continuous 10m green buffer zone has been provided at the rear lot line. New opaque fence will be provided.	
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	6m ² per dwelling unit = 2,586m ² Communal = 1,293m ² (a minimum of 50% of the required total area)	Private balconies = 1,293m ² Communal = 3,385m ² Total = 4,678m ²	
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

Scale / Seal

Scale: 1:250

Seal: ROBERTO CAMPOS, ARCHITECT, 7401

Project / Project: 6310 HAZELDEAN

Title / Title: 2 BUILDING DEVELOPMENT PROPOSAL MULTI-UNIT RESIDENTIAL

Drawn by / Drawn by: GC / DW / CS

Checked by / Checked by: RC

Scale / Scale: 1:250

Date of creation / Date of creation: 23/11

No. project / Project number: 2311

No. sheet / Drawing number: 0

Revision / Revision:

FIGUR

ARCHITECTS

3000 Saint-Anthoine O.
Montreal QC H4C 1A9
T: 514 885-0122

190 Somerset St W #208
Ottawa ON K2P 1J4
T: 613 954-1122

6310 HAZELDEAN

2 BUILDING DEVELOPMENT PROPOSAL

MULTI-UNIT RESIDENTIAL

SITE PLAN

A010