SITE INFO.

SITE AREA	10967.2 sq. m.
EXISTING ZONING	
AREA A	R5C H(28)
AREA B	O1 [313] S216
AREA C	O1 [313]
AREA D	R5C H(78)
GROSS FLOOR AREA (ZONING DEFINITION)	
EXISTING APARTMENT	~19300 SQ.M.
	224 units
	110 indoor parkings

PROJECT INFO.

BUILDING HEIGHT	25 STOREY
GROSS FLOOR AREA (ZONING DEFINITION)	16220 SQ.M.
RESIDENTIAL UNITS	177
ONE BEDROOM	56
TWO BEDROOM	121
CAR PARKING REQUIRED	100 MIN.
MIN. RESIDENTIAL (0.5 after first 12)	83
MIN. VISITOR (0.1 after first 12)	17
MAX. VISITOR	30
MAX. RESIDENTIAL + VISITOR	310
BIKE PARKING REQUIRED	
RESIDENTIAL (0.5)	89
CAR PARKING PROVIDED	211
P1	85
P2	126
BIKE PARKING PROVIDED	182
P1	99
P2	83
AMENITY REQUIRED (6 SQ.M. PER UNITS)	1062 SQ.M.
MIN. COMMUNAL	531 SQ.M.
AMENITY PROVIDED	
COMMUNAL (ROOF DECK AND INDOOR)	1934 SQ.M.
GROUND FLOOR	412 SQ.M.
4TH FLOOR	1030 SQ.M.
25TH FLOOR	492 SQ.M.
PRIVATE BALCONY	1430 SQ.M.
LANDSCAPED AREA	47%

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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No.	DESCRIPTION	DATE
01	ISSUED FOR OPA&REZONING - 2ND ROUND	2023/03/17

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK I. LAHEY — LICENCE 4575

NORTH ARROW: PROJECT NORTH

CLIENT: HOMESTEAD

ARCHITECT:
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56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

210 CLEARVIEW AVE.

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:	CHECKED:
RLA	RLA
SCALE: 1:500	SHEET No. A01
PROJECT No. 2117	

PLOT DATE: Thursday, April 06, 2023
F:\2021\2117 - 200 Clearview Ave\01 Design Development\02 Conceptual Design\01 CAD\2117 - All FLOOR PLANS - Zoning Application_v1_R23.1.dwg, 0_RLA Master PAPER_SIZES.ARCH_D_(24.00_x_36.00_Inches)