

SITE STATISTICS
 EXISTING ZONE: I1E - MINOR INSTITUTIONAL
 PROPOSED ZONING: R5A-A-X
 PART OF BLOCK D REGISTERED PLAN B48 CITY OF OTTAWA

MECHANISM	REQUIRED/PERMITTED IN I1E ZONE	PROVIDED
LOT COVERAGE	---	939 (15.6%)
LANDSCAPE	---	2297 (38.1%)
ASPHALT	---	2782 (46.2%)
MINIMUM FRONT YARD SETBACK	1m - 10m (HEIGHT DEPENDANT)	6m
MINIMUM SIDE YARD SETBACK	1m - 10m (HEIGHT DEPENDANT)	1.5m
MINIMUM REAR YARD SETBACK	1m - 10m (HEIGHT DEPENDANT)	58.8m
MAXIMUM BUILDING HEIGHT	18m	17.859m
NUMBER OF UNITS	0 UNITS	50 UNITS

PARKING CALCULATIONS:

FLOOR:	OCCUPANCY:	PARKING RATE:	PARKING REQUIRED:
2-6	RESIDENTIAL (50 UNITS)	DWELLING IN A MIXED USE BUILDING: 1.0/unit	DWELLING: 1.0x50 = 50
1	COMMUNITY CENTER (331.19 M2 GFA)	4/100M2 GFA	COMMUNITY CENTER 331.19 M2 X 4/100M2 = 13.24
PARKING PROVIDED:			71 SPACES

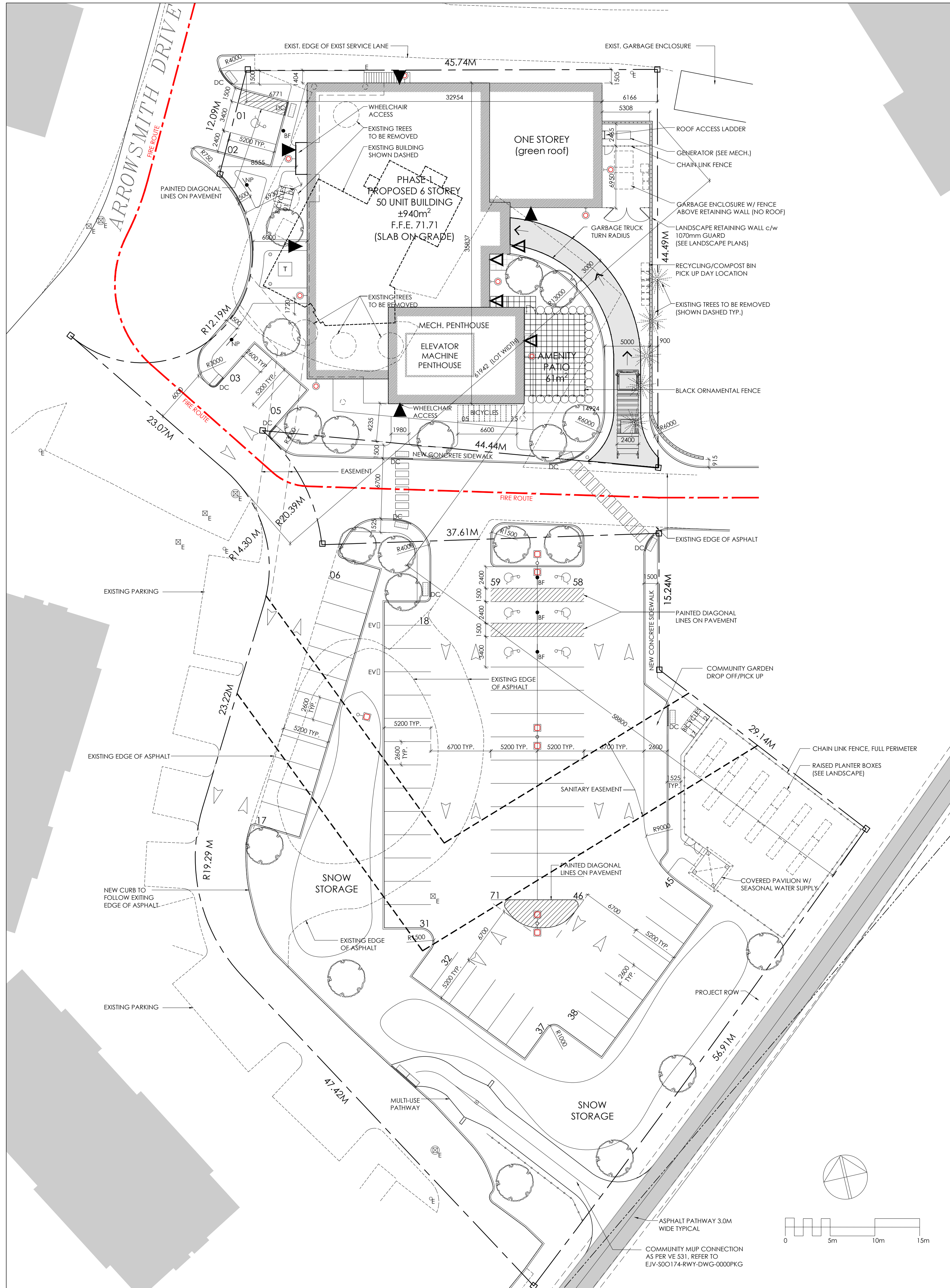
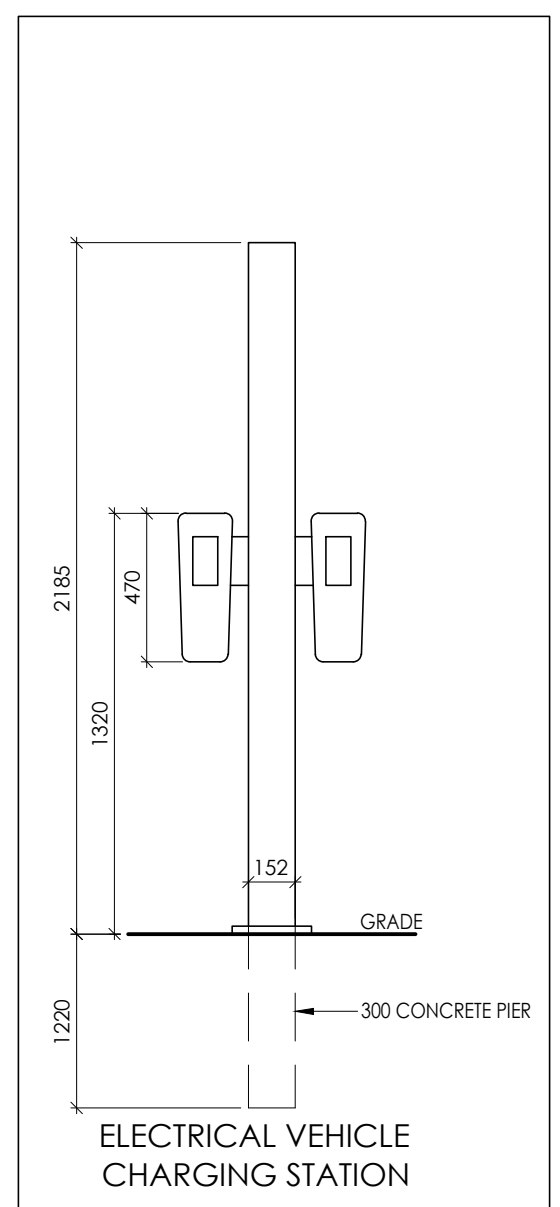
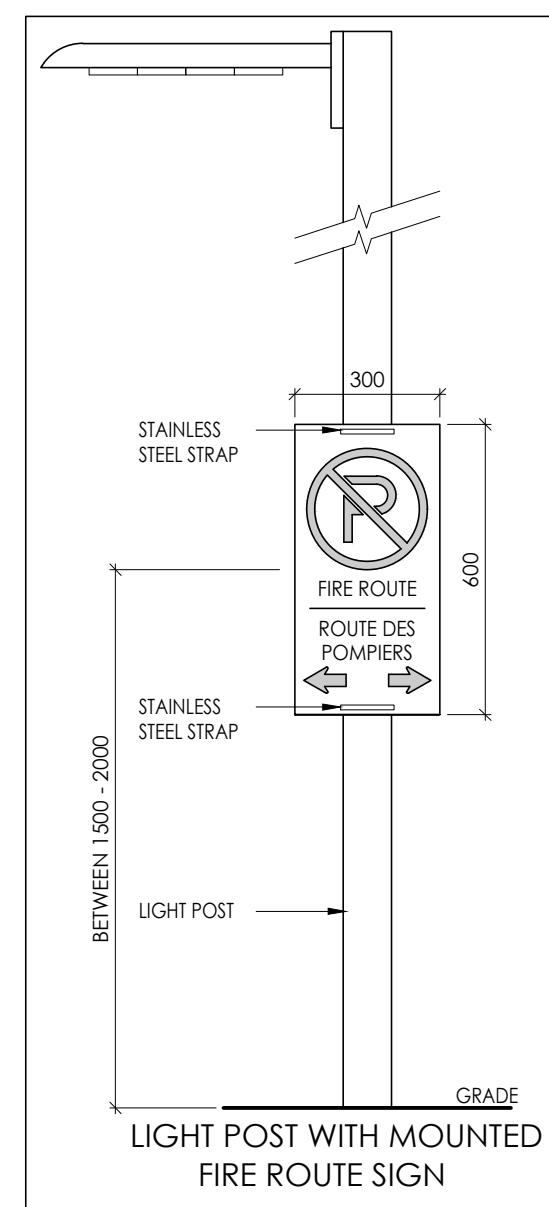
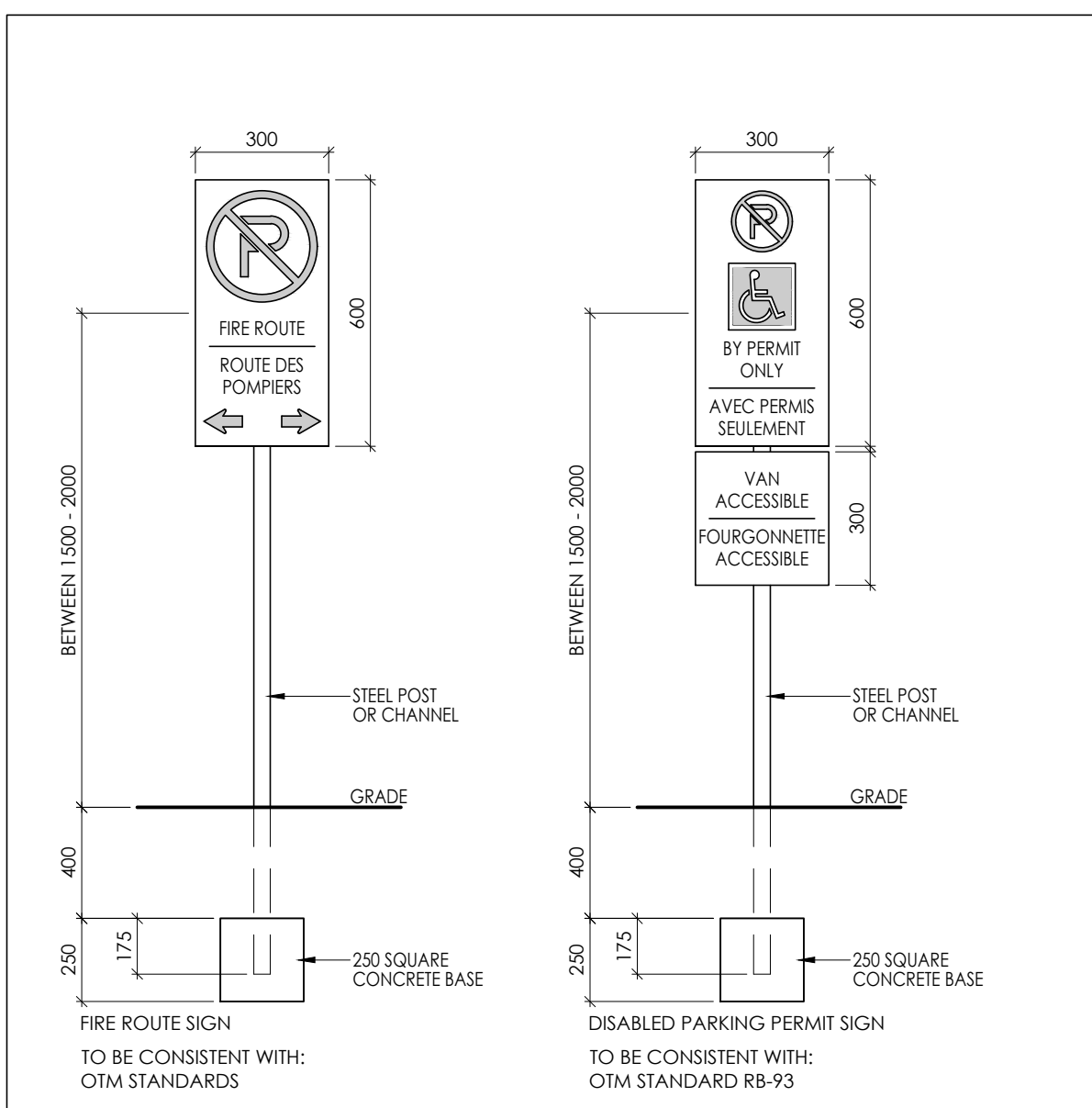
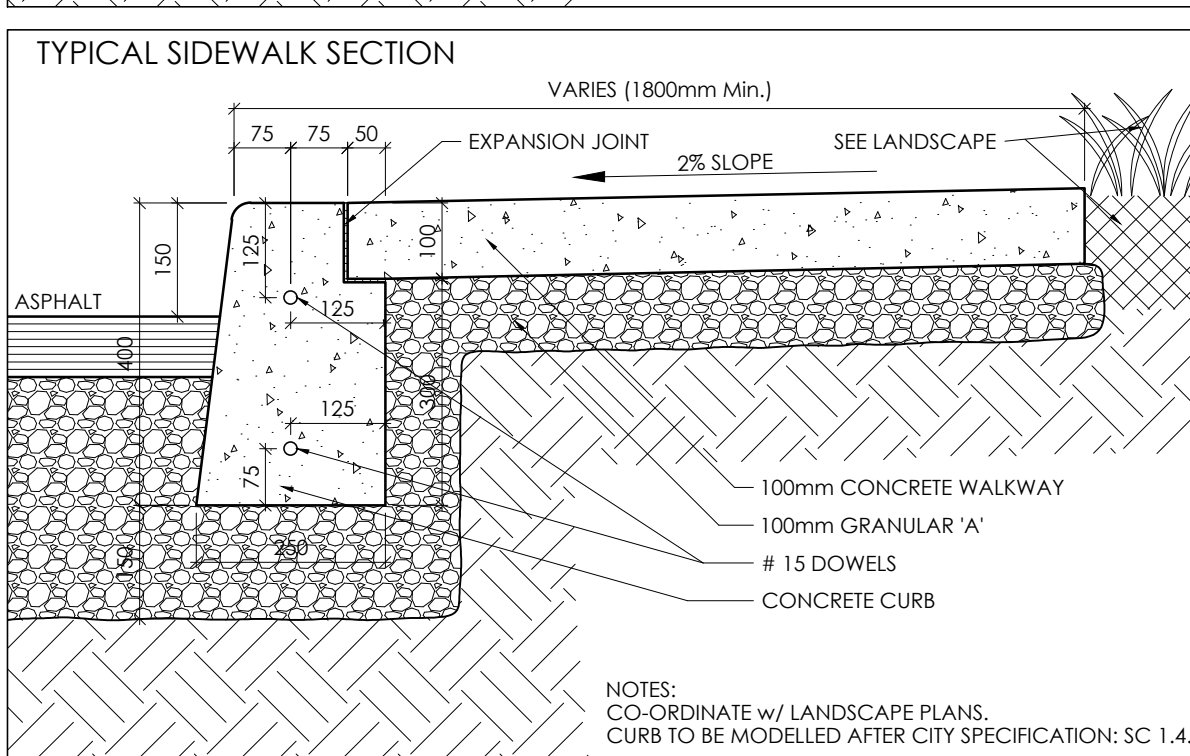
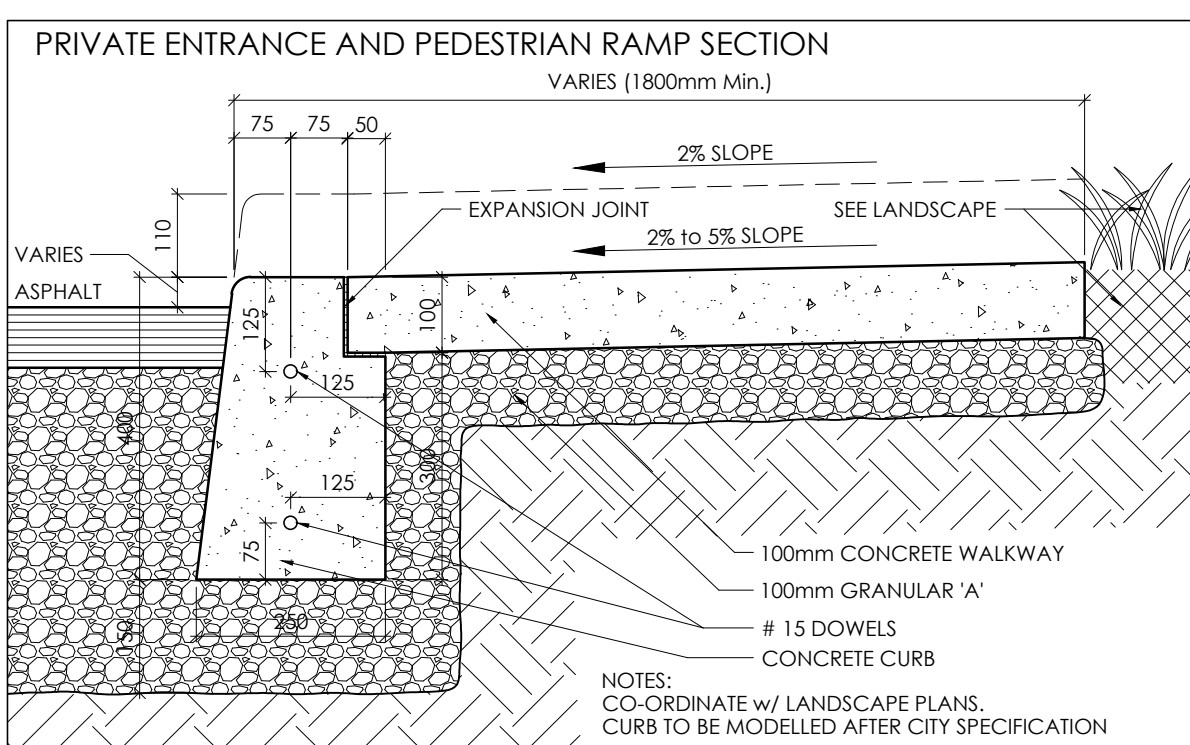
PARKING SPACE:	2.6m X 5.2m	PROVIDED: 2.6 x 5.2
ACCESSIBLE PARKING SPACE SIZE PROVISIONS	REQUIRED (BY AODA): TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2	TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2
ACCESSIBLE PARKING		PROVIDED: TYPE A: 3 TYPE B: 4
MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED: 6.7 m
AMENITY SPACE	REQUIRED: 6m ² /UNIT x 50 UNITS = 300m ²	PROVIDED: COMMON ROOM = 64m ²

BICYCLE PARKING CALCULATIONS:

APT. DWELLING UNIT	REQUIRED: 0.5/UNIT 50 UNITS X 0.5 = 25 SPACES	PROVIDED: 25 SPACES
RETAIL FOOD STORE (SIMILAR)	REQUIRED: 1/250 M2 GFA 331.19 X 1/250 = 1.32	PROVIDED: 4 SPACES
BICYCLE PARKING SPACE: 0.6X1.8M WITH 1.5M AISLE		

GROSS FLOOR AREA (GFA)

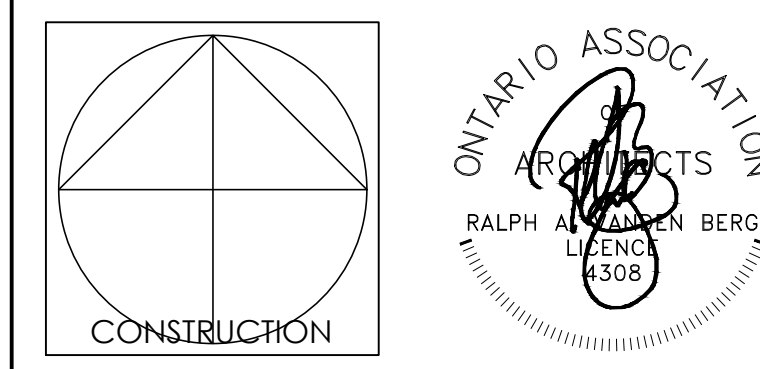
GROUND FLOOR	442.19 M2
SECOND FLOOR	588.55 M2
THIRD FLOOR	588.55 M2
FOURTH FLOOR	588.55 M2
FIFTH FLOOR	588.55 M2
SIXTH FLOOR	588.55 M2
TOTAL:	3384.94 M2



NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN APPLICATION	DEC. 20/22

LEGEND

- MH MANHOLE: SANITARY AND STORM (SEE CIVIL) (E' DENOTES EXISTING)
- CB CATCHBASIN (SEE CIVIL) (E' DENOTES EXISTING)
- FH FIRE HYDRANT (SEE CIVIL) (E' DENOTES EXISTING)
- UP UTILITY POLE
- ▲ DENOTES BUILDING EXIT
- △ DENOTES ALTERNATE EXIT
- TYPICAL CURB (REFER: CITY OF OTTAWA STANDARDS)
- DC DEPRESSED CURB (REFER: CITY OF OTTAWA STANDARDS)
- PROPERTY LINE
- ♿ DESIGNATED BARRIER FREE PARKING SPACE
- EV ELECTRIC VEHICLE CHARGING STATION
- BF BARRIER FREE PARKING SIGN
- FR FIRE ROUTE SIGN
- NP NO PARKING SIGN
- FR LIGHT STANDARD W/ STRAP ON FIRE ROUTE SIGN (SEE ELEC.)
- LP LIGHT POST (SEE ELEC.)
- WS WALL SCONCE (SEE ELEC.)
- BL BOLLARD LIGHT (SEE ELEC.)
- SC SIAMSE CONNECTION
- TWIS TACTILE WALKING SURFACE INDICATOR (TWSI)
- DL DIAGONAL PAINTED LINES
- T TRANSFORMER W/ BOLLARD (SEE ELEC.)
- SF SITE FENCING (SEE LANDSCAPE)



Vandenberg & Wildeboer
 ARCHITECTS

PROJECT TITLE
 WIGWAMEN
 2040 ARROWSMITH DRIVE, OTTAWA, ON. K1J 8V9

DRAWING TITLE
 SITE PLAN

DESIGNED BY: RV
 DRAWN BY: JN, NG
 START DATE: 2022
 SCALE: 1:250
 PROJECT NO.: 2200

CONSTRUCTION
 A000

D07-12-23-0014