

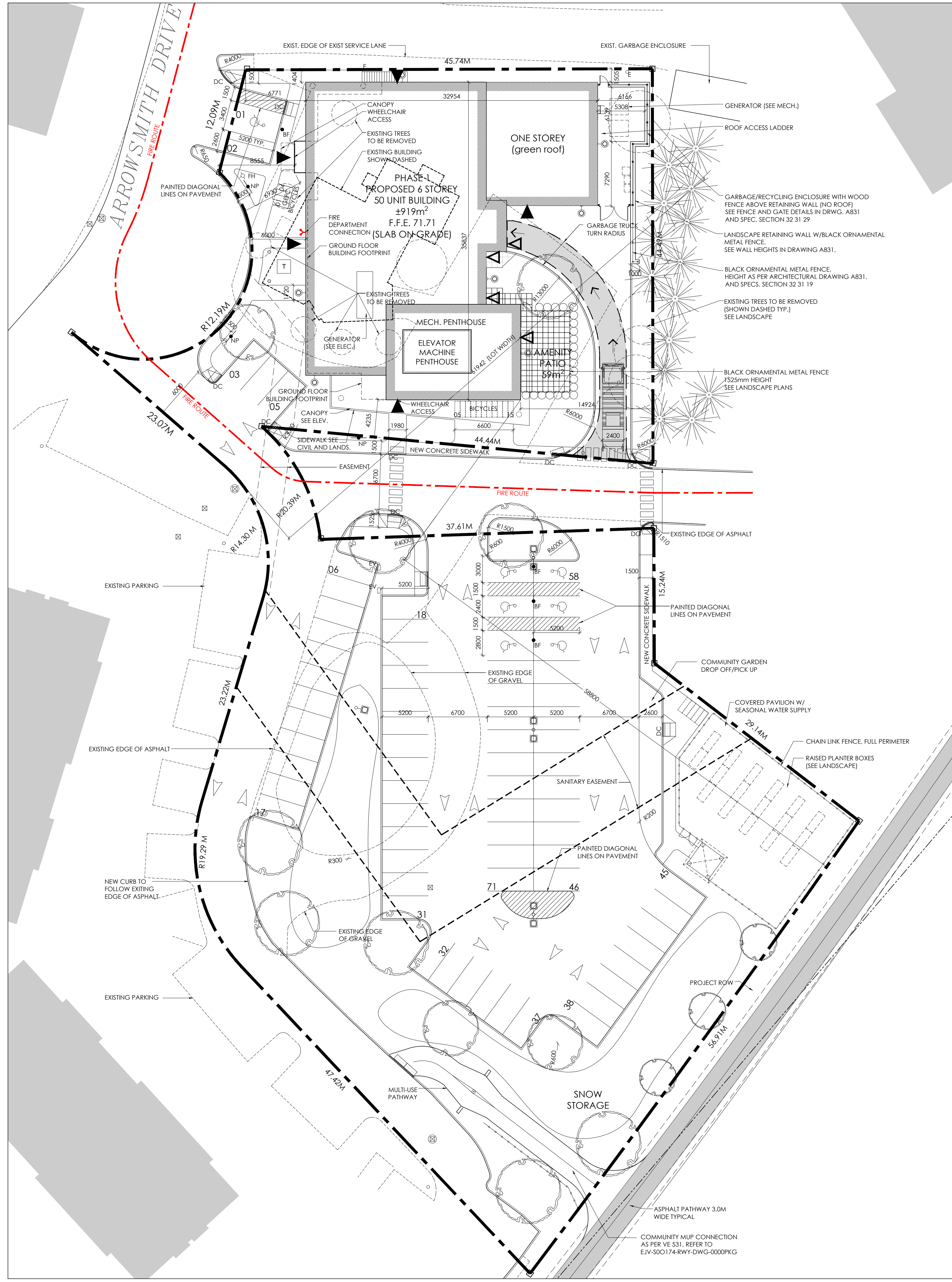
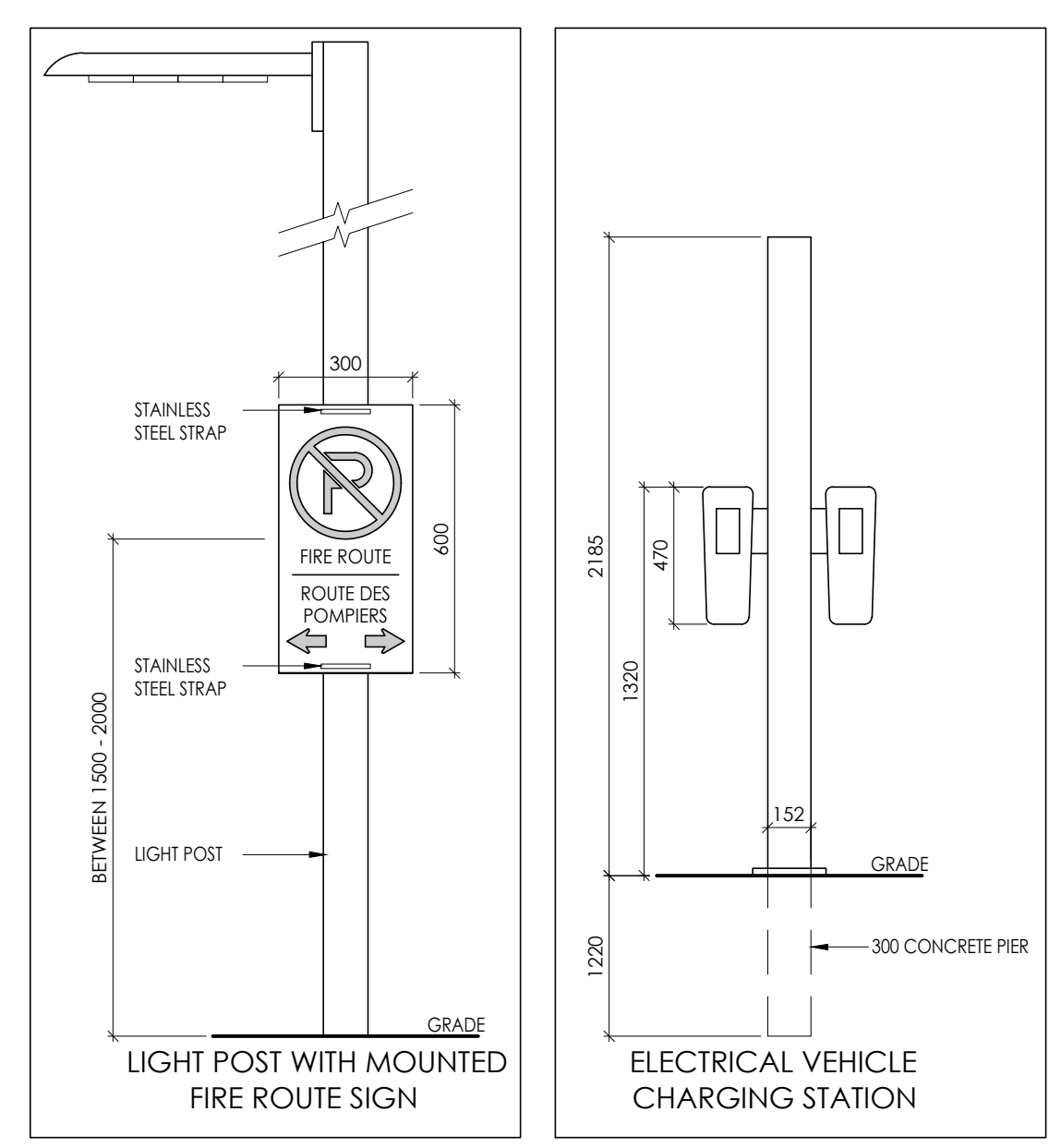
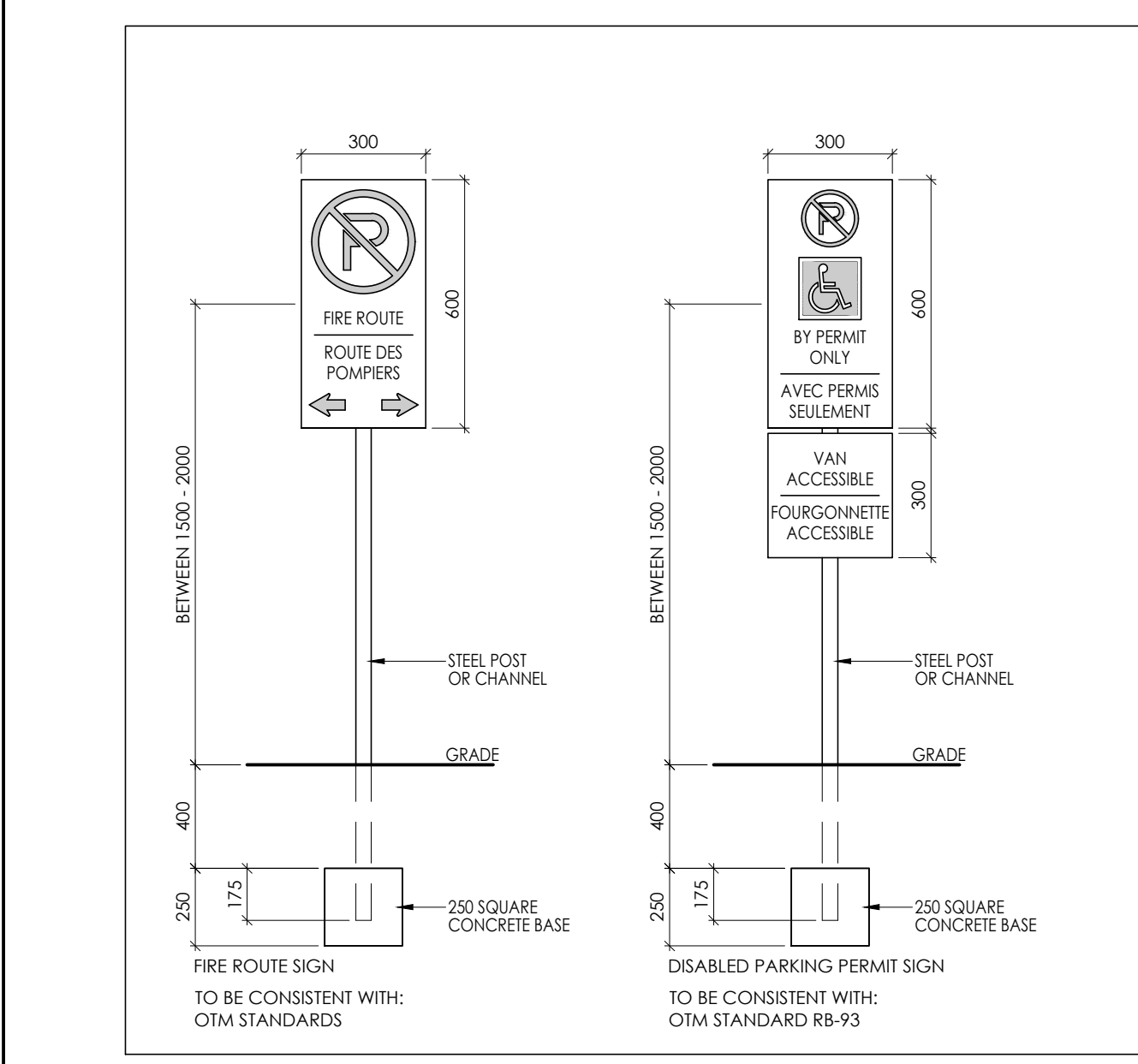
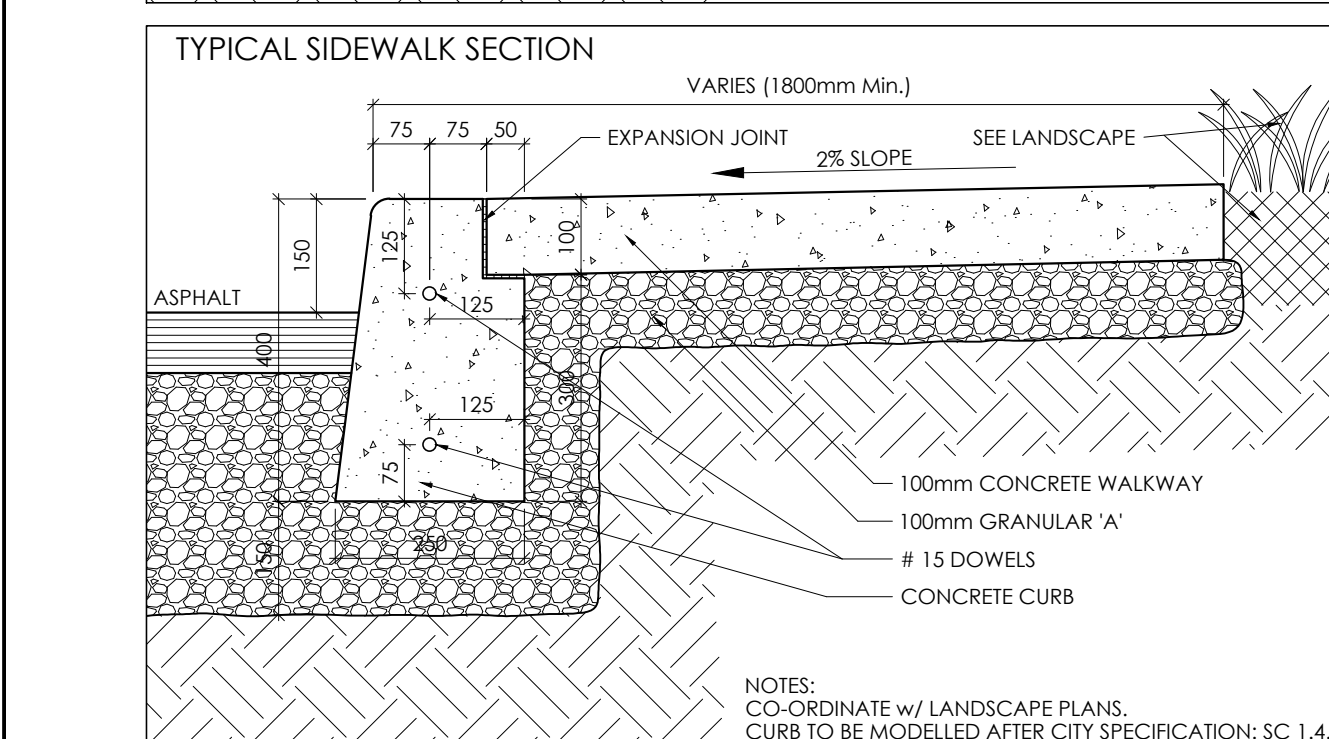
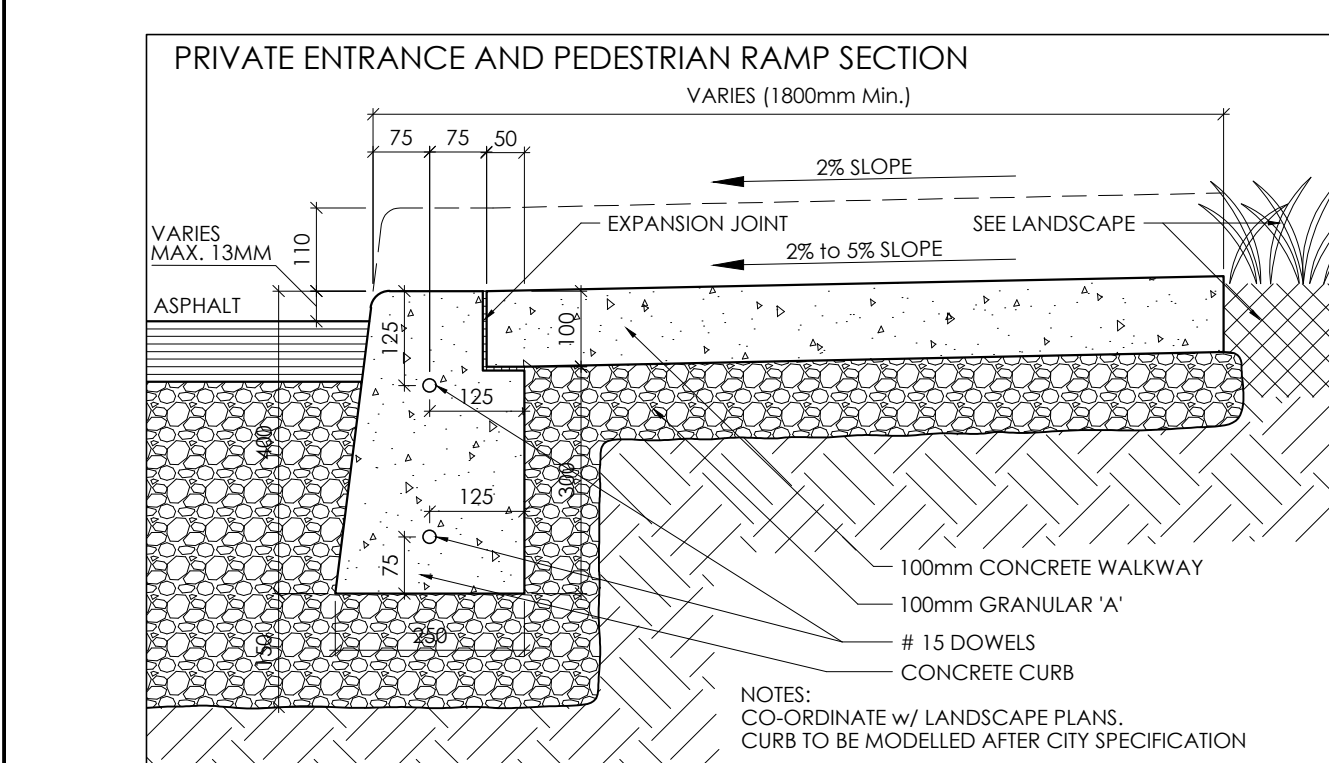
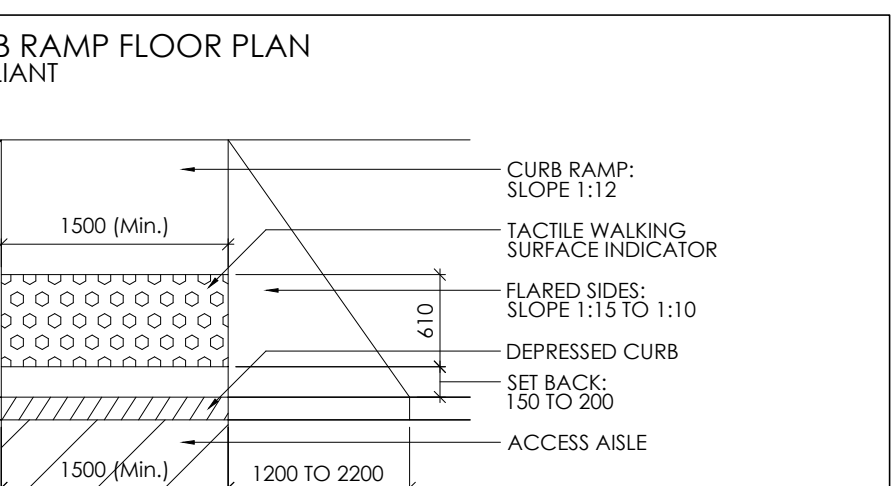
SITE STATISTICS		
EXISTING ZONE: I1E - MINOR INSTITUTIONAL		
PROPOSED ZONING: R5A-A-X		
AREAS (m ²):		PART OF BLOCK D REGISTERED PLAN B48 CITY OF OTTAWA
SITE (TOTAL):	6,018 (100%)	
MECHANISM	REQUIRED/PERMITTED IN I1E ZONE	PROVIDED
LOT COVERAGE	---	919 (15.6%)
LANDSCAPE	---	2302 (38.3%)
ASPHALT	---	2777 (46.1%)
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:		
NEW BUILDING:		
FLOOR:	OCCUPANCY:	PARKING RATE:
2-6	RESIDENTIAL (50 UNITS)	DWELLING IN A MIXED USE BUILDING: 1.0/unit
		DWELLING: 1.0x50 = 50
1	COMMUNITY CENTER (402.82 M2 GFA)	COMMUNITY CENTER 402.82 M2 X 4/100M2 = 16.11
PARKING PROVIDED:		71 SPACES

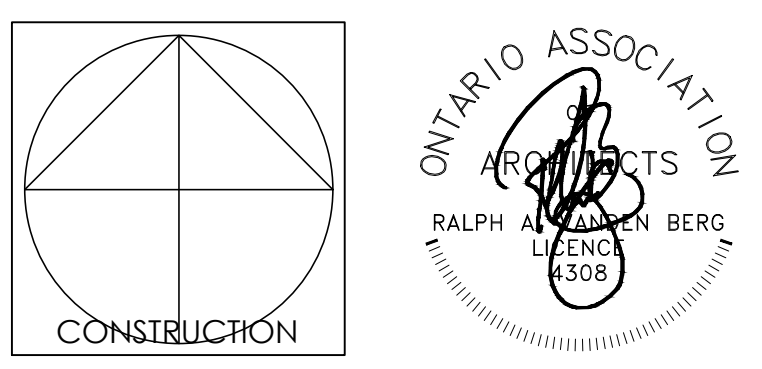
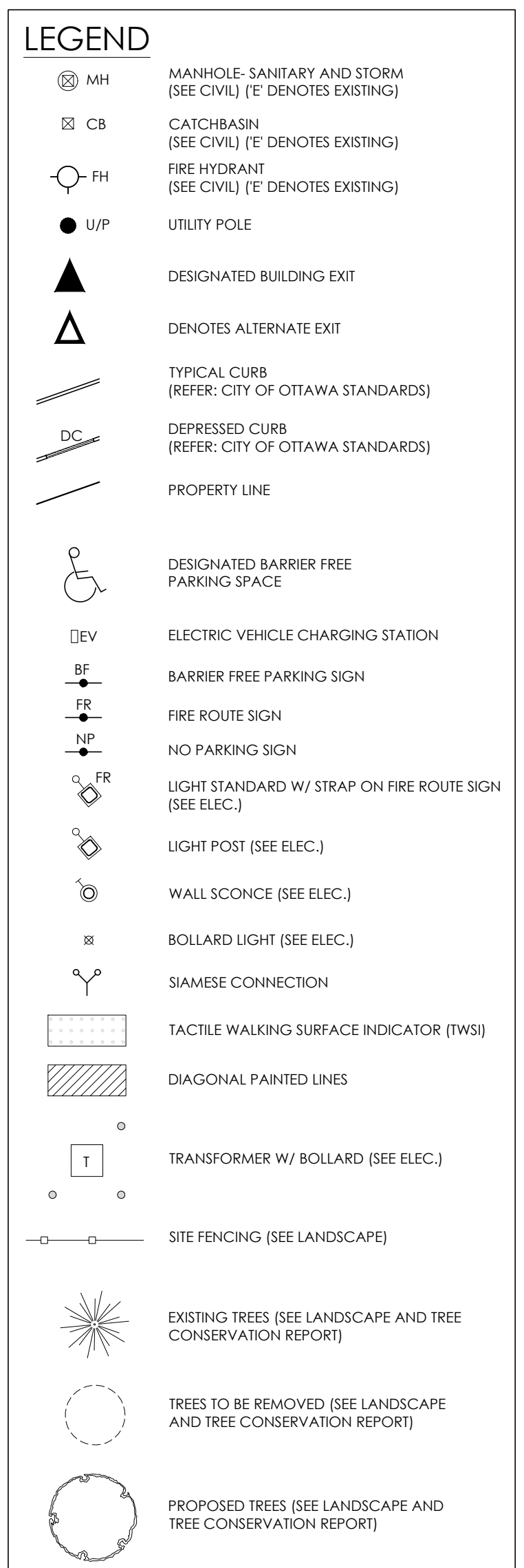
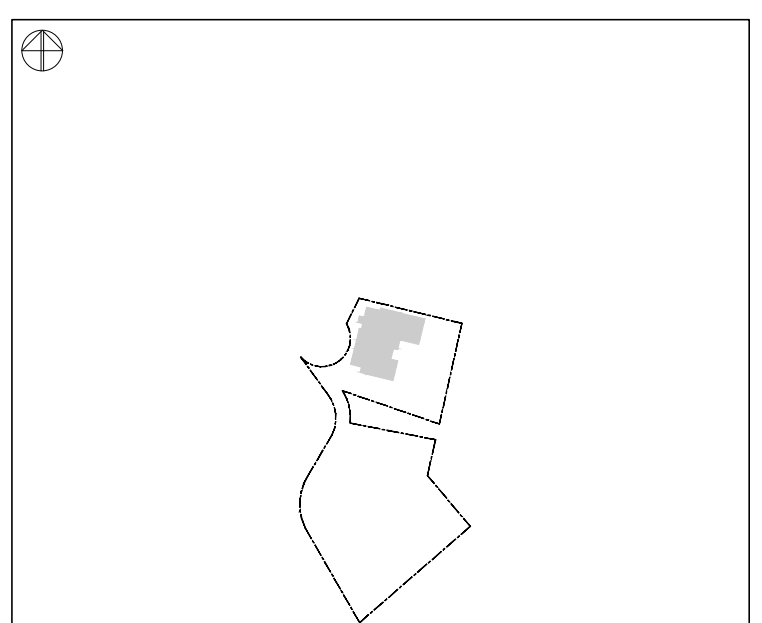
PARKING SPACE:	2.6m X 5.2m	PROVIDED: 2.6 x 5.2
ACCESSIBLE PARKING SPACE SIZE PROVISIONS	REQUIRED (BY AODA): TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2	TYPE A: 3.4 x 5.2 TYPE B: 2.4 x 5.2
ACCESSIBLE PARKING		PROVIDED: TYPE A: 3 TYPE B: 4
MIN AISLE WIDTH	REQUIRED: 6.7 m	PROVIDED: 6.7 m
AMENITY SPACE	REQUIRED: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

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

GROSS FLOOR AREA (GFA)	
GROUND FLOOR	477.64 M2
SECOND FLOOR	588.61 M2
THIRD FLOOR	588.61 M2
FOURTH FLOOR	588.61 M2
FIFTH FLOOR	588.61 M2
SIXTH FLOOR	588.61 M2
TOTAL:	3240.69 M2



NO.	REVISION	DATE
2	CITY COMMENTS INCORPORATED	DEC. 18/23
3	ISSUED FOR GARB. ENCLOSURE & COORD.	FEB. 07/24
4	REVISED FOR SITE PLAN APPLICATION	AUG. 01/24
5	ISSUED FOR BUILDING PERMIT	DEC. 6/2024
6	REISSUED FOR ZONING BY-LAW AMEND.	JAN. 17/2025



Vandenberg & Wildeboer
A · R · C · H · I · T · E · C · T · S

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

ONTARIO ASSOCIATION OF ARCHITECTS
RALPH VAN DEN BERG
LICENSE #308

PROJECT NO. A000