

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
PART OF LOT 1
REGISTERED PLAN 217
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
STANTEC GEOMATICS LTD.

SURVEY INFO
SCALE: 1 : 100

SITE PLAN SYMBOLS LEGEND

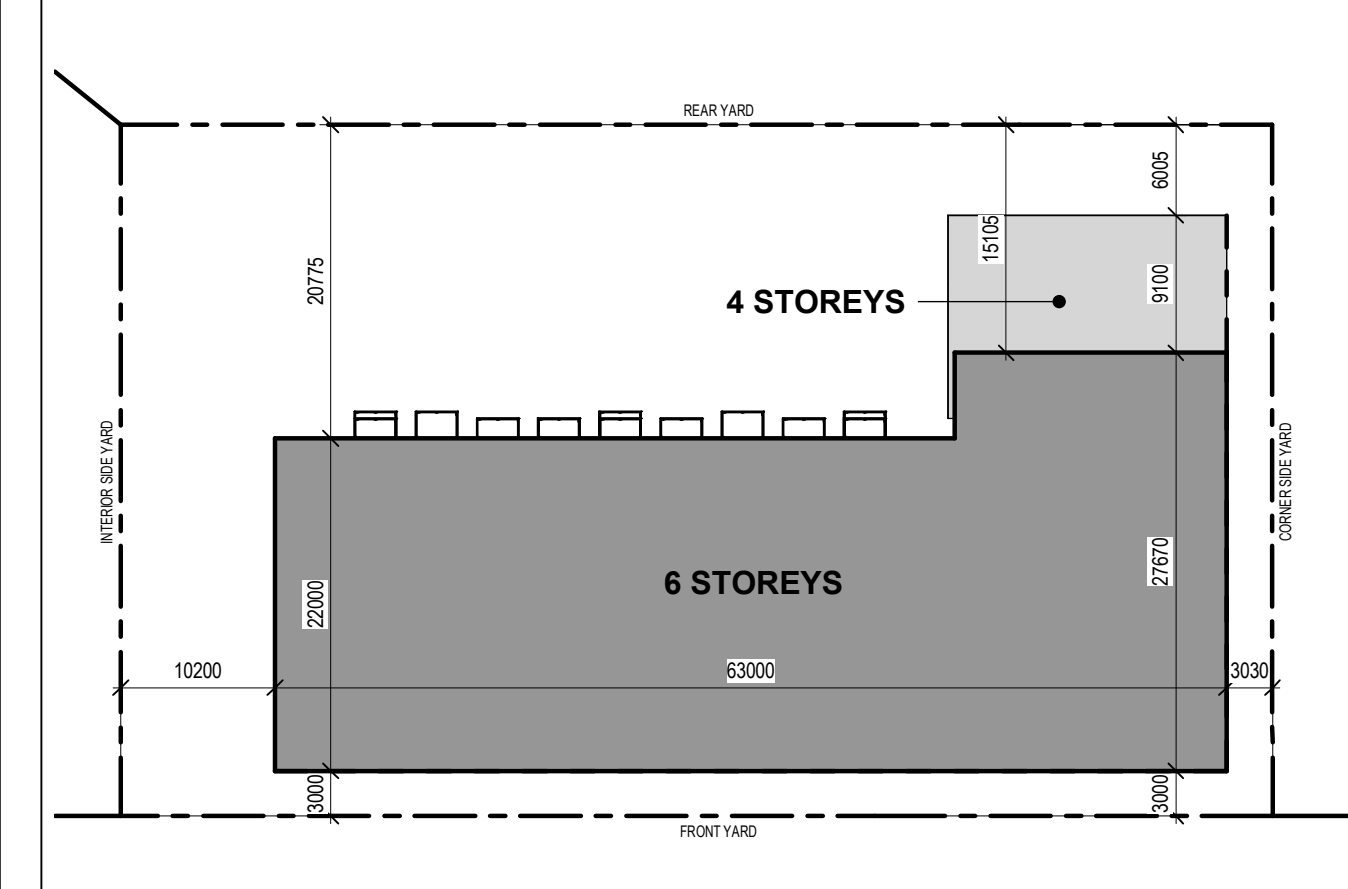
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	INTERLOCKING STONE PAVERS
	EXISTING UTILITY POLE TO REMAIN
	FIRE DEPARTMENT CONNECTION



4 LOCATION PLAN
SCALE: N.T.S.

- KEYNOTE LEGEND**
- 1 ASPHALT
 - 2 RAISED PLANTER
 - 3 EXISTING CONCRETE SIDEWALK
 - 4 FIRE DEPARTMENT CONNECTION
 - 5 RETAINING WALL WITH PAINTED STEEL GUARDS
 - 6 CONCRETE WALKWAY
 - 7 INTERLOCKING STONE PAVERS
 - 8 SOFT LANDSCAPING
 - 9 DEPRESSED CURB
 - 10 TERRACED PLANTER
 - 11 CONCRETE RAMP WITH HERRINGBONE & SNOW MELTING
 - 12 EV CAR CHARGING STATION

3 KEYNOTE LEGEND
SCALE: N.T.S.

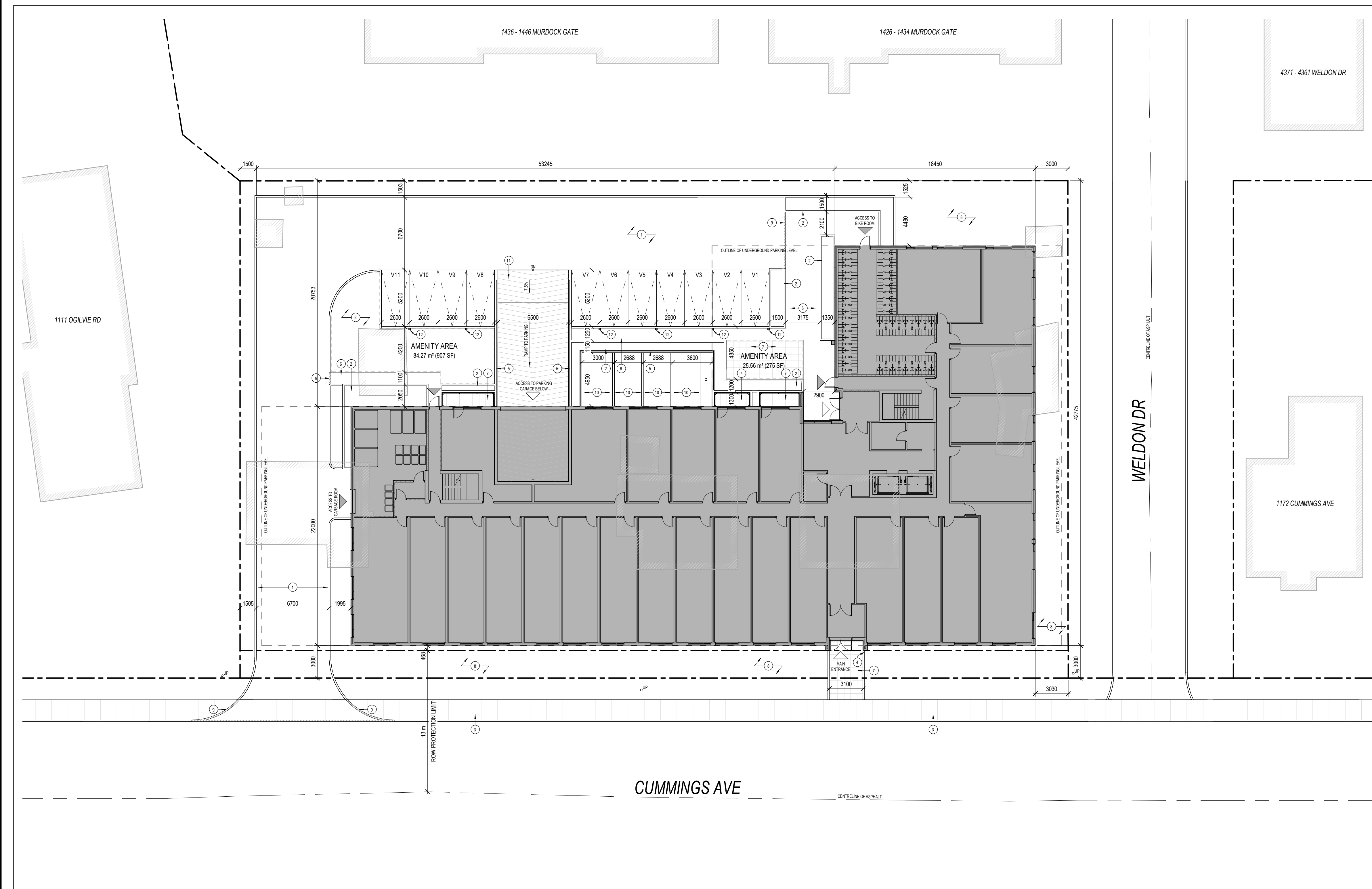


2 ZONING SETBACK SCHEDULE
SCALE: 1 : 500

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN



1 SITE PLAN
SCALE: 1 : 200

Site Statistics

Current Zoning Designation:	TD1 (Transit Oriented Development Zone)
Lot Width:	76.2m
Total Lot Area:	3487.7m ²
Average Existing Grade:	71.27m
Gross Floor Area:	11484.6m ²
Floor Space Index:	3.29
Proposed Unit Count:	188 Residential Units

Proposed Development - 6 Storey Mid-Rise Apartment Building

Zoning Mechanism	Required	Provided
Minimum Lot Width Table 195(5)	No Minimum	76.2m
Minimum Lot Area Table 195(5)	No Minimum	3487.7m ²
Min. Front Yard Setback Table 195(5)(i)	2m	3m
Corner Side Yard Setback Table 195(5)(i)	3m	3m
Min. Interior Side Yard Setback Table 195(5)(ii)	No Minimum	1.5m
Min. Rear Yard Setback Table 195(5)(i)	6m	6m
Maximum Building Height Table 195(5)(f)	20m	18.3m
Min. Residential Units per Hectare Section 196(4)(a)(i)	52 Units / hectare	188 Units
Parking Space Rates 101(6)(i)(ii)	81 Spaces No Parking for 12 units, then 0.5 / unit 10% reduction for Below Grade Parking	38 Resident Spaces (96 Total Spaces, 18 visitor)
Minimum Visitor Parking Rates Table 102	18 Spaces No Parking for 12 units, then 0.1 / unit	18 Spaces (11 at grade + 7 underground)
Bicycle Parking Rates Table 111(1)	84 Spaces 0.5 spaces / unit for 188 units Min. 50% at Grade	184 Spaces (94 at grade + 90 underground)
Outdoor Communal Space at Grade Section 195(8)	69.75m ² (2% of total lot area)	82.41m ²
Total Amenity Area Table 137(4)(i)	1128m ² 6m ² / unit for 188 units	1325.34m ²
Communal Amenity Area	564m ² Min. 50% of Total Amenity Area	1097.74m ²

4 SITE & PROJECT STATISTICS
SCALE: 1 : 1

UNIT COUNT

NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1-BEDROOM	17	17	17	17	17	17	102	54%
1-BEDROOM + DEN	1	1	1	1	1	1	6	3%
2-BEDROOM	2	5	5	5	3	3	23	12%
STUDIO	7	10	10	10	10	10	57	30%
TOTAL	27	33	33	33	31	31	188	100%

AMENITY AREAS (COMMUNAL)

LEVEL	NAME	AREA	AREA (SF)
LEVEL P1	INDOOR AMENITY	333.91 m ²	3594 SF
AVG. GRADE	AMENITY AREA	109.83 m ²	1182 SF
LEVEL 05	AMENITY - LEVEL 05 TERRACE	76.88 m ²	847 SF
T.O. ROOF	AMENITY - ROOFTOP TERRACE	575.32 m ²	6193 SF
TOTAL		1097.74 m ²	11816 SF

LEASABLE FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL 01	1185.96 m ²	12766 SF
LEVEL 02	1486.98 m ²	16006 SF
LEVEL 03	1474.52 m ²	15872 SF
LEVEL 04	1462.07 m ²	15744 SF
LEVEL 05	1293.62 m ²	13924 SF
LEVEL 06	1293.21 m ²	13920 SF
TOTAL	8196.96 m ²	88231 SF

AMENITY AREAS (PRIVATE)

LEVEL	AREA	AREA (SF)
LEVEL 01	15.34 m ²	165 SF
LEVEL 02	37.12 m ²	400 SF
LEVEL 03	41.71 m ²	449 SF
LEVEL 04	40.54 m ²	436 SF
LEVEL 05	57.28 m ²	617 SF
LEVEL 06	35.61 m ²	383 SF
TOTAL	227.60 m ²	2450 SF

GROSS FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL P1	2094.06 m ²	22540 SF
LEVEL 01	1653.70 m ²	17800 SF
LEVEL 02	1633.74 m ²	17585 SF
LEVEL 03	1621.28 m ²	17451 SF
LEVEL 04	1609.42 m ²	17324 SF
LEVEL 05	1438.99 m ²	15489 SF
LEVEL 06	1433.41 m ²	15429 SF
TOTAL	11484.58 m ²	123619 SF

PARKING SCH. (BICYCLE)

LEVEL	COUNT
LEVEL P1	90
LEVEL 01	94
TOTAL	184

PARKING SCH. (VEHICLE)

LEVEL	COUNT
LEVEL P1	45
AVG. GRADE	11
TOTAL	56

- ISSUE RECORD**
- | | |
|--------------------------------|------------|
| 4 ISSUED FOR SITE PLAN CONTROL | 2023-04-12 |
| 3 ISSUED FOR COORDINATION | 2023-03-31 |
| 2 ISSUED FOR COORDINATION | 2023-03-15 |
| 1 ISSUED FOR COORDINATION | 2023-03-02 |



1184 CUMMINGS
1184 Cummings Avenue
Gloucester, ON

PROJ SCALE DRAWN REVIEWED

2231	NOTED	BH	RK
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SITE PLAN

SP-01