

24061 FINDLAY CREEK - SITE PLAN

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24061 FINDLAY CREEK - SITE PLAN

ARCHITECTURE FOR CITY REVIEW

2025-04-23

Autodesk Docs://FINDLAY CREEK/24061_FINDLAY_CREEK_SITE_R24.rvt



PROJECT

FINDLAY CREEK DEVELOPMENT

150 DUN SKIPPER DRIVE, GLOUCESTER, ON K1X 0G2

OWNER

M

MAVERICK

DEVELOPMENT CORPORATION

MAVERICK DEVELOPMENT CORPORATION
209 WICKSTEED AVENUE, SUITE 30
TORONTO, ON M4G 0B1

ARCHITECT

PM

PMA

ARCHITECTS

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CIVIL / LANDSCAPE / PLANNER

NOVATECH

Engineers, Planners & Landscape Architects

NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200,
OTTAWA, ON K2M 1P6

SURVEYOR

J.D.BARNES

LAND SURVEYORS

J.D. BARNES LIMITED
62 STAGGE DRIVE, SUITE 103,
KANATA, ON K2K 2A9

STRUCTURAL

MECHANICAL

KEY PLAN

ARCHITECT SEAL

ONTARIO ASSOCIATION
of
ARCHITECTS

Philippe Martin

8757

REVISIONS

NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-04-23
2	FOR CITY REVIEW	2025-01-17
3	FOR COORDINATION	2024-12-17

NOTE

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON THE SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS.

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DO NOT USE FOR CONSTRUCTION

DATE
2025-04-23

DESIGNED
P.POMERLEAU

DRAWN
S.DUFRESNE

PROJECT No.
24061

CHECKED
P.MARTIN

SHEET TITLE
AXONOMETRIC VIEW

SHEET No
A004



NO	DESCRIPTION	DATE
1	FOR CITY REVIEW	2025-04-23
2	FOR CITY REVIEW	2025-05-17
3	FOR COORDINATION	2024-11-17
NO	DESCRIPTION	DATE

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SITE INFORMATION & DEVELOPMENT STATISTICS

LOTS	PIN
	04328 - 4465 (LT)
ZONING	GM[2615]
SITE AREA	
TOTAL SITE AREA:	~10,009.87 m ² (1ha)
UNITS	
BUILDING 1:	
RESIDENTIAL:	131 UNITS
BUILDING 2:	
RESIDENTIAL:	106 UNITS
TOTAL NUMBER OF UNITS:	237 UNITS
SPECIFIC PROVISIONS	REQUIRED PROVIDED
MINIMUM LOT AREA	NO MIN. 10,009.87 m ²
MINIMUM LOT WIDTH	NO MIN. -

SETBACKS		
MINIMUM FRONT YARD:	3 m	3 m
MINIMUM CORNER SIDE YARD:	3 m	3 m
MINIMUM INTERIOR SIDE YARD:		
NON-RESIDENTIAL OR MIXED-USE:	5 m	-
RESIDENTIAL HEIGHT ≤ 11m :	1.2 m	-
RESIDENTIAL HEIGHT > 11m :	3 m	6.09 m
MINIMUM REAR YARD:		
ABUTTING A STREET:	3 m	-
FROM A RESIDENTIAL ZONE:	7.5 m	7.5 m
FOR A RESIDENTIAL BUILDING:	7.5 m	7.5 m

MAXIMUM BUILDING HEIGHT	18 m	19.5 m
MAXIMUM FLOOR SPACE INDEX	2	1.71

PARKING RATES	REQUIRED	PROVIDED
BUILDING 1:		
R12 - APARTEMENTS	1.2 p/unit = 157	131 (1.0 p/unit)
VISITOR:	0.2 p/unit = 26	26 (0.2 p/unit)
BUILDING 2:		
R12 - APARTEMENTS	1.2 p/unit = 127	106 (1.0 p/unit)
VISITOR:	0.2 p/unit = 21	21 (0.2 p/unit)

		TOTAL: 284
BIKE PARKING	REQUIRED	PROVIDED
BUILDING 1:	0.5 p/unit = 66	66
BUILDING 2:	0.5 p/unit = 53	53

AMENITY AREA	REQUIRED	PROVIDED
BUILDING 1:		
PRIVATE:	3m ² p/unit = 393m ²	1,040m ²
SHARED:	3m ² p/unit = 393m ²	987m ²
BUILDING 2:		
PRIVATE:	3m ² p/unit = 318m ²	927m ²
SHARED:	3m ² p/unit = 318m ²	567m ²

GFA - CITY OF OTTAWA	PROVIDED
BUILDING 1:	9,538m ²
BUILDING 2:	7,537m ²

WASTE CALCULATIONS	REQUIRED	PROVIDED
BUILDING 1 (131 UNITS):		
GARBAGE (COMPACTED):	0.053v ³ p/unit = 6.94v ³	2 x 4v ³ CONTAINER
RECYCLING (FEL GMP):	0.018v ³ p/unit = 2.36v ³	1 x 4v ³ CONTAINER
RECYCLING (FEL FIBRE):	0.038v ³ p/unit = 4.98v ³	2 x 4v ³ CONTAINER
ORGANICS:	240L p/50 units = 2.62	3 x 240L CONTAINER
BUILDING 2 (106 UNITS):		
GARBAGE (COMPACTED):	0.053v ³ p/unit = 5.62v ³	2 x 4v ³ CONTAINER
RECYCLING (FEL GMP):	0.018v ³ p/unit = 1.91v ³	1 x 4v ³ CONTAINER
RECYCLING (FEL FIBRE):	0.038v ³ p/unit = 4.02v ³	1 x 4v ³ CONTAINER
ORGANICS:	240L p/50 units = 2.12	3 x 240L CONTAINER

*EACH BUILDING HAS AN UNDERGROUND COLLECTION ROOM (SEE UNDERGROUND PARKING PLANS. THE COLLECTION DAY, THE CONTAINER ARE BRING UP TO THE COLLECTION PAD.

NOTE

1. ASSUME TYPICAL RESIDENTIAL FLOOR HEIGHT OF 3m.
2. THE BASE PLAN (LOT LINES, EXISTING ROADS AND SURROUNDING AREAS) IS BASED ON THE TOPOGRAPHICAL PLAN OF SURVEY OF J.D. BARNES LIMITED - REFERENCE NUMBER 24-10-059-00.
3. DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SITE PLAN LEGEND

LOT LINE	NEW DECIDUOUS TREE
SETBACKS	NEW SHRUBS
ELECTRICS LINES	NEW CONIFEROUS TREE
EASEMENTS	PEA GRAVEL
PROTECTION ZONE	ASPHALT
0000 GEO	LANDSCAPE
EXISTING BUILDING	TWSI
BUILDING TO BE DEMOLISHED	PAVERS
GRASS	RADIANT ZONE
CONCRETE	
CONCRETE BALCONY	

SITE PLAN
1:300