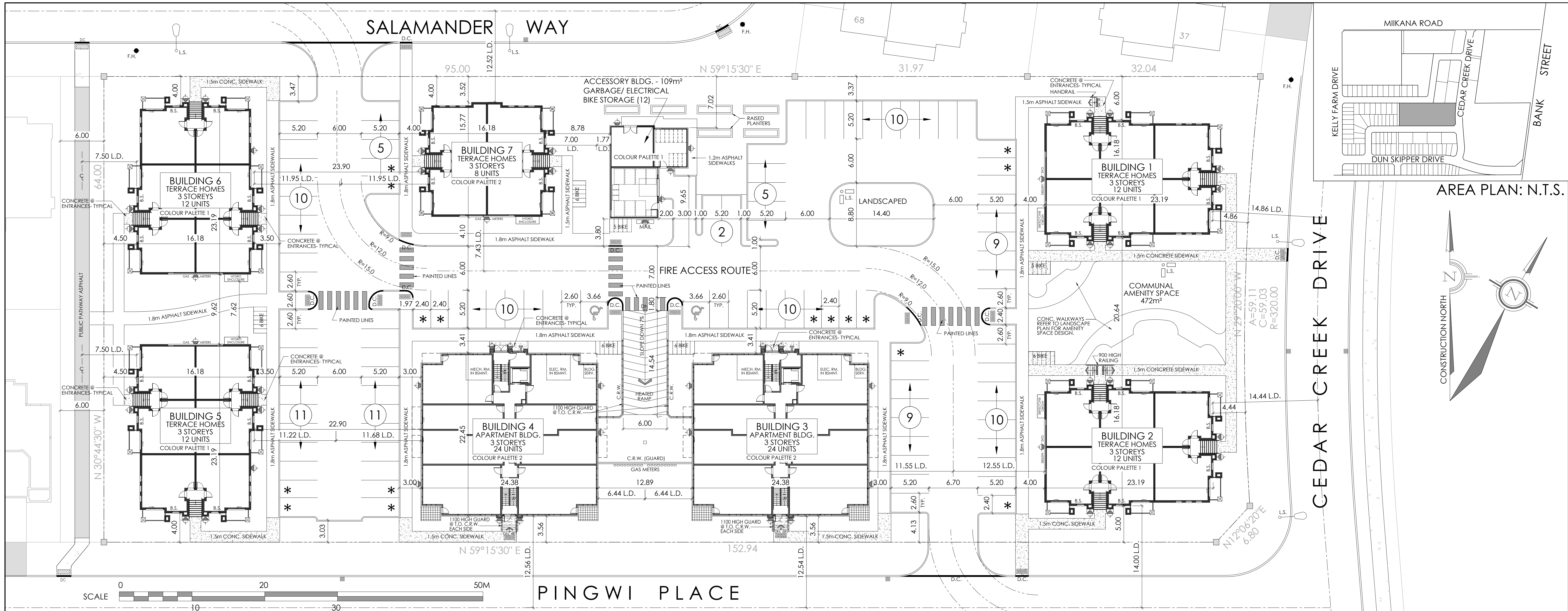
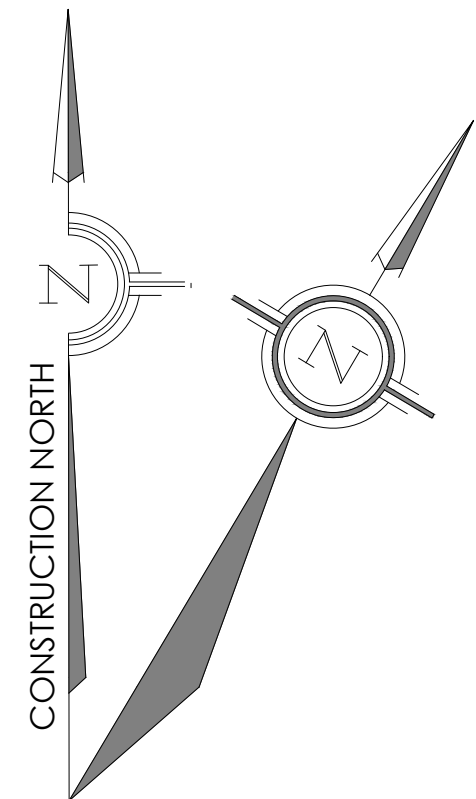




AREA PLAN: N.T.S.



SITE INFORMATION :

SITE AREA :	10,061.14 m ² = 1.0 ha (2.47 A)	
ZONING :	R42 [2370]	
PERMITTED USES:	- PLANNED UNIT DEVELOPMENT - APARTMENT DWELLING - LOW RISE, STACKED DWELLING	
LOT WIDTH (MIN.):	18.0 m	PROVIDED : 64.00 m
LOT AREA (MIN.):	1,400.00 m ²	10,061.14 m ²
BUILDING HEIGHT (MAX.):	15.0 m	12.43 m 12.06 m
FRONT YARD (MIN.): (CEDAR CREEK DRIVE)	3.0 m	4.44 m
REAR YARD (MIN.): (PUBLIC WALKWAY)	6.0 m	4.50 m (1.6,6)
INTERIOR SIDE YARD (MIN.): (NORTH LINE)	3.0 m	6.00 m (1,1)
CORNER SIDE YARD (MIN.):	3.0 m	3.56 m
ACCESSORY BUILDING SIZE (MAX.)	N/A [2370]	109.0 m ²
ACCESSORY BUILDING HEIGHT (MAX.)	3.6 m	3.54 m
LANDSCAPED AREA OF LOT (MIN.):	30 %	43.39 % (4,365m ²)
TOTAL AMENITY AREA REQUIRED : - APARTMENT LOW RISE -	6.0 m ² x 48 = 288 m ²	
COMMUNAL AMENITY AREA REQ'D. (MIN.):	50% of 288 m ² = 144 m ²	
AMENITY AREA PROVIDED :	- PRIVATE AMENITY AREA - (BALCONIES & PATIOS) =	192 m ²
	- COMMUNAL AMENITY AREA -	472 m ²
	TOTAL AMENITY AREA PROVIDED :	664 m ²

BUILDING INFORMATION:

BUILDING No. :	BUILDING AREA:	GROSS FLOOR AREA:	No. UNITS:
BUILDING 1 =	BACK TO BACK TERRACE HOMES	358.0 m ²	12 UNITS
BUILDING 2 =	BACK TO BACK TERRACE HOMES	358.0 m ²	12 UNITS
BUILDING 3 =	APARTMENT BLDG.	534.0 m ²	24 UNITS
BUILDING 4 =	APARTMENT BLDG.	534.0 m ²	24 UNITS
BUILDING 5 =	BACK TO BACK TERRACE HOMES	358.0 m ²	12 UNITS
BUILDING 6 =	BACK TO BACK TERRACE HOMES	358.0 m ²	12 UNITS
BUILDING 7 =	BACK TO BACK TERRACE HOMES	230.0 m ²	8 UNITS
ACCESSORY BUILDING	109.0 m ²		
TOTAL =	2,839.0 m ²	9,609.5 m	104 UNITS
APARTMENT BUILDINGS =	48 UNITS		
BACK TO BACK TERRACE HOMES =	56 UNITS		
TOTAL =	104 UNITS		

LEGEND/ ABBREVIATIONS:

D.C.	- DEPRESSED CURB
C.R.W.	- CONCRETE RETAINING WALL
B.S.	- BUILDING SERVICES LOCATION
	- WALL MOUNT LIGHT FIXTURE
	- FIRE HYDRANT
L.S.	- LIGHT STANDARD
	- TACTILE WALKING SURFACE INDICATOR
	- SIAMESE CONNECTIONS
	COLOUR PALETTES: REFER TO BUILDING ELEVATIONS

NOTE:
SITE PLAN TO BE READ IN CONJUNCTION WITH :
- SITE SERVICING AND GRADING PLAN PREPARED BY IBI GROUP
- LANDSCAPING PLAN PREPARED BY JAMES B. LENNOX AND ASSOCIATES INC.

BOUNDARIES DERIVED FROM: PLAN 4M -XXX.
PLAN PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.
DATED XXX.XX.20XX.

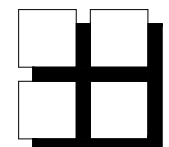
PARKING :
PARKING REQUIRED : 1.2 Spaces / (104) d.u. + 0.2 / (104) d.u. (Visitor) = 125 + 21 = 146 Spaces

PARKING PROVIDED : UNDERGROUND : 2 x 14 Spaces = 28 Spaces
SURFACE : 84 Spaces +18 Visitor Spaces = 102 Spaces
TOTAL : 130 Spaces

20 (4 u/g) PARKING SPACES (15.4% total) INDICATED WITH AN * HAVE A WIDTH OF 2.4m as per SECTION 106 (3)(a)

BICYCLE PARKING REQUIRED : 0.5 / d.u.(104) = 52 Spaces
BICYCLE PARKING PROVIDED : 12 (Accessory bldg.) + 40 Surface = 52 spaces

SNOW STORAGE : CLEARED SNOW TO BE REMOVED FROM SITE



M. David Blakely
Architect Inc.

2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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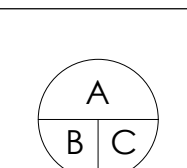
OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-7227
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z9
(613) 226-8811
CIVIL ENGINEER: IBI GROUP
333 PRESTON STREET #400
OTTAWA, ON K1S 5N4
(613) 225-1311

LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
3332 CARLING AVE.
NEPEAN, ON K2H 5A8
(613) 722-5168
SURVEYOR: ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCORSE GATE, SUITE 500
NEPEAN, ON K2E 7S4
(613) 727-0520



No.	DATE	DESCRIPTION	INT.
12	12/01/24	BUILDINGS 1&2 FOR BUILDING PERMIT	MB
11	02/05/23	BUILDINGS 3&4 ISSUED FOR CONSTRUCTION	MB
10	11/11/22	RAISED PLANTERS RELOCATED	MB
9	07/04/22	ACCESSORY BUILDING FOR BUILDING PERMIT	MB
8	05/04/22	BUILDING 7 FOR BUILDING PERMIT	MB
7	07/03/22	BUILDINGS 3&4 FOR BUILDING PERMIT	MB
6	09/04/21	BUILDINGS 3&4 FOR BUILDING PERMIT	MB
5	10/08/20	FOR RESUBMISSION	MB
4	10/08/20	FOR RESUBMISSION	MB
3	18/11/19	FOR SITE PLAN SUBMISSION	MB
2	27/06/19	FOR COORDINATION	MB
1	04/04/19	FOR REVIEW	MB

No.	DATE	DESCRIPTION	INT.
24			
23			
22			
21			
20			
19			
18			
17			
16			
15			
14	29/07/25	BUILDINGS 3&4 REVISED FOR 24 UNITS (ATLAS)	MB
13	12/08/24	BUILDINGS 3&4 FOOTPRINTS REVISED (ARIA)	MB



A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL NUMBER)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT: PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
1055 CEDAR CREEK DRIVE
OTTAWA, ONTARIO



PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE: SITE PLAN

DATE: APRIL 2019
SCALE: 1 : 250
DRAWN BY: mdb
CHECKED: MDB

SHEET NO.: SP1

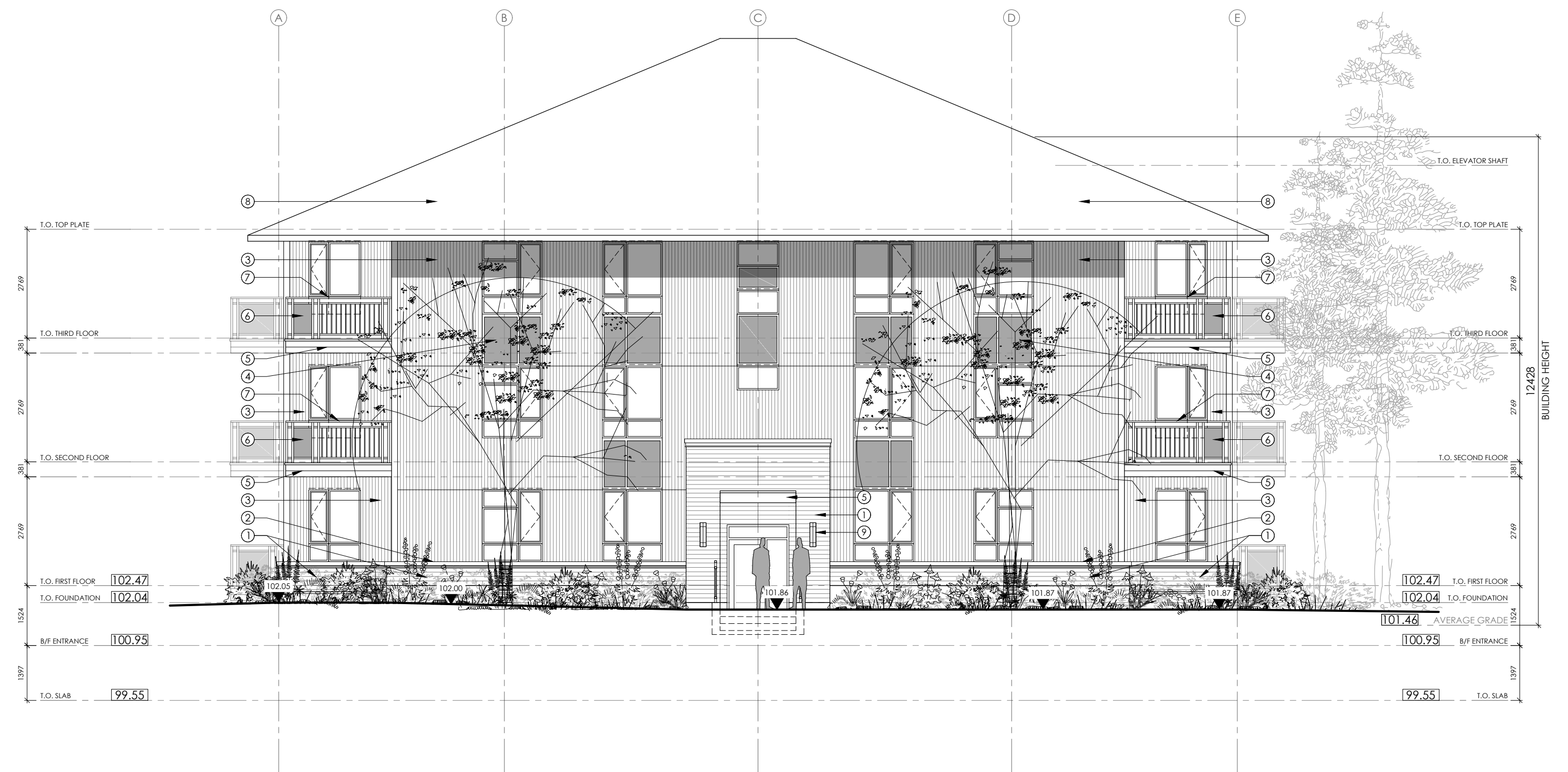
D07-12-20-0037



WEST ELEVATION
SCALE 1:100

2

- MATERIALS SCHEDULE:**
1. BRICK VENEER
 2. PRECAST CONCRETE
 3. SIDING: CORRUGATED STEEL
 4. HARDIE PANEL
 5. PREFINISHED ALUMINUM
 6. GLASS PANEL- TINTED
 7. PREFINISHED ALUMINUM GUARD
 8. ASPHALT SHINGLES
 9. EXTERIOR LIGHT FIXTURE



SOUTH [STREET] ELEVATION
SCALE 1:100

1



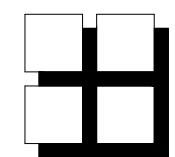
EAST ELEVATION
SCALE 1:100

4



NORTH ELEVATION
SCALE 1:100

3



**M. David Blakely
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OWNER: PHOENIX HOMES
18A BENTLEY AVE.
OTTAWA, ON K2E 6T8
(613) 723-7227

ARCHITECT: M. DAVID BLAKELY ARCHITECT INC.
2200 PRINCE OF WALES DR., SUITE 101
OTTAWA, ON K2E 6Z9
(613) 226-8811

CIVIL ENGINEER: ARCADIS
333 PRESTON STREET #400
OTTAWA, ON K1S 5H4
(613) 225-1311

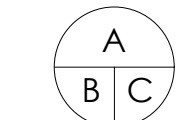
LANDSCAPE ARCHITECT: JAMES B. LENNOX AND ASSOCIATES INC.
3332 CARLING AVE.
NEPEAN, ON K2H 5A8
(613) 722-5168

SURVEYOR: ANNIS O'SULLIVAN VOLLEBERG LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-0550

SEAL

NO.	DATE	DESCRIPTION	INIT.
12.			
11.			
10.			
9.			
8.			
7.			
6.			
5.			
4.			
3.	29/07/25	BUILDINGS 38.4 REVISED FOR 24-UNIT APARTMENT	MB
2.	10/08/20	FOR RESUBMISSION	MB
1.	18/11/19	FOR SITE PLAN SUBMISSION	MB
NO.	DATE	DESCRIPTION	INIT.

NO.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
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19.			
18.			
17.			
16.			
15.			
14.			
13.			
NO.	DATE	DESCRIPTION	INIT.



A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT: PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
1055 CEDAR CREEK DRIVE
OTTAWA, ONTARIO

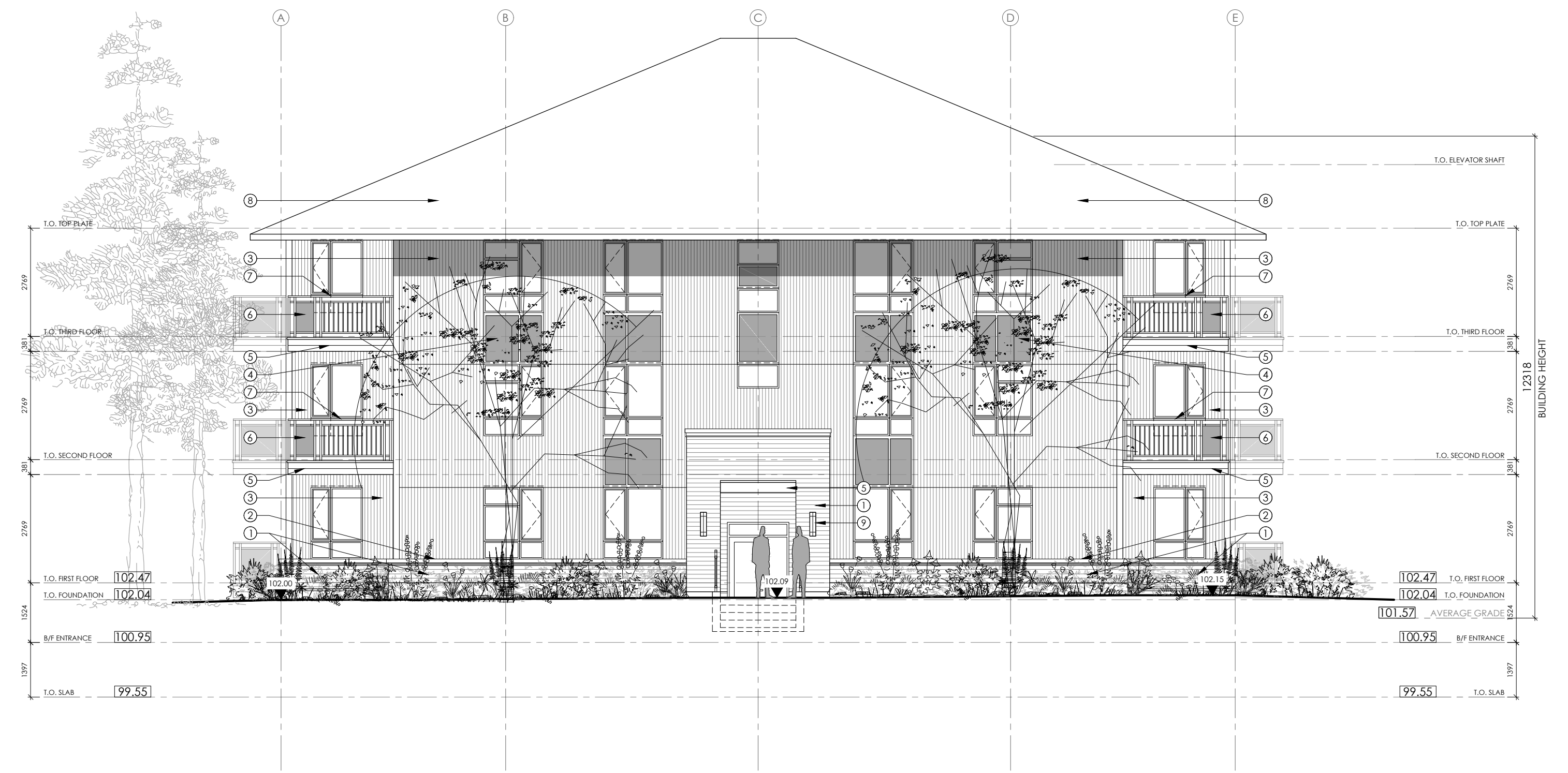
CLIENT: PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE:
BUILDING 3 ELEVATIONS
24-UNIT APARTMENT BUILDING

DATE: NOV. 2019
SCALE: 1 : 100
SHEET NO.: A3
DRAWN BY: mdb
CHECKED: MDB



WEST ELEVATION
SCALE 1:100



SOUTH [STREET] ELEVATION
SCALE 1:100

- MATERIALS SCHEDULE:**
1. BRICK VENEER
 2. PRECAST CONCRETE
 3. SIDING: CORRUGATED STEEL
 4. HARDIE PANEL
 5. PREFINISHED ALUMINUM
 6. GLASS PANEL- TINTED
 7. PREFINISHED ALUMINUM GUARD
 8. ASPHALT SHINGLES
 9. EXTERIOR LIGHT FIXTURE



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

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14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6
(613) 727-5850

SEAL

NO.	DATE	DESCRIPTION	INIT.
1.	18/11/19	FOR SITE PLAN SUBMISSION	MB
2.	10/08/20	FOR RESUBMISSION	MB
3.	29/07/25	BUILDINGS 38.4 REVISED FOR 24-UNIT APARTMENT	MB
4.			
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12.			

NO.	DATE	DESCRIPTION	INIT.
13.			
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24.			

A - DETAIL NUMBER
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PROJECT: PATHWAYS | BLOCK 232
PLANNED UNIT DEVELOPMENT
1055 CEDAR CREEK DRIVE
OTTAWA, ONTARIO
CLIENT: PHOENIX HOMES
18A Bentley Ave Ottawa, ON K2E 6T8

DRAWING TITLE: BUILDING 4 ELEVATIONS
24-UNIT APARTMENT BUILDING
DATE: NOV. 2019
SCALE: 1 : 100
DRAWN BY: mdb
CHECKED: MDB
SHEET NO.: A4

D07-12-20-0037