Phase 4 - Unit Count	1 BD	1 BD + D	2 BD	Total
LEVEL 01	23	3	4	30
LEVEL 02	17	8	7	32
LEVEL 03	20	8	8	36
LEVEL 04	20	8	8	36
LEVEL 05	20	8	8	36
LEVEL 06	13	6	11	30
Total:	**113**	**41**	**46**	**200**
END				

Phase 2/3 - Unit Count	1 BD	1 BD + D	2 BD	2 BD + D	Total
LEVEL 01	22	2	2	-	26
LEVEL 02	41	3	12	2	58
LEVEL 03	41	3	12	2	58
LEVEL 4	43	3	10	2	58
LEVEL 05	48	-	8	2	58
LEVEL 06	12	4	10	0	26
Total:	**218**	**4**	**54**	**8**	**284**
END					

CITY OF OTTAWA GROSS FLOOR AREAS & AMENITY AREAS

LEVEL	Area	City GFA	Amenity Area	Communal Amenity Area	Commercial
LEVEL 01	3682 m²	3682 m²	0 m²		0 m²
LEVEL 01	299 m²	0 m²	299 m²	0 m²	0 m²
LEVEL 01	3629 m²	0 m²	0 m²	3629 m²	0 m²
LEVEL 01	983 m²	0 m²	0 m²	0 m²	983 m²
LEVEL 02	6058 m²	6058 m²	0 m²	0 m²	0 m²
LEVEL 02	473 m²	0 m²	473 m²	0 m²	0 m²
LEVEL 02	194 m²	0 m²	0 m²	194 m²	0 m²
LEVEL 03	6207 m²	6207 m²	0 m²	0 m²	0 m²
LEVEL 03	496 m²	0 m²	496 m²	0 m²	0 m²
LEVEL 03	165 m²	0 m²	0 m²	165 m²	0 m²
LEVEL 04	6146 m²	6146 m²	0 m²	0 m²	0 m²
LEVEL 04	538 m²	0 m²	538 m²	0 m²	0 m²
LEVEL 04	165 m²	0 m²	0 m²	165 m²	0 m²
LEVEL 05	5874 m²	5874 m²	0 m²	0 m²	0 m²
LEVEL 05	597 m²	0 m²	597 m²	0 m²	0 m²
LEVEL 05	165 m²	0 m²	0 m²	165 m²	0 m²
LEVEL 06	3877 m²	3877 m²	0 m²	0 m²	0 m²
LEVEL 06	563 m²	0 m²	563 m²	0 m²	0 m²
LEVEL 06	480 m²	0 m²	0 m²	480 m²	0 m²
Grand total	40589 m²	31843 m²	2966 m²	4797 m²	983 m²

SITE PLAN LEGEND

NOTE: REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR FINISHES AND PLANTING DETAILS.

- PROPERTY LINE
- FIRE ROUTE
- SIDEWALK
- WALKABLE PAVERS
- FIRE HYDRANT (F.H.)
- BOLLARD
- ENTRANCE
- EXIT
- 105.22 EXISTING GRADE
- 2600 W x 5200 L TYPICAL MOTOR VEHICLE PARKING SPACE
- 2400 W x 5200 L REDUCED IN SIZE MOTOR VEHICLE PARKING SPACE
- SMALL CARS — 2400 W x 4600 L REDUCED IN SIZE MOTOR VEHICLE PARKING SPACE FOR SMALL CARS
- 2600 W x 6700 L TYPICAL PARALLEL MOTOR VEHICLE PARKING SPACE
- 3500 W x 7000 L STANDARD SIZE VEHICLE LOADING SPACE
- TYPE A — 3400 W x 5200 L TYPE A "VAN ACCESSIBLE" MOTOR VEHICLE PARKING SPACE WITH 1500 ACCESS AISLE
- TYPE B — 2400 W x 5200 L TYPE B ACCESSIBLE MOTOR VEHICLE PARKING SPACE WITH 1500 ACCESS AISLE
- VISITOR - MOTOR VEHICLE PARKING SPACE
- COMMERCIAL - MOTOR VEHICLE PARKING SPACE

PROJECT INFORMATION

LEGAL DESCRIPTION:
PART OF LOT 27, CONCESSION 12
GEOGRAPHICAL TOWNSHIP OF GOULBOURN
CITY OF OTTAWA
PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
FIELD WORK COMPLETED JANUARY 10, 2019

ZONING: AM8[474]

PHASE 2/3 RESIDENTIAL UNITS: 284
PHASE 4 RESIDENTIAL UNITS: 200

SITE AREA: 23235.8 SQ.M

PROJECT TEAM

PROJECT NAME	WELLINGS OF STITTSVILLE PHASE 2-4 5731 HAZELDEAN ROAD STITTSVILLE, ON K2S 1T1
OWNER / APPLICANT	NAUTICAL LANDS GROUP 2962 CAMP ROAD OTTAWA, ONTARIO K0T 1L0
ARCHITECT	CHMIEL ARCHITECTS 109 BANK STREET, SUITE 200, OTTAWA, ONTARIO K1P 5N5
ENGINEERS	STANTEC (CIVIL) 1331 CLYDE AVENUE, SUITE 400 OTTAWA, ON K2C 3G4
	JAIN CONSULTANTS (M&E) 7405 E DIMBRO CRESCENT MISSASSAUGA, ON L5N 6P8
	MCINTOSH-PERRY (STRUCTURAL) 115 WALGREEN ROAD CARP, ON K0A 1L0
SURVEYOR	ANNIS O'SULLIVAN VOLLEBEKK LTD. 14 CONCOURSE GATE, SUITE 500 NEPEAN, ON K2E 7S6
LANDSCAPE	LEVSTEK CONSULTANTS 5871 HUGH CRESCENT OTTAWA, ONTARIO K0A 2W0

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	Issued for Coordination	21-05-19
2	Issued for Coordination	21-06-09
3	Issued for SPA Coordination	21-07-26
4	Issued for SPA Coordination	21-09-06
5	Issued for SPA Coordination	21-09-25
6	Issued for SPA Re-Submission	21-09-01
7	Issued for Information Only	21-09-08
8	Issued for Revision to Building Height	21-12-15
9	Issued for SPA Coordination	22-02-04
10	Issued for SPA Re-Submission	22-03-25

Zoning Information: AM9 [474]		
City of Ottawa Consolidated Zoning By-law 2008-250		
Proposed Mixed-Use Building (Senior's Residential & Commercial)		
Zone Provisions	**Required**	**Proposed**
Arterial Mainstreet Zone & Subzones (Sections 185-196)		
Minimum Lot Area (m^2)	No minimum	24319.217
Minimum Lot Width (m)	No minimum	150.02
Minimum Front Yard Setback (m) - Non-residential or Mixed-use Building	No minimum	3.316 (abutting Hazeldean Road)
A minimum of 30% of the lot width (m) within 5 metres of the front lot line, must be occupied by building walls	45.006 (30%)	108.6 (72.4%)
Minimum Corner Side Yard Setback (m) - Non-residential or Mixed-use Building	No minimum	Varies (abutting Wellings Private)
Minimum Corner Side Yard Setback (m) - Residential use Building	3	14.730 (abutting Wellings Private)
Minimum Interior Side Yard Setback (m) - all other cases	No minimum	4.18
Minimum Rear Yard Setback (m) - For a Residential use building	7.5	7.963
Minimum Poole Creek Setback - 15m from top of bank or 30m from normal highwater mark and/or the geotechnical hazard, whichever is greater	30	31.405
Maximum Building Height (m)	15	**21.15**
Maximum Floor Space Index - all other cases	None	N/A
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m) - at rear lot line abutting a non-residential zone	5	Varies
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m) - all other cases	No minimum	Varies
Parking Requirements (Section 100-114)		
Minimum Parking Space Rates (Section 101) (Area C)		
Senior's Dwelling Units - 0.25 per dwelling unit (Phase 2,3 & 4 - 484 Dwelling Units)	122 - 10% = **109**	**304**
Commercial - Bar - 6 per 100 sq.m. of GFA (Phase 2 - 160 sq.m. Bar)	10 - 10% = **9**	**9**
Commercial - Personal Service Business - 3.4 per 100 sq.m. of GFA (Phase 2 - 116 sq.m. Salon/ Spa)	4 - 10% = **3**	**3**
Commercial - Restaurant - 10 per 100 sq.m. of GFA (Phase 2 - 434 sq.m. Private Room, Dining, Kitchen, Storage, Refrigerator, Bistro)	43 - 10% = **39**	**39**
Commercial - Outdoor Commercial Patios (Section 85) - No additional parking is required	–	–
Minimum Parking Space Rates (Section 101(6)) (Area C)		
Despite Subsection (1): (c) where all parking spaces provided or required for a permitted land use are located below grade in the same building as that land use, the parking required by Table 101 for that land use may be reduced by the lesser of: **(i) 10 per cent of the required parking spaces**; or (ii) 20 parking spaces. (By-law 2016-249)	-19	-19
Subtotal	**160** (109 + 2-Type A, 3-Type B) (51 + 1-Type A, 2-Type B)	**355** (304 + 4-Type A, 5-Type B) (51 + 1-Type A, 2-Type B)
Minimum Visitor Parking Space Rates (Section 102) (Area C)		
Senior's Dwelling Units in a Mixed-use Building - 0.2 per dwelling unit (Phase 2,3 & 4 - 484 Dwelling Units)	**97**	**97** (63 Surface, 34 U/G Parking)
Subtotal	**93 + 4 Accessible** (2-Type A, 2-Type B)	**88 + 9 Accessible** (Surface 5-Type A, 2-Type B) (U/G Parking 3-Type A, 1-Type B)
TOTAL	**257**	**452**
Parking Space Provisions (Section 106)		
Maximum Reduced Size Parking Spaces (except visitor and parallel parking spaces) - 40% of required spaces may be reduced to a minimum size of 2.4m x 4.6m	66	0
Aisle and Driveway Provisions (Section 107)		
Minimum width of a driveway providing access to a Parking Lot or Parking Garage (m) - Single Traffic Lane;	3	3
Minimum width of a driveway providing access to a Parking Lot and Parking Garage (m) - Double Traffic Lane	6	6.7
Maximum width of a driveway providing access to a Parking Lot and Parking Garage for Apartment Dwelling for 20 or more parking spaces (m) - Double Traffic Lane	6.7	6.7
Minimum aisle width providing access to parking spaces in a Parking Lot or Parking Garage serving parking spaces angled at between 71 and 90 degrees (m)	6.7	6
Minimum aisle width providing access to parking spaces in a Parking Lot or Parking Garage accessory to a residential use and aisle serving parking spaces angled at between 56 and 90 degrees (m)	6	6
Landscaping Provisions for Parking Lots (Section 110)		
Minimum width of landscaped buffer of a parking lot (m) - Abutting a street	3	4.814
Minimum width of landscaped buffer of a parking lot (m) - Not abutting a street (For a parking lot containing more than 10 but fewer than 100 spaces)	1.5	3.34 (abutting Phase 3) 1.31 (abutting Phase 4)
Minimum Landscaped Area of Parking Lot	15%	U/G Parking
Minimum Bicycle Parking Rates and Provisions (Section 111)		
Senior's Dwelling Unit - 0.25 per dwelling unit (Phase 2,3 & 4 - 493 Dwelling Units)	122	**129** (36 Surface, 93 U/G Parking)
Commercial - Bar - 1 per 1500 sq.m. of GFA (Phase 2 - 160 sq.m. Bar)	1	1 Surface
Commercial - Personal Service Business - 1 per 500 sq.m. of GFA (Phase 2 - 116 sq.m. Salon/ Spa)	1	1 Surface
Commercial - Restaurant - 1 per 250 sq.m. of GFA (Phase 2 - 434 sq.m. Private Room, Dining, Kitchen, Storage, Refrigerator, Bistro)	2	2 Surface
TOTAL	**126**	**133** (40 Surface, 93 U/G Parking)
Minimum Loading Space Rates and Provisions (Section 113)		
Residential Uses;	None	3 (1 Shared)
All other Non-Residential; Uses - 0 per 350 - 999 sq.m. of GFA (Phase 2 - 819 sq.m. Commercial Uses)	0	1 Shared
Minimum Width of Driveway accessing Loading Space (m) - Double Traffic Lane	6	6.7
Minimum Width of Aisle accessing Loading Space angled at between 60 to 90 degrees (m)	9	9
Minimum Vertical Clearance for Loading Space (m)	4.2	5.7
Amenity Area (Section 137)		
Minimum Total Amenity Area (sq.m) - 6 sq.m per dwelling unit	2958	7763
Minimum Communal Amenity Area (sq.m) - 50% of Total Amenity Area	1479	4797
Accessible Parking (City of Ottawa Accessibility Design Standards, Section 3.1)		
Minimum Number of Accessible Spaces	13 (5-Type A, 8-Type B)	21 (11-Type A, 10-Type B)

TRUE NORTH

PROJECT NORTH

MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

chmielarchitects
200 - 109 Bank Street
Ottawa, ON K1P 5N5
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WELLINGS OF STITTSVILLE
PHASE 2-4

20 CEDAROW COURT, STITTSVILLE, ON

PROJECT NO.	DRAWN
19-1764	MA/MD
SCALE	CHECKED
As indicated	RC

DRAWING TITLE
SITE PLAN

DRAWING NO.
SP-01

PLAN NO. 19190

FILE NO. D07-12-19-0189

1 SP-01 SITE PLAN
SCALE1 : 250