

ase 4 - Unit Count	1 BD	1 BD + D	2 BD	Total	Phase 2/3 - Unit Cou	nt 1 BD	1 6
LEVEL 01	23	3	4	30	LEVEL 01	22	
LEVEL 02	17	8	7	32	LEVEL 02	41	
LEVEL 03	20	8	8	36	LEVEL 03	41	
LEVEL 04	20	8	8	36	LEVEL 4	43	
LEVEL 05	20	8	8	36	LEVEL 05	48	
LEVEL 06	13	6	11	30	LEVEL 06	12	
Total:	113	41	46	200	Total:	218	
		END	1			I	

			CITY O	F OTTAWA GROS	S FLOOR A	REA & AMENITY ARE	AS
LEVEL	CITY GFA (RESIDENTIAL) PHASE 2&3	AMENITY AREA PHASE 2&3	COMMUNAL AMENITY AREA PHASE 2&3	COMMERCIAL AREA PHASE 2&3	SUB-TOTAL PHASE 2&3	CITY GFA (RESIDENTIAL) PHASE 4	AMENIT PHAS
LEVEL 01	1,665 m²	152 m²	3,343 m ²	769 m ²	5,928 m ²	2,015 m ²	165
LEVEL 02	3,663 m ²	315 m²	142 m ²	0 m ²	4,120 m ²	2,410 m ²	200
LEVEL 03	3,650 m²	350 m ²	0 m ²	0 m ²	4,000 m ²	2,573 m ²	200
LEVEL 04	3,587 m²	391 m²	0 m ²	0 m ²	3,978 m ²	2,573 m ²	200
LEVEL 05	3,313 m²	423 m ²	0 m ²	0 m ²	3,736 m ²	2,574 m ²	200
LEVEL 06	1,715 m ²	210 m ²	217 m ²	0 m²	2,142 m²	2,161 m ²	379
GRAND TOTAL	17,592 m ²	1,841 m²	3,702 m ²	769 m ²	23,904 m ²	14,307 m ²	1,346

PROJECT INFORMATION	PROJ	ECT TEAM		SHA OMI	PRESSED CONSENT OF TH ALL CHECK AND VERIFY AL ISSIONS OR DISCREPANCI OCEEDING WITH THE WORI	L DIMENSIONS AND RE ES TO THE ARCHITECT	EPORT AI
LEGAL DESCRIPTION: PART OF LOT 27, CONCESSION 12 GEOGRAPHICAL TOWNSHIP OF	PROJECT N	AME WELLINGS OF 5731 HAZELDE STITTSVILLE, (RE	NOT SCALE THE DRAWING	SION RECOR	D
GOULBOURN CITY OF OTTAWA PREPARED BY ANNIS, O'SULLIVAN,	OWNER / APPLICAN	NAUTICAL LAN 2962 CARP RO	DS GROUP AD		Issued for Coordination	otion	Dai 21-05
VOLLEBEKK LTD. FIELD WORK COMPLETED JANUARY 10, 2019	ARCHITEC	OTTAWA, ONT	TECTS	2 3 4	Issued for Coordination Issued for SPA Coordination Issued for SPA Coordination		21-06- 21-07- 21-08-
ZONING: AM9[474]		OTTAWA, ONT	EET, SUITE 200, ARIO K1P 5N5 (CIVIL)	5 6 7	Issued for SPA Coordination Issued for SPA Re-Submiss Issued for Information Only	n sion	21-08 21-09 21-09
PHASE 2/3 RESIDENTIAL UNITS: 284 PHASE 4 RESIDENTIAL UNITS: 200	ENGINEER	S 1331 CLYDE AV OTTAWA, ON K	/ENUE, SUITÈ 400 [°] (2C 3G4	8	Issued for Revision to Build Issued for SPA Coordination	ing Height n	21-12 22-02
SITE AREA: 23235.8 SQ.M		JAIN CONSULT 7405 E DANBR MISSASSAUGA	O CRESCENT	11	Issued for Fire Route Signa	ge Layout	22-03 22-05 22-06
		MCINTOSH-PE 115 WALGREE	RRY (STRUCTURAL) N ROAD	13 14	Issued for Response to SPO	C Comments	22-09 22-09
	SUDVEVO		VAN VOLLEBEKK LTD.				
	SURVEYOF	NEPEAN, ON K					
	LANDSCAF	2E LEVSTEK CON 5871 HUGH CR OTTAWA, ONT.	ESCENT				
City of Ottawa Cor		ng By-law 2008-250	<u> </u>				
		Required es (Sections 185-186)	Proposed				1
inimum Lot Area (m²) inimum Lot Width (m) inimum Front Yard Setback (m)		No minimum No minimum	24319.217 150.02 3.316 (abutting Hazeldean				
Non-residential or Mixed-use Building minimum of 30% of the lot width (m) within 5 metres	s of the	No minimum 45.006 (30%)	Road) 108.6 (72.4%)				
ont lot line, must be occupied by building walls inimum Corner Side Yard Setback (m) Non-residential or Mixed-use Building		No minimum	Varies (abutting Wellings Private)				
inimum Corner Side Yard Setback (m) Residential use Building		3	14.730 (abutting Wellings Private)				
inimum Interior Side Yard Setback (m) all other cases		No minimum	4.18				
inimum Rear Yard Setback (m) For a Residential use building Iinimum Poole Creek Setback		7.5	7.963				
Inimum Poole Creek Setback L5m from top of bank or 30m from normal highwater nd/or the geotechnical hazard, whichever is greater	r mark	30	31.405				
laximum Building Height (m) laximum Floor Space Index		15	21.15				
all other cases inimum Landscaped Area along lot line for Non-resid	lential or	None	N/A Varies				
lixed-use Building (m) at rear lot line abutting a non-residential zone linimum Landscaped Area along lot line for Non-resid	lential or	5	Varies				
lixed-use Building (m) all other cases arking Requirements (Section 100-114)		No minimum	Varies				
inimum Parking Space Rates (Section 101) (Area C) enior's Dwelling Units		122 - 10% = 109	304				
0.25 per dwelling unit (Phase 2,3 & 4 - 484 Dwelling U ommercial - Bar	Units)	122 - 10% = 109 10 - 10% = 9	304 9				
6 per 100 sq.m. of GFA (Phase 2 - 160 sq.m. Bar) ommercial - Personal Service Business 3.4 per 100 sq.m. of GFA (Phase 2 - 116 sq.m. Salon/	Spa)	4 - 10% = 3	3				
ommercial - Restaurant 10 per 100 sq.m. of GFA (Phase 2 - 434 sq.m. Private ining, Kitchen, Storage, Refrigerator, Bistro)		43 - 10% = 39	39				
ining, Kitchen, Storage, Refrigerator, Bistro) ommercial - Outdoor Commercial Patios (Section 85) No additional parking is required		-	-				
inimum Parking Space Rates (Section 101(6)) (Area (
) where all parking spaces provided or required for a nd use are located below grade in the same building se, the parking required by Table 101 for that land use	as that land	-19	-19				
iduced by the lesser of: 10 per cent of the required parking spaces; or) 20 parking spaces. (By-law 2016-249)							
/ 20 parking spaces. (by law 2010-245)	I	160 (109 = 2-Type A, 3-Type B)	355 (304 = 4-Type A, 5-Type B)				
inimum Visitor Parking Space Rates (Section 102) (A		(51 = 1-Type A, 2-Type B)	(51 = 1-Type A, 2-Type B)				
enior's Dwelling Units in a Mixed-use Building 0.2 per dwelling unit (Phase 2,3 & 4 - 484 Dwelling U	Inits)	97	97 (63 Surface, 34 U/G Parking)				
	Subtotal	93 + 4 Accessible	88 + 9 Accessible (Surface 5-Type A, 2-Type B)				
	TOTAL	(2-Type A, 2-Type B) 257	(U/G Parking 1-Type A, 1-Type B) 452				
arking Space Provisions (Section 106) laximum Reduced Size Parking Spaces (except visitor a		237					
arking spaces) - 40% of required spaces may be reduc inimum size of 2.4m x 4.6m		66	0				
isle and Driveway Provisions (Section 107)	rking Lot or						
arking Garage (m) Single Traffic Lane; inimum width of a driveway providing access to a Pa	rking Lot	3	3				
inimum width of a driveway providing access to a Pai nd Parking Garage (m) Double Traffic Lane		6	6.7				
aximum width of a driveway providing access to a Pa ad Parking Garage for Apartment Dwelling for 20 or m arking spaces (m)		6.7	6.7				
arking spaces (m) Double Traffic Lane inimum aisle width providing access to parking space	es in a						
arking Lot or Parking Garage serving parking spaces an etween 71 and 90 degrees (m)	ngled at	6.7	6				
inimum aisle width providing access to parking space arking Lot or Parking Garage accessory to a residentia sle serving parking spaces angled at between 56 and	l use and	6	6				
n) ndscaping Provisions for Parking Lots (Section 110)							
inimum width of landscaped buffer of a parking lot (r Abutting a street		3	4.814				
inimum width of landscaped buffer of a parking lot (Not abutting a street or a parking lot containing more than 10 but fewer th		1.5	3.34 (abutting Phase 3) 1.31 (abutting Phase 4)				
paces) inimum Landscaped Area of Parking Lot		15%	U/G Parking				
inimum Bicycle Parking Rates and Provisions (Section enior's Dwelling Unit		132	129 (36 Surface				
0.25 per dwelling unit (Phase 2,3 & 4 - 493 Dwelling U	Units)	122	(36 Surface, 93 U/G Parking)				
1 per 1500 sq.m. of GFA (Phase 2 - 160 sq.m. Bar) ommercial - Personal Service Business		1	1 Surface				
1 per 500 sq.m. of GFA (Phase 2 - 116 sq.m. Salon/ Sp ommercial - Restaurant 1 per 250 sq.m. of GFA (Phase 2 - 434 sq.m. Private R		2	2 Surface				
1 per 250 sq.m. of GFA (Phase 2 - 434 sq.m. Private K ining, Kitchen, Storage, Refrigerator, Bistro)			133				
	TOTAL	126	(40 Surface, 93 U/G Parking)				
inimum Loading Space Rates and Provisions (Section esidential Uses;	n 113)	None	3 (1 Shared)				
l other Non-Residential; Uses) per 350 - 999 sq.m. of GFA hase 2 - 819 sq.m. Commercial Uses)		0	1 Shared				
hase 2 - 819 sq.m. Commercial Uses) Iinimum Width of Driveway accessing Loading Space (Double Traffic Lane	(m)	6	6.7				
inimum Width of Aisle accessing Loading Space angle etween 60 to 90 degrees (m)	ed at	9	9	TRUE	E NORTH		
inimum Vertical Clearance for Loading Space (m) menity Area (Section 137)		4.2	5.7	/	\int		
inimum Total Amenity Area (sq.m) 5 sq.m per dwelling unit		2958	7763				
linimum Communal Amenity Area (sq.m) 50% of Total Amenity Area ccessible Parking (City of Ottawa Accessibility Desigr	n Standards, See	1479 ction 3.1)	4797				
inimum Number of Accessible Spaces		13 (5-Type A, 8-Type B)	21 (11-Type A, 10-Type B)	PROJ	JECT NORTH	NO ASS	00
FIRE ROUTE SIGNAGE		ND				ANN ROAM	ECTO
FIRE RUUTE SIGNAGE		TYPE-2X				E RIONARD A	CI MIEL
GNS TO BE MOUNTED FACING EVERY POSSIBLE ENTRY INTO THE PROPA ND INSTALLED AS CLOSE AS POSSIBLE TO THE ACTUAL EDGE OF THE PA IRUCTURE BELOW (<1m FROM EDGE PREFERRED).	ERTY SIGNS T ARKING AND SH	TO BE INSTALLED AT AN ANGLE OF IOULD ALWAYS BE VISIBLE TO APPF MORE THAN 25m APART.	ROACHING TRAFFIC. THEY SHOULD			RICHARD A. LICEN	CE 3 James Martin
		TYPE-2A NING AND END OF FIRE ROUTE FIED BY SINGLE ARROW.	TYPE-2B			MAY NOT BE USED FOR (UNTIL SIGNED BY THE AF	00110111001
Ottawa Fire		<u>a</u>			chmi	elarchit	
16" W x 24" H	ITIN	EROUTE LÉRAIRE ODMPIERS	FIRE ROUTE ITINÈRAIRE DES POMPIERS			200 - 109 Bar Ottawa ON H	nk Street
Underground Parking Structure beyond this point						t (613) 234-35 f (613) 234-62	585
		ATLEAST 30(W) x 45(H)cm	ATLEAST 30(W) x 45(H)cm				
='				w	/ELLINGS C	F STITTS	VILL
16"W x 6"H						SE 2-4	
		<u>z</u>					I
16" W x 6" H		M GROUN	DM GROU			DURT, STITTSVILLE, ON	
16" W x 6" H		2- 2.5m FROM GROUND	2- 2.5m FROM GROUND	PROJ	JECT NO. 19-1764	DRAWN	'MD/DS
16" W x 6" H		2-2	5	SCAL	JECT NO. 19-1764	drawn	MD/DS
16" W x 6" H			BETWEEN 2- 2.5m FROM GRO	SCAL	JECT NO. 19-1764 LE As indicated WING TITLE	DRAWN MA/ CHECKED	/MD/DS

SP-01 PLAN No. 18190