

APPROVED
By Allison Hamlin at 2:59 pm, Nov 25, 2022

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

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 04	43	3	10	2	58
LEVEL 05	48	-	8	2	58
LEVEL 06	12	4	10	0	26
Total:	218	4	54	8	284

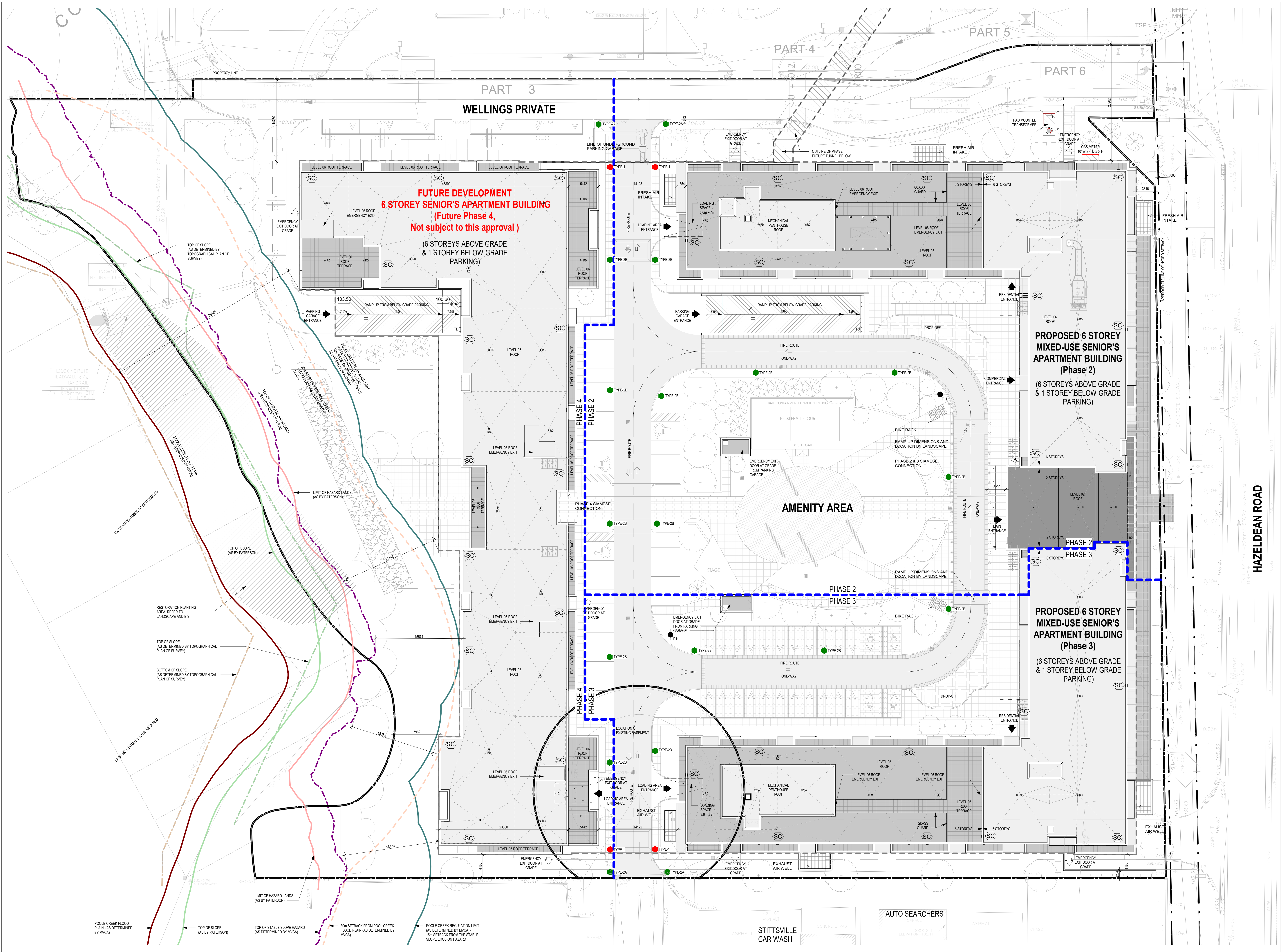
SITE PLAN LEGEND

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

- PROPERTY LINE
- FINISHING
- FIRE ROUTE
- SIDEWALK
- WALKABLE PAVERS
- FIRE HYDRANT
- BOLLARD
- ENTRANCE
- EXIT
- EXISTING GRADE
- EMERGENCY SCULLERY
- FIRE ROUTE SIGNAGE - TYPE 1
- FIRE ROUTE SIGNAGE - TYPE 2(A)

CITY OF OTTAWA GROSS FLOOR AREA & AMENITY AREAS

LEVEL	CITY GFA (RESIDENTIAL)	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	AMENITY AREA PHASE 4	COMMUNAL AMENITY AREA PHASE 4	SUB-TOTAL PHASE 4	TOTAL GBA
LEVEL 01	1387 m ²	375 m ²	142 m ²	0 m ²	1904 m ²	438 m ²	203 m ²	51 m ²	692 m ²	3388 m ²
LEVEL 02	3890 m ²	300 m ²	0 m ²	0 m ²	4190 m ²	2573 m ²	200 m ²	164 m ²	2937 m ²	6327 m ²
LEVEL 03	3587 m ²	391 m ²	0 m ²	0 m ²	3978 m ²	3378 m ²	200 m ²	164 m ²	2938 m ²	6916 m ²
LEVEL 04	3313 m ²	423 m ²	0 m ²	0 m ²	3736 m ²	2574 m ²	200 m ²	164 m ²	2938 m ²	6674 m ²
LEVEL 05	1715 m ²	270 m ²	217 m ²	0 m ²	2202 m ²	2181 m ²	379 m ²	272 m ²	2832 m ²	4584 m ²
GRAND TOTAL	11382 m ²	1341 m ²	379 m ²	789 m ²	16329 m ²	14387 m ²	1349 m ²	1267 m ²	15993 m ²	42582 m ²



PROJECT INFORMATION

LEGAL DESCRIPTION: PART OF LOT 2 CONVEYANCE 12 STITTVILLE, ON L11 COALBURN...
 PROJECT NAME: WELLINGS OF STITTVILLE PHASE 2-4
 ARCHITECT: CHMIEL ARCHITECTS
 SURVEYOR: ANNE O'BRIEN/VALERIE LTD.

RELEASE / REVISION RECORD

No.	Description	Date
1	Issued for Construction	21.06.19
2	Issued for Construction	17.06.20
3	Issued for SPA Construction	21.07.20
4	Issued for SPA Construction	21.08.20
5	Issued for SPA Construction	21.08.20
6	Issued for SPA Construction	21.08.20
7	Issued for SPA Construction	21.08.20
8	Issued for SPA Construction	21.10.20
9	Issued for SPA Construction	21.10.20
10	Issued for SPA Construction	21.10.20
11	Issued for SPA Construction	21.10.20
12	Issued for SPA Construction	21.10.20
13	Issued for SPA Construction	21.10.20
14	Issued for SPA Construction	21.10.20

Zone Provisions

Zone Provisions	Required	Proposed
Minimum Lot Area (m ²)	No minimum	2433.217
Minimum Lot Width (m)	No minimum	25.02
Minimum Front Yard Setback (m)	No minimum	3.316 (Subject to Maximum Road)
Minimum Side Yard Setback (m)	No minimum	1.58 (2.14)
Minimum Rear Yard Setback (m)	No minimum	1.58 (2.14)
Minimum Corner Side Yard Setback (m)	No minimum	Varies (Subject to Maximum Road)
Minimum Front Side Yard Setback (m)	No minimum	14.730 (Subject to Maximum Road)
Minimum Rear Side Yard Setback (m)	No minimum	4.18
Minimum Side Yard Setback (m)	No minimum	7.5
Minimum Front Side Yard Setback (m)	No minimum	30
Minimum Rear Side Yard Setback (m)	No minimum	31.405
Minimum Building Height (m)	No minimum	21.55
Maximum Floor Space Index	None	N/A
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building	5	Varies
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building	No minimum	Varies

FIRE ROUTE SIGNAGE LEGEND

CHMIEL ARCHITECTS
 200 - 109 Bank Street
 Ottawa, ON K1P 0N5
 1 (613) 234-5555
 1 (613) 234-6224

WELLINGS OF STITTVILLE PHASE 2-4
 20 CEDAR COURT, STITTVILLE, ON
 PROJECT NO: 19-1784
 SCALE: As indicated
 DRAWING TITLE: SITE PLAN