

LOCATION PLAN



LEGEND:

|  |   |  |  |  |   |
|--|---|--|--|--|---|
|  | PROPOSED FIRE ROUTE                           |  | EDGE OF SIDEWALK   |  | EXISTING CATCH BASIN                    |
|  | PROPOSED BUILDING                             |  | PROPERTY LINE  |  | PROPOSED CATCH BASIN                    |
|  | PERMANENT AND TEMPORARY EASEMENT AREA         |  | SETBACK  |  | AS SIGNAGE FOR ACCESSIBLE PARKING SPACE |
|  | EXISTING MAN HOLE                             |  | PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7 |  | FRS SIGNAGE FOR FIRE ROUTE ACCESS       |
|  | PROPOSED MAN HOLE                             |  | EXISTING SIGN  |  | EXISTING SIGN FOR FIRE ROUTE ACCESS     |
|  | EXISTING TRAFFIC LIGHT                        |  | NEW LIGHT STANDARD   |  | EXISTING LIGHT POLE                     |
|  | EXISTING FIRE HYDRANT                         |  | CURB TO BE REBUILT   |  | NEW WALL MOUNT FIXTURE                  |
|  | CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS |  | ROLL CURB  |  | PROPOSED WALL MOUNT FIXTURE             |
|  | BIKE PARKING SPACE                            |  | EXISTING UTILITY POLE  |  | EXISTING STREET LIGHTING BOX            |
|  |   |  | FIRE DEPARTMENT CONNECTION                                     |  | EXISTING TRAFFIC SIGNAL BOX             |

SCALE 1 : 200

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MAY 15th, 2021 PREPARED BY FARLEY SMITH & DENIS SURVEYING LTD.

PART OF BLOCKS A AND I REGISTERED PLAN 465465 CITY OF OTTAWA FARLEY SMITH & DENIS SURVEYING LTD, 2021

**PROPOSED SITE PLAN**

**ZONING NOTES:**

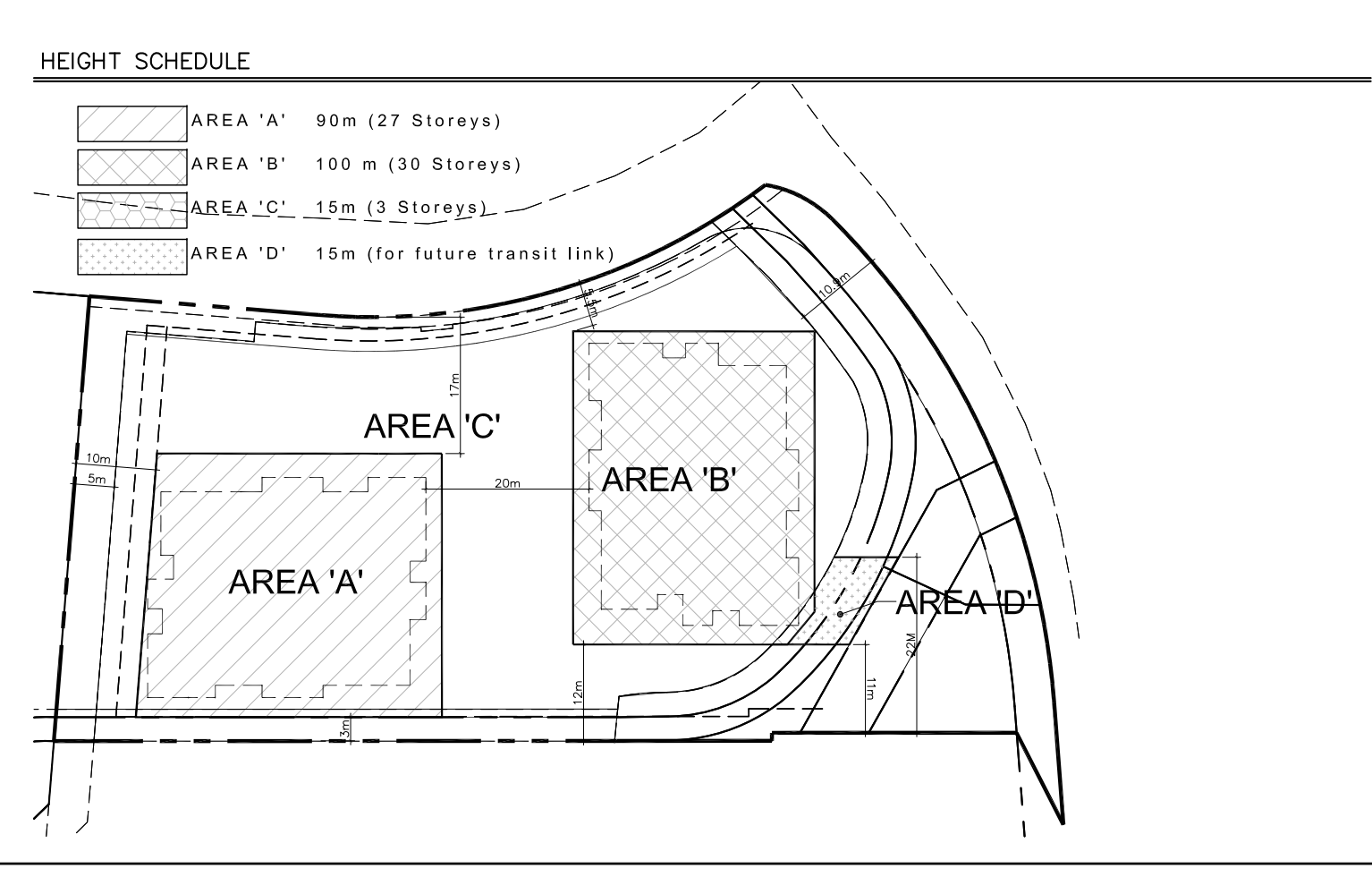
CURRENT ZONING: GMF (199) H(34)  
PROPOSED ZONING: 1B0

| TOTAL DEVELOPMENT STATS                           | PROPOSED             |
|---|----------------------|
| LOT OF AREA                                       | 6,743 m <sup>2</sup> |
| LOT WIDTH   | 127 m IRREGULAR      |
| LOT DEPTH   | 56 m IRREGULAR       |
| SETBACK ALONG WOODRIDGE                           | 4.2 m                |
| SETBACK ALONG SOUTH SIDE                          | 3 m                  |
| SIDEYARD SETBACK - WEST SIDE                      | 8 m                  |
| CORNER SIDEYARD SETBACK - EAST SIDE               | 11 m                 |
| MAXIMUM HEIGHT                                    | 100 m                |
| MAX NUMBER OF STOREYS                             | 30                   |
| TOTAL BUILDING AREA                               | 2,938 m <sup>2</sup> |
| TOTAL UNITS                                       | 554 UNITS            |
| TOTAL PARKING SPACES (INTERIOR + SURFACE PARKING) | 266 SPACES           |
| TOTAL TOTAL RES. PARKING SPACES (0.38/UNIT)       | 210 SPACES           |
| TOTAL TOTAL VISITOR PARKING SPACES (0.17/UNIT)    | 56 SPACES            |
| TOTAL BICYCLE PARKING SPACES (0.5/UNIT)           | 282 SPACES           |

**ZONING NOTES:**

| WEST PHASE - DEVELOPMENT STATS            | PROPOSED              |
|---|-----------------------|
| NUMBER OF STOREYS                         | 27                    |
| TOTAL UNITS                               | 262                   |
| SETBACK ALONG WOODRIDGE                   | 16.9 m to nearest     |
| SETBACK ALONG SOUTH SIDE                  | 1.2 m                 |
| SIDEYARD SETBACK - WEST SIDE              | 8 m                   |
| SIDEYARD SETBACK ABOVE PODIUM - WEST SIDE | 10 m                  |
| MAXIMUM HEIGHT                            | 90 m                  |
| NUMBER OF STOREYS                         | 27                    |
| TOTAL GROSS FLOOR AREA (city def.)        | 17,608 m <sup>2</sup> |
| TYP. FLOOR GROSS FLOOR AREA (city def.)   | 725 m <sup>2</sup>    |

| EAST PHASE - DEVELOPMENT STATS          | PROPOSED              |
|---|-----------------------|
| NUMBER OF STOREYS                       | 30                    |
| TOTAL UNITS                             | 292                   |
| SETBACK ALONG WOODRIDGE                 | 4.8 m to nearest      |
| SETBACK ALONG SOUTH SIDE                | VARIES m              |
| SIDEYARD SETBACK                        | N/A m                 |
| CORNER SIDEYARD SETBACK - EAST SIDE     | 11 m                  |
| MAXIMUM HEIGHT                          | 100 m                 |
| NUMBER OF STOREYS                       | 30                    |
| TOTAL GROSS FLOOR AREA (city def.)      | 18,090 m <sup>2</sup> |
| TYP. FLOOR GROSS FLOOR AREA (city def.) | 682 m <sup>2</sup>    |



**WEST PHASE - PARKING REQUIREMENTS**

| 1. PARKING REQUIREMENTS                   | PROVIDED VEHICLE PARKING   |
|---|--|
| LAND USE                                  | APARTMENT  |
|   | 100 RESIDENTIAL PARKING SPACES PROVIDED FOR 262 UNITS (0.38/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM   |
| 2. REQUIRED VISITOR PARKING               | PROVIDED VISITOR PARKING   |
| LAND USE                                  | APARTMENT  |
|   | 27 VISITOR PARKING SPACES PROVIDED FOR 262 UNITS * LOCATED IN PARKING GARAGE   |
| <b>TOTAL PARKING PROVIDED FOR PHASE 1</b> | <b>127 TOTAL PARKING PARKING SPACES</b><br>127 INTERIOR  |
| 3. BICYCLE PARKING                        | 3.1 REQUIRED BICYCLE PARKING SPACES<br>RESIDENTIAL (0.5 SPACE/UNIT = 132 SPACES REQUIRED)  |
|   | 3.2 PROVIDED BICYCLE PARKING 136<br>P1 level 55 spaces<br>Ground 32 spaces + 15 exterior spaces<br>Level 2 34 spaces<br>TOTAL 136 spaces   |
| 4. AMENITY SPACE REQUIREMENTS             | REQUIRED AMENITY SPACE 6 m <sup>2</sup> REQUIRED PER UNIT<br>262 UNITS X 6 SQ.M. = 1572 SQ.M. TOTAL AMENITY REQUIRED<br>REQUIRED AMENITY SPACE TO BE COMMON 786 SQ.M.<br>PROVIDED COMMON AMENITY SPACE - 786 SQ.M. |

**EAST PHASE - PARKING REQUIREMENTS**

| 1. REQUIRED PARKING                       | PROVIDED VEHICLE PARKING   |
|---|--|
| LAND USE                                  | APARTMENT  |
|   | 110 RESIDENTIAL PARKING SPACES PROVIDED FOR 292 UNITS (0.38/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM   |
| 2. REQUIRED VISITOR PARKING               | PROVIDED VISITOR PARKING   |
| LAND USE                                  | APARTMENT  |
|   | 29 VISITOR PARKING SPACES PROVIDED FOR 292 UNITS * LOCATED IN PARKING GARAGE AND @ GRADE   |
| <b>TOTAL PARKING PROVIDED FOR PHASE 2</b> | <b>139 TOTAL PARKING PARKING SPACES</b><br>133 INTERIOR  |
| 3. BICYCLE PARKING                        | 3.1 REQUIRED BICYCLE PARKING SPACES<br>RESIDENTIAL (0.5 SPACE/UNIT = 146 SPACES REQUIRED)  |
|   | 3.2 PROVIDED BICYCLE PARKING 146<br>P1 level 50 spaces<br>Ground 81 spaces + 15 exterior spaces<br>TOTAL 146 SPACES  |
| 4. AMENITY SPACE REQUIREMENTS             | REQUIRED AMENITY SPACE 6 m <sup>2</sup> REQUIRED PER UNIT<br>292 UNITS X 6 SQ.M. = 1752 SQ.M. TOTAL AMENITY REQUIRED<br>REQUIRED AMENITY SPACE TO BE COMMON 876 SQ.M.<br>PROVIDED COMMON AMENITY SPACE - 876 SQ.M. |



**PROJECT TEAM**

**ARCHITECT**  
HOBIN ARCHITECTURE  
PATRICK BESON  
T 413.236.7200

**PLANNING**  
Lloyd Phillips and Associates Ltd.  
Lloyd Phillips  
T 413.236.5373

**CIVIL**  
WSP  
STEPHEN MCCAUGHEY  
T 413.690.3955

**LANDSCAPE ARCHITECT**  
CSW LANDSCAPE ARCHITECTS LTD.  
LARRY PHILIPS  
T 413.225.1311 ext: 64029

**TRANSPORTATION**  
BI GROUP  
DAVID HOOK  
T 413.225.1311 ext: 64029

**ENVIRONMENTAL**  
GRADIENT WIND ENGINEERING  
JOSHUA FOSTER  
T 413.836.0634

| no. | date     | revision                   |
|-----|----------|----------------------------|
| 7   | 21.06.17 | ISSUED FOR S.P.A. RESUB #2 |
| 6   | 21.07.23 | ISSUED FOR S.P.A. RESUB #1 |
| 5   | 21.04.30 | ISSUED FOR S.P.A.          |
| 4   | 20.07.24 | RE-ISSUED FOR REZONING     |
| 3   | 20.06.04 | RE-ISSUED FOR REZONING     |
| 2   | 20.03.30 | RE-ISSUED FOR REZONING     |
| 1   | 19.02.29 | ISSUED FOR REZONING        |

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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**Hobin Architecture Incorporated**

63 Parolia Street  
Ottawa, Ontario  
Canada K1S 9K7  
T: 613 239 7200  
F: 613 235 2005  
E: mail@hobinarc.com

**HOBIN ARCHITECTURE**

**PROJECT LOCATION:**  
100 BAYSHORE LOT "B"

WOODRIDGE CRESCENT

**DRAWING TITLE:**  
SITE PLAN

|                         |                              |                               |
|-------------------------|------------------------------|-------------------------------|
| <b>DRAWN BY:</b><br>PB  | <b>DATE:</b><br>18.12.20     | <b>SCALE:</b><br>1:200        |
| <b>PROJECT:</b><br>1837 | <b>DRAWING NO.:</b><br>A1.00 | <b>REVISION NO.:</b><br>18477 |