

LOCATION PLAN



LEGEND:

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

SCALE 1 : 200

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED MAY 13th, 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

Geraldine Wildman
GERALDINE WILDMAN
ACTING MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Geraldine Wildman at 1:13 pm, Oct 21, 2022

PROPOSED SITE PLAN

ZONING NOTES:

CURRENT ZONING GM (1997) H(34)
PROPOSED ZONING 18D

TOTAL DEVELOPMENT STATS	PROPOSED
LOT OF AREA	6,743 m ²
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 ²
TOTAL UNITS	546 UNITS
TOTAL PARKING SPACES (INTERIOR + SURFACE PARKING)	273 SPACES
TOTAL TOTAL RES. PARKING SPACES (0.36/UNIT)	214 SPACES
TOTAL TOTAL VISITOR PARKING SPACES (0.1/UNIT)	56 SPACES
TOTAL BICYCLE PARKING SPACES (0.5/UNIT)	273 SPACES

ZONING NOTES:

WEST TOWER - DEVELOPMENT STATS	PROPOSED
NUMBER OF STOREYS	27
TOTAL UNITS	252
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 (gfa) (sq. ft.)	17,503 m ²
TYP. FLOOR GROSS FLOOR AREA (gfa) (sq. ft.)	728 m ²

EAST TOWER - DEVELOPMENT STATS	PROPOSED
NUMBER OF STOREYS	30
TOTAL UNITS	294
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 (gfa) (sq. ft.)	18,524 m ²
TYP. FLOOR GROSS FLOOR AREA (gfa) (sq. ft.)	682 m ²

WEST + EAST - PARKING REQUIREMENTS

1. PARKING REQUIREMENTS	PROVIDED VEHICLE PARKING
LAND USE	214 RESIDENTIAL PARKING SPACES PROVIDED FOR 546 UNITS (0.36/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM
APARTMENT	
2. REQUIRED VISITOR PARKING	PROVIDED VISITOR PARKING
LAND USE	56 VISITOR PARKING SPACES PROVIDED FOR 252 UNITS (0.1/UNIT) * LOCATED IN PARKING GARAGE AND AT GRADE
APARTMENT	
TOTAL PARKING PROVIDED	270 TOTAL PARKING SPACES 263 INTERIOR

3. BICYCLE PARKING

3.1 REQUIRED BICYCLE PARKING SPACES
RESIDENTIAL (0.5 SPACE/UNIT = 273 SPACES REQUIRED)

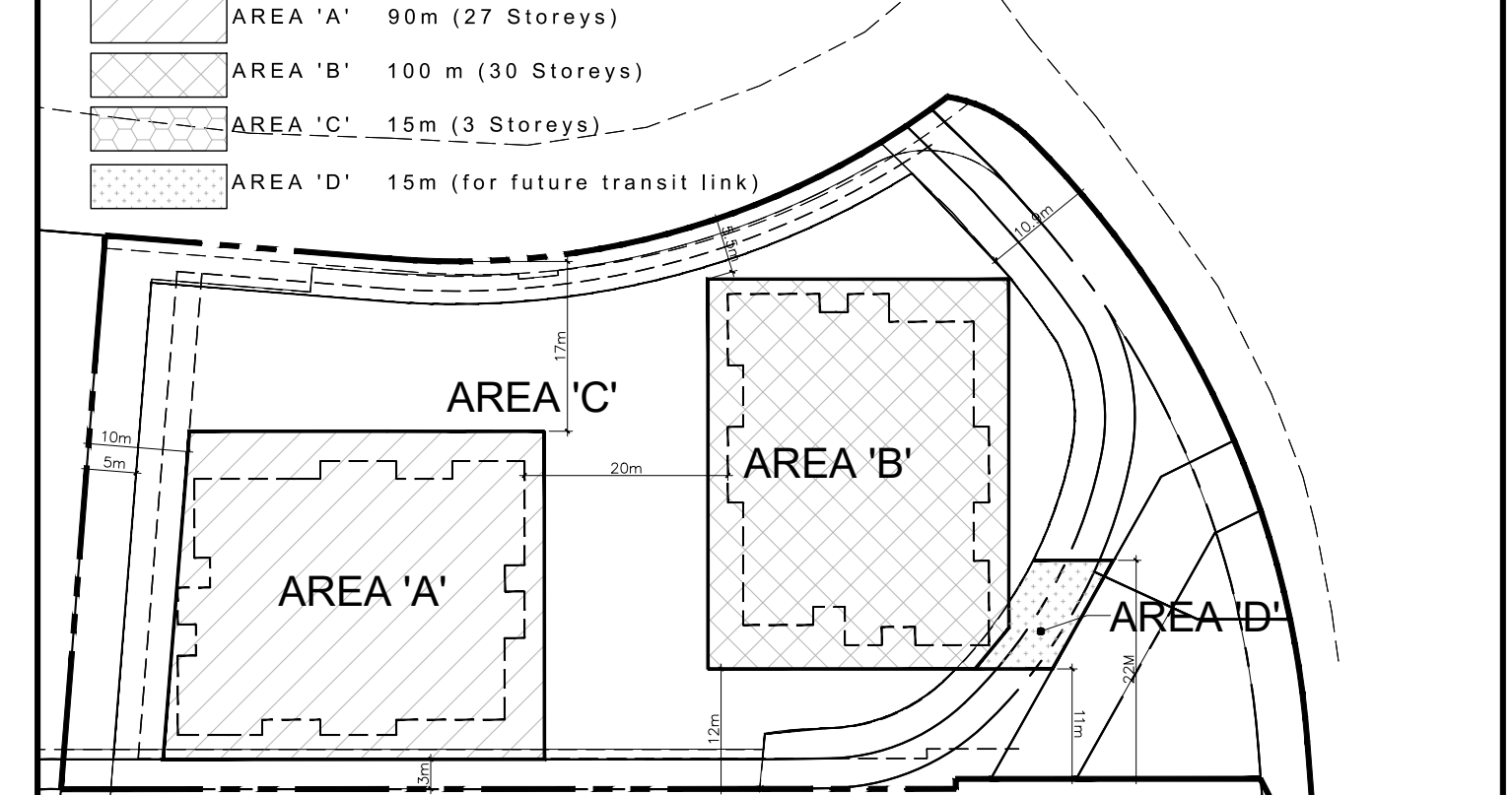
3.2 PROVIDED BICYCLE PARKING 273

P1 level	59 spaces
Ground	107 spaces + 15 exterior spaces
Level 2	97 spaces
TOTAL	273 spaces

4. AMENITY SPACE REQUIREMENTS

REQUIRED AMENITY SPACE 6 m² REQUIRED PER UNIT
546 UNITS X 6 SQ.M. = 3,276 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON - 1,638 SQ.M.
PROVIDED COMMON AMENITY SPACE

HEIGHT SCHEDULE



PROJECT TEAM

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no.	date	revision
9	22.03.08	FINAL SITE PLAN SUBMISSION
8	21.12.17	ISSUED FOR S.P.A. RESUB #3
7	21.09.17	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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PROJECT/LOCATION:
100 BAYSHORE LOT "B"
WOODRIDGE CRESENT

DRAWING TITLE:
SITE PLAN

DRAWN BY: DATE: SCALE:
PB 22.03.08 1:200

PROJECT:
1837

DRAWING NO.:

A1.00

REVISION NO.: