

**PROPOSED SITE PLAN**

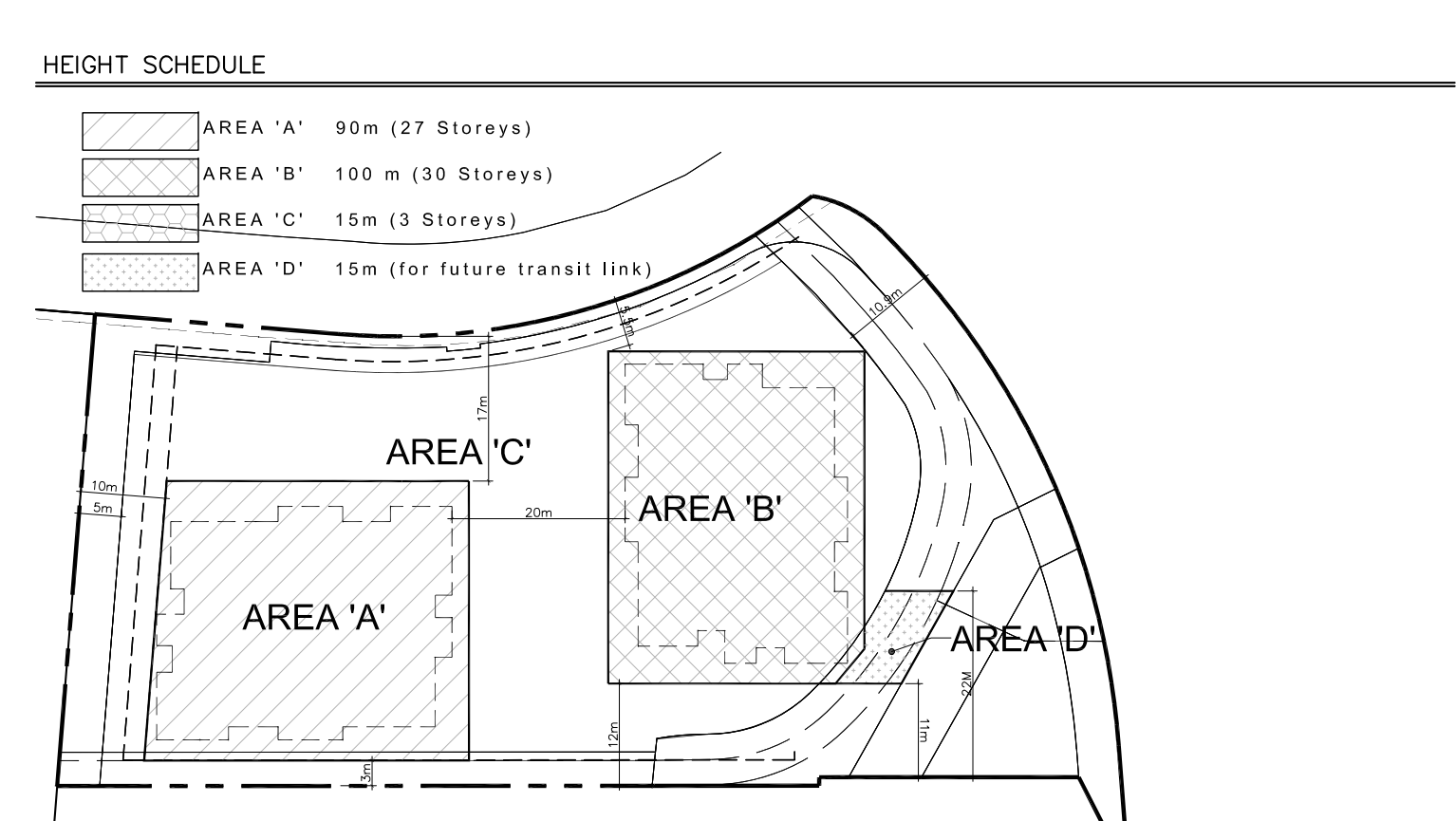
**ZONING NOTES:**  
 CURRENT ZONING: GMF (199) H(34)  
 PROPOSED ZONING: TBD

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	100 RESIDENTIAL PARKING SPACES PROVIDED FOR 262 UNITS (0.38/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM
APARTMENT	
2. REQUIRED VISITOR PARKING	PROVIDED VISITOR PARKING
LAND USE	27 VISITOR PARKING SPACES PROVIDED FOR 262 UNITS * LOCATED IN PARKING GARAGE
APARTMENT	
TOTAL PARKING PROVIDED FOR PHASE 1	127 TOTAL PARKING PARKING SPACES 127 INTERIOR
3. BICYCLE PARKING	3.1 REQUIRED BICYCLE PARKING SPACES RESIDENTIAL (0.5 SPACE/UNIT = 132 SPACES REQUIRED) 3.2 PROVIDED BICYCLE PARKING 136 F1 level 55 spaces Ground 32 spaces + 15 exterior spaces Level 2 34 spaces TOTAL 136 spaces
4. AMENITY SPACE REQUIREMENTS	REQUIRED AMENITY SPACE 6 m <sup>2</sup> REQUIRED PER UNIT 262 UNITS X 6 SQ.M. = 1572 SQ.M. TOTAL AMENITY REQUIRED REQUIRED AMENITY SPACE TO BE COMMON 786 SQ.M. PROVIDED COMMON AMENITY SPACE - 786 SQ.M.

**EAST PHASE - PARKING REQUIREMENTS**

1. REQUIRED PARKING	PROVIDED VEHICLE PARKING
LAND USE	110 RESIDENTIAL PARKING SPACES PROVIDED FOR 292 UNITS (0.38/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM
APARTMENT	
2. REQUIRED VISITOR PARKING	PROVIDED VISITOR PARKING
LAND USE	29 VISITOR PARKING SPACES PROVIDED FOR 292 UNITS * LOCATED IN PARKING GARAGE AND @ GRADE
APARTMENT	
TOTAL PARKING PROVIDED FOR PHASE 2	139 TOTAL PARKING PARKING SPACES 133 INTERIOR
3. BICYCLE PARKING	3.1 REQUIRED BICYCLE PARKING SPACES RESIDENTIAL (0.5 SPACE/UNIT = 146 SPACES REQUIRED) 3.2 PROVIDED BICYCLE PARKING 146 F1 level 50 spaces Ground 81 spaces + 15 exterior spaces TOTAL 146 SPACES
4. AMENITY SPACE REQUIREMENTS	REQUIRED AMENITY SPACE 6 m <sup>2</sup> REQUIRED PER UNIT 292 UNITS X 6 SQ.M. = 1752 SQ.M. TOTAL AMENITY REQUIRED REQUIRED AMENITY SPACE TO BE COMMON 876 SQ.M. PROVIDED COMMON AMENITY SPACE - 876 SQ.M.



**PROJECT TEAM**

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no.	date	revision
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 CRESCENT

**DRAWING TITLE:**  
 SITE PLAN

**DRAWN BY:** FB **DATE:** 18.12.20 **SCALE:** 1/200

**PROJECT:** 1837 **DRAWING NO.:** A1.00 **REVISION NO.:**