



Allison Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Allison Hamlin at 10:32 am, Aug 30, 2023

NOTES GÉNÉRALES / General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
2. Les dimensions apparaissant aux documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
3. Veuillez aviser l'architecte de toute dimension en erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

CIVIL + PLANNING
NOVATECH
 240 Michael Cowland Drive, Suite 200
 Ottawa, Ontario, K2M 1P6
 P: (613) 254-9643

LANDSCAPE ARCHITECTURE
CSW Landscape Architects Limited
 319 McRae Avenue, Suite 502
 Ottawa, Ontario K1Z 0B9
 P: (613) 729-4536

MECHANICAL / ELECTRICAL
GOODKEY, WEEDMARK AND ASSOCIATES LTD.
 1688 Woodward Drive, Suite 200
 Ottawa, Ontario, K2C 3R8
 P: (613) 727-5111

STRUCTURAL
CUNLIFFE & ASSOCIATES
 200-1550 Carling
 Ave, Ottawa, ON, K1Z 8S8
 P: (613)-729-7242

ARCHITECTS / Architect
NEUF architect(e)s SENCRIL
 630, St-Jacques, Montréal QC H3B 1S6
 T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



OUVRAGE / Project
GREYSTONE VILLAGE
PHASE 3

EMPLACEMENT / Location
 OTTAWA

NO PROJET No.
 12272

NO	REVISION	DATE (aa-mm-jj)
A	SITE PLAN - SUBMITTAL #1	2021.07.23
B	SITE PLAN - SUBMITTAL #2	2022.06.03
C	SITE PLAN - SUBMITTAL #3	2022.08.13

DESSIN PAR Drawn by
NE, MJ

VERIFIE PAR Checked
 CI

DATE (aa-mm-jj)
 05/28/21

ECHELLE Scale
 1 : 250

TITRE DU DESSIN Drawing Title

SITEPLAN AND PROJECT INFORMATION

REVISION Revision
C

NO. DESSIN Dwg Number
A.100

#17640

GREYSTONE VILLAGE PHASE 3, OTTAWA			
PROJECT STATISTICS			
PROJECT INFORMATION	PROJECT STATISTICS	BUILDING STATISTICS	
GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)			
ZONING	GM(2310) S420	NORTH BUILDING	NORTH BUILDING
BUILDING HEIGHT (ABOVE ROOF CONSTRUCTION EXCLUDED) (a.s.f.)	8370mm	GROUND FLOOR	STUDIO
FRONT YARD SETBACK (SCHOLASTIC DRIVE)	3.0m	LEVEL 2	1 BED
CORNER SIDE YARD SETBACK (DESCHATELETS AVE)	1.8m	LEVEL 3	1 BED + DEN
REAR YARD SETBACK	VARIES	LEVEL 4	2 BED
MINIMUM WIDTH OF LANDSCAPE BUFFER	1.3m	LEVEL 5	2 BED + DEN
FLOOR SPACE INDEX	1.95 (All Phases)	LEVEL 6	2 BED + DEN
SETBACKS GM(2310) S420	Schedule 420	LEVEL 7	2 BED + DEN
FRONT	1.8m	TOTAL	153
REAR	1.3m	SOUTH BUILDING	SOUTH BUILDING
INTERIOR YARD	0.0m	GROUND FLOOR	STUDIO
INTERIOR YARD	0.0m	LEVEL 2	1 BED + DEN
LANDSCAPE OPEN SPACE	85m ² (1%)	LEVEL 3	2 BED
DRIVING SURFACE	3470m ² (48%)	LEVEL 4	2 BED + DEN
BUILDING FOOTPRINT	3633m ² (51%)	LEVEL 5	2 BED + DEN
LANDSCAPE OPEN SPACE	7188m ² (100%)	LEVEL 6	2 BED + DEN
TOTAL		TOTAL	118
		PROJECT TOTAL	271
		TOTAL BICYCLE PARKING SPACES PROVIDED (INC. 30 EXTERIOR SPACES)	240
		TOTAL INTERNAL COMMUNAL SPACE PROVIDED	494m ²
		TOTAL AMENITY PROVIDED	5423m ²
		TOTAL AMENITY (271 UNITS x 6m ²)	1635.00
		MIN. 50% COMMUNAL AREA	813.00
		TOTAL AMENITY (1 OF THE Zoning By-law)	129.5
		TOTAL AMENITY (2 OF THE Zoning By-law)	133
		TOTAL AMENITY (3 OF THE Zoning By-law)	27
		TOTAL AMENITY (4 OF THE Zoning By-law)	7
		TOTAL AMENITY (5 OF THE Zoning By-law)	145
		TOTAL AMENITY (6 OF THE Zoning By-law)	289m ²
		TOTAL AMENITY (7 OF THE Zoning By-law)	4929.00
		TOTAL AMENITY (8 OF THE Zoning By-law)	205m ²
		TOTAL AMENITY (9 OF THE Zoning By-law)	289m ²
		TOTAL AMENITY (10 OF THE Zoning By-law)	494m ²
		TOTAL AMENITY (11 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (12 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (13 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (14 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (15 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (16 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (17 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (18 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (19 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (20 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (21 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (22 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (23 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (24 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (25 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (26 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (27 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (28 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (29 OF THE Zoning By-law)	5423m ²
		TOTAL AMENITY (30 OF THE Zoning By-law)	5423m ²

PARKING TABLE - TOTAL

NAME	SIZE	QTY
ACCESSIBLE TYPE A	3400mm x 5200mm	2
ACCESSIBLE TYPE B	2400mm x 5200mm	2
COMPACT	2600mm x 4600mm	5
STANDARD	2600mm x 5200mm	67
P1 - PARKING N: 76		
ACCESSIBLE TYPE A	3400mm x 5200mm	1
ACCESSIBLE TYPE B	2400mm x 5200mm	2
COMPACT	2600mm x 4600mm	20
STANDARD	<varies>	48
P1 - PARKING S: 71		
TOTAL: 147		

LOCKERS TABLE - TOTAL

LEVEL	Type	QTY
<varies>	STORAGE LOCKER 1220d x 1100w x 2100h	25
<varies>	STORAGE LOCKER 1560d x 1100w x 2100h	85
TOTAL: 110		

INTERIOR BICYCLE PARKING TABLE - TOTAL

LEVEL	NAME	SIZE	QTY
P1 - PARKING N	BICYCLE PARK	1800mm x 1325mm	40
P1 - PARKING N	STORAGE LOCKER	1800mm x 1100mm	100
P1 - PARKING S	BICYCLE PARK	1800mm x 1325mm	45
P1 - PARKING S	STORAGE LOCKER	1800mm x 1100mm	52
TOTAL: 237			

TOPOGRAPHICAL INFORMATION:

Property boundary information has been derived from Plan 20144-19 Regional Bk 32 4M-1596 R D1-4R prepared by Annis, O'Sullivan, Vollebakk Ltd. The topographical information has been prepared by Novatech Engineer as shown on there Grading Plan 20220302-114025-GR(PH3).

OVERALL ROOF SITE
 1:250

1
 A 100