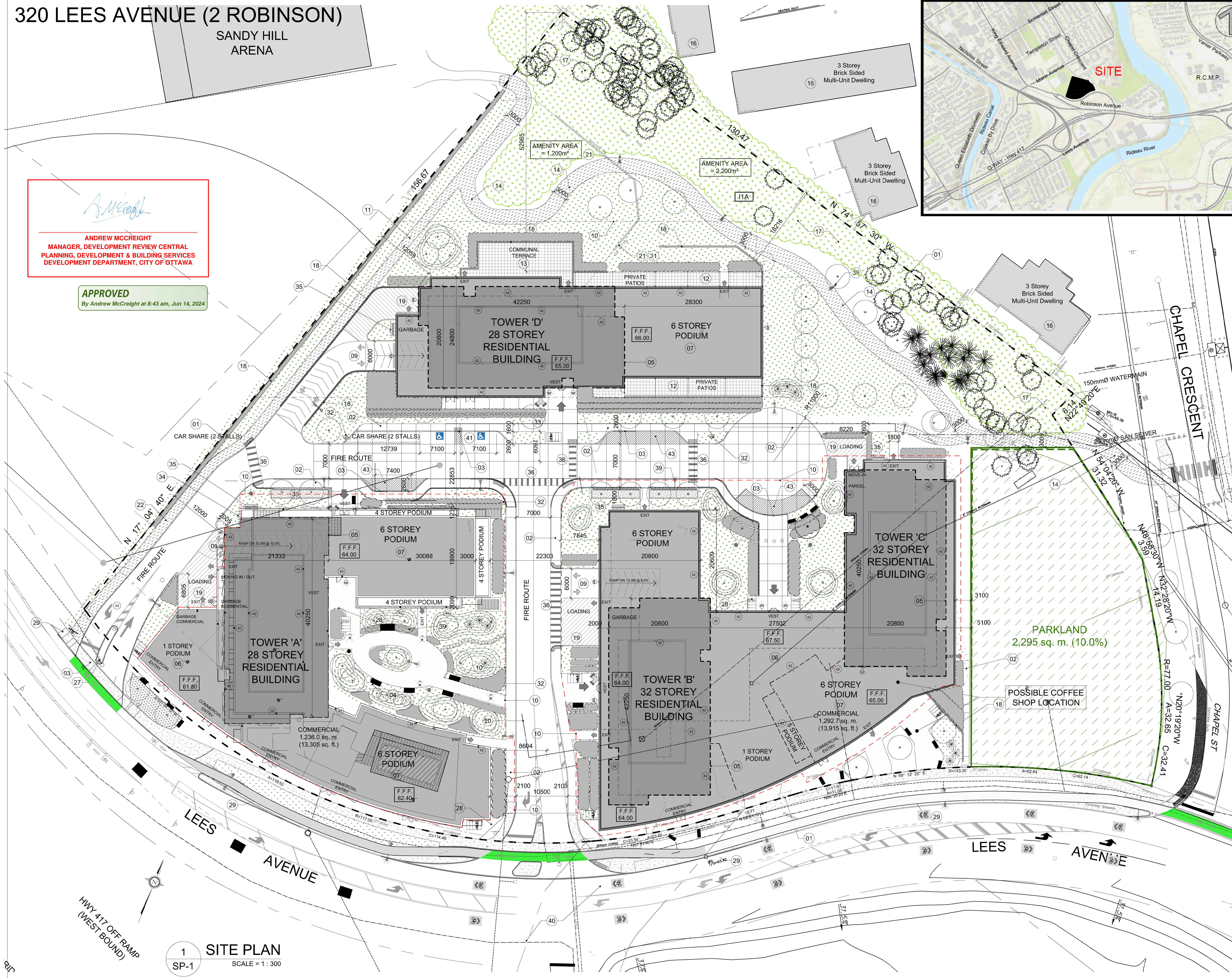


320 LEES AVENUE (2 ROBINSON)

SANDY HILL
ARENA

Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:43 am, Jun 14, 2024



1 SITE PLAN
SCALE = 1 : 300



PROJECT INFORMATION	
ZONING	TD2 (2745) S449
SITE AREA	22,951.0 sq. m. (247,043 sq. ft.)
REQUIRED	
BUILDING HEIGHT (AS PER SCHEDULE S449)	103.0m
FRONT YARD SETBACK - LEES AVENUE	0.0m
FRONT YARD SETBACK - 11A ZONE	3.0m
INTERIOR YARD SETBACK - EAST	2.0m
INTERIOR YARD SETBACK - WEST	12.0m
REAR YARD SETBACK	17.0m
AMENITY SPACE - PER UNIT	6.0 sq. m.
EXTERIOR AMENITY SPACE - 2% LOT AREA	459.0 sq. m.
VEHICLE PARKING - VISITOR ONLY	0.1 PER UNIT
BICYCLE PARKING - RESIDENTIAL	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 PER 250m² GFA

PROVIDED	
BUILDING HEIGHT - BUILDING A	28 STOREYS - 89.0m
BUILDING HEIGHT - BUILDING B	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING C	32 STOREYS - 103.0m
BUILDING HEIGHT - BUILDING D	28 STOREYS - 89.0m
GRADE - BUILDING A (GROUND = 64.0m)	63.0m geo. elev.
GRADE - BUILDING B-C (GROUND = 67.5m)	65.5m geo. elev.
GRADE - BUILDING D (GROUND = 65.0m)	64.0m geo. elev.
DENSITY - TD3 LOT (1,440 UNITS)	627 units/sha
UNIT COUNT	1,539 units
FRONT YARD SETBACK - TD3 ZONE	1.9m
CORNER YARD SETBACK - TD3 ZONE	23.3m
INTERIOR YARD SETBACK - TD3 ZONE	12.0m
INTERIOR YARD SETBACK ABOVE 6 STOREYS	12.0m
REAR YARD SETBACK - TD3 ZONE	18.5m
VEHICLE PARKING - TOTAL	934
VEHICLE PARKING - RESIDENTIAL UNIT	814
VEHICLE PARKING - VISITOR	120
BICYCLE PARKING - RESIDENTIAL	1782
BICYCLE PARKING - COMMERCIAL	52
LOT COVERAGE	36.9%
EXTERIOR AMENITY SPACE	3,900.0 sq. m.
GROUND FLOOR TRANSPARENT GLAZING	60.0%
TOTAL PROJECT G.F.A.	92,364.5 sq. m.

GROSS BUILDING - AREAS (CITY OF OTTAWA ZONING AREA)	
BUILDING 'A'	STAGE 1 CONSTRUCTION
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	2,830 sq. m.
2nd FLOOR	2,339 sq. m.
3rd - 6th FLOOR	4 x 2,353 sq. m. = 9,412 sq. m.
7th FLOOR	9,444 sq. m.
8th - 26th FLOOR TOWER	19 x 8,438 sq. m. = 160,322 sq. ft.
27th - 28th FLOOR	2 x 752 sq. m. = 1,504 sq. m.
MECHANICAL LEVEL	320 sq. m.
TOTAL AREA	33,745 sq. m.
RESIDENCE	-0.53 PER UNIT (1,517 UNITS) 804
VISITOR - INTERIOR	-0.072 PER UNIT 109
VISITOR - SURFACE	-0.011 PER UNIT 17
CAR SHARE	-0.62 PER UNIT 934

BICYCLE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (1,517 UNITS) 759
VISITOR	-1 PER 250m² GFA (2,518.7m²) 10
COMMERCIAL	-0.011 PER UNIT 17
TOTAL	769
PROVIDED	
INTERIOR	1,782
EXTERIOR	52
TOTAL	1,834

AMENITY SPACE	
EXISTING BUSH ALONG NORTH	= 2,200.0 sq. m.
COURTYARD OF BUILDING A	= 500.0 sq. m.
NORTH SIDE OF BUILDING D	= 1,200.0 sq. m.
COMMUNAL INTERNAL AMENITY - 1st LEVEL	= 1,600.0 sq. m.
COMMUNAL INTERNAL AMENITY - 7th LEVEL	= 800.0 sq. m.
COMMUNAL EXTERIOR PATIO - 7th LEVEL	= 1,200.0 sq. m.
PRIVATE BALCONIES	= 3,800.0 sq. m.
TOTAL	= 11,300.0 sq. m.
TOTAL COMMUNAL	= 7,300.0 sq. m.
REQUIRED - 6.0M² PER UNIT (1,517) =	9,102 sq. m.
REQUIRED COMMUNAL @ 50% =	4,551 sq. m.

LAND PHASE AREA	
BUILDING 'A'	= 6,070.6 sq. m. 26.45%
BUILDING 'B-C'	= 7,011.4 sq. m. 30.55%
BUILDING 'D'	= 7,569.8 sq. m. 32.99%
PARKLAND	= 2,295.2 sq. m. 10.01%
TOTAL	= 22,948.5 sq. m. 100.00%

LOT COVERAGE	
BUILDING FOOTPRINT - 'A'	= 2,732.4 sq. m. 11.91%
BUILDING FOOTPRINT - 'B-C'	= 3,762.5 sq. m. 16.40%
BUILDING FOOTPRINT - 'D'	= 1,970.6 sq. m. 8.59%
DRIVING SURFACE	= 3,292.2 sq. m. 14.35%
LANDSCAPE SURFACE	= 8,895.6 sq. m. 38.75%
PARKLAND	= 2,295.2 sq. m. 10.00%
TOTAL	= 22,948.5 sq. m. 100.00%

SOLID WASTE	
BUILDING 'A' - 450 UNITS	
GARBAGE	0.110 Y³ PER UNIT 50 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT 8 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT 17 Y³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 9
BUILDING 'B' - 369 UNITS	
GARBAGE	0.110 Y³ PER UNIT 40 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT 7 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT 14 Y³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8
BUILDING 'C' - 369 UNITS	
GARBAGE	0.110 Y³ PER UNIT 42 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT 7 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT 14 Y³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 8
BUILDING 'D' - 346 UNITS	
GARBAGE	0.110 Y³ PER UNIT 37 Y³
RECYCLING - GMP	0.018 Y³ PER UNIT 8 Y³
RECYCLING - FIBRE	0.038 Y³ PER UNIT 13 Y³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 7

LANDSCAPE ARCHITECT FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 ext. 241 Fax: (613) 730-1136 E-Mail: abbasi@fotenn.com	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: petryshyn@fotenn.com	PROJECT DEVELOPER 2 Robinson Property Limited Partnership, 88 Albert Street Ottawa, Ontario K1P 5E9 Cell (416) 903-1377 Email: kwaugh@princedev.com
WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 266-5273 E-Mail: joshua.foster@gradientwind.com	CIVIL ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: f.thauvette@novatech-eng.com	LEGAL DESCRIPTION TOPOGRAPHICAL PLAN OF SURVEY OF PART OF LOT F CONCESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA Prepared by Annis, O'Sullivan, Vollebakk Ltd.
GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: (613) 226-7381 Ext. 233 Fax: (613) E-Mail: MBeaudoin@patersongroup.ca	TRANSPORTATION ENGINEER Novatech Eng. Consultants Ltd. 200 - 240 Michael Cowpland Drive Ottawa, Ontario, K2M 1P6 Tel: 613 254-9643 Fax: 613 254-5867 Email: j.luong@novatech-eng.com	SURVEYOR Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 E-Mail: AndyS@aovltd.com

SITE PLAN SYMBOLS	
	SOFT LANDSCAPE
	CONCRETE WALKING SURFACE
	ASPHALT PATH
	EXISTING WOODED AREA
	PROPOSED PARKLAND
	PROPERTY LINE
	GUARD RAILING / FENCE
	BIKE RACK
	ACCESSIBLE ENTRANCE / EXIT DOOR
	COMMERCIAL / EXIT DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	SIAMESE CONNECTION
	CITY STREET LIGHTING
	SITE LIGHTING

DRAWING NOTES	
1	PROPERTY LINE
2	HARD SURFACE PAVING, WIDTH AS NOTED
3	CONCRETE SIDEWALK WITH DEPRESSED CURB
4	SOFT LANDSCAPING, SEE LANDSCAPE PLAN
5	OUTLINE OF TOWER ABOVE
6	1 STOREY PODIUM LEVEL
7	6 STOREY PODIUM LEVEL
8	OUTLINE OF PRIVATE TERRACE ABOVE
9	PARKING GARAGE RAMP WITH DRENCH DRAIN IF REQUIRED
10	OUTLINE OF BELOW GRADE PARKING GARAGE
11	1.8m WIDE ASPHALT PEDESTRIAN PATH
12	AT GRADE PRIVATE PATIO WITH LOW FENCE
13	AT GRADE COMMUNAL TERRACE
14	3m WIDE ASPHALT PATH
15	EXISTING 1.8m WIDE ASPHALT PEDESTRIAN PATH
16	EXISTING BUILDINGS ON ADJACENT PROPERTY
17	EXISTING WOODED AREA TO REMAIN
18	RETAINING WALL WITH GUARD RAIL AS REQUIRED
19	LOADING / SERVICE BAY / GARBAGE PICK-UP
20	OUTLINE OF EXISTING BUILDING TO BE REMOVED
21	EXISTING CHAIN LINK FENCE TO BE REMOVED
22	EXISTING TREE TO BE REMOVED
23	CAR SHARE SPACE
24	EXISTING TREE TO BE PRESERVED
25	PROPOSED SERVICES
26	EXISTING RETAINING WALL TO REMAIN
27	EXISTING STREET LIGHT POLE, RELOCATE AS REQUIRED
28	BICYCLE RACK, SEE LANDSCAPE FOR DETAILS
29	EXISTING 2.1m WIDE CITY SIDEWALK
30	CATCH BASIN
31	EXISTING RETAINING WALL TO BE REMOVED
32	FIRE HYDRANT
33	SIAMESE CONNECTION
34	PARKING GARAGE INTAKE / EXHAUST GRILL
35	NATURAL GAS EQUIPMENT WITH BOLLARDS
36	PEDESTRIAN CROSS WALK WITH DEPRESS CURBS
37	SITE FURNITURE - SEE LANDSCAPE FOR DETAILS
38	MOUNTABLE CURB
39	SITE LIGHTING
40	NEW SIGNALIZED INTERSECTION
41	ACCESSIBLE PARKING SPACES
42	WALL MOUNT LIGHT FIXTURE
43	PASSENGER LOADING ZONE (PLZ) - NO PARKING - SIGN

426, rue Guy, Bureau 106, Montreal, QC H3J 1S5
 Tel: 514-835-3338 Fax: 514-835-3375
 info@geigerhuot.com

NOTES GENERALES:
 Ne pas mesurer directement des dessins.
 Toutes les dimensions et conditions générales
 doivent être vérifiées avant le début des travaux.
 En aucun cas ne procéder dans l'incertitude.
 Ce dessin doit être lu conjointement avec le devis
 architectural et les notes générales.

Ordnre des architectes
 du Québec

1364
 EBEL HUOT
 ARCHITECTES

Revision

200-580 Terry Fox Drive
 Kanata, Ontario
 K2L 4K9
 613-951-1333
 613-951-1353

CLELAND JARDINE
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Smith + Andersen
 1000-1000
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 613-951-1353

MECANIQUE ELECTRIQUE
 613-203-0789

FOTENN
 Planning + Design
 613-203-0789

MECANIQUE PROTECTION INCENDIE

ROBINSON
 NEW CONSTRUCTION

Titre du dessin:

SITE PLAN
 BUILDING A

échelle: 1:300 dessiné par: CA
 date: 2024-01-27 approuvé par: EH
 dossier: 22-027 dessin: A000