KEY PLAN

PROPERTY DESCRIPTION

SIX STOREY RESIDENTIAL BUILDINGS	
CITY OF OTTAWA PIN NUMBER	04
MUNICIPAL ADDRESS	Heron Road

SITE INFORMATION

LOT AREA:	11,873.9 m²
LOT FRONTAGE:	81.00 m
LOT DEPTH:	145.62 m

BUILDING INFORMATION

BUILDING AREA:	BUILDING A: 1,813 m², BUILDING B: 1,652 m², BUILDING C: 1,597 m²
GROSS FLOOR AREA:	BUILDING A: 10,323 m², BUILDING B: 10,840 m², BUILDING C: 9,298 m²
PROPOSED USE:	APARTMENT DWELLINGS, MID-RISE

UNIT BREAKDOWN:

BUILDING A	BUILDING B	BUILDING C	TOTAL PROPOSED
12- STUDIO	7- STUDIO	1- STUDIO	20- STUDIO
49- 1 BEDROOM	53- 1 BEDROOM	32- 1 BEDROOM	134- 1 BEDROOM
25- 2 BEDROOM	20- 2 BEDROOM	38- 2 BEDROOM	83- 2 BEDROOM
12- 3 BEDROOM	18- 3 BEDROOM	8- 3 BEDROOM	38- 3 BEDROOM
5- 3 BEDROOM TOWN	9- 3 BEDROOM TOWN	8- 3 BEDROOM TOWN	22- 3 BEDROOM TOWN
2- 4 BEDROOM TOWN	2- 4 BEDROOM TOWN	4- 4 BEDROOM TOWN	8- 4 BEDROOM TOWN
105 UNITS	109 UNITS	91 UNITS	305 UNITS

ZONING TABLE

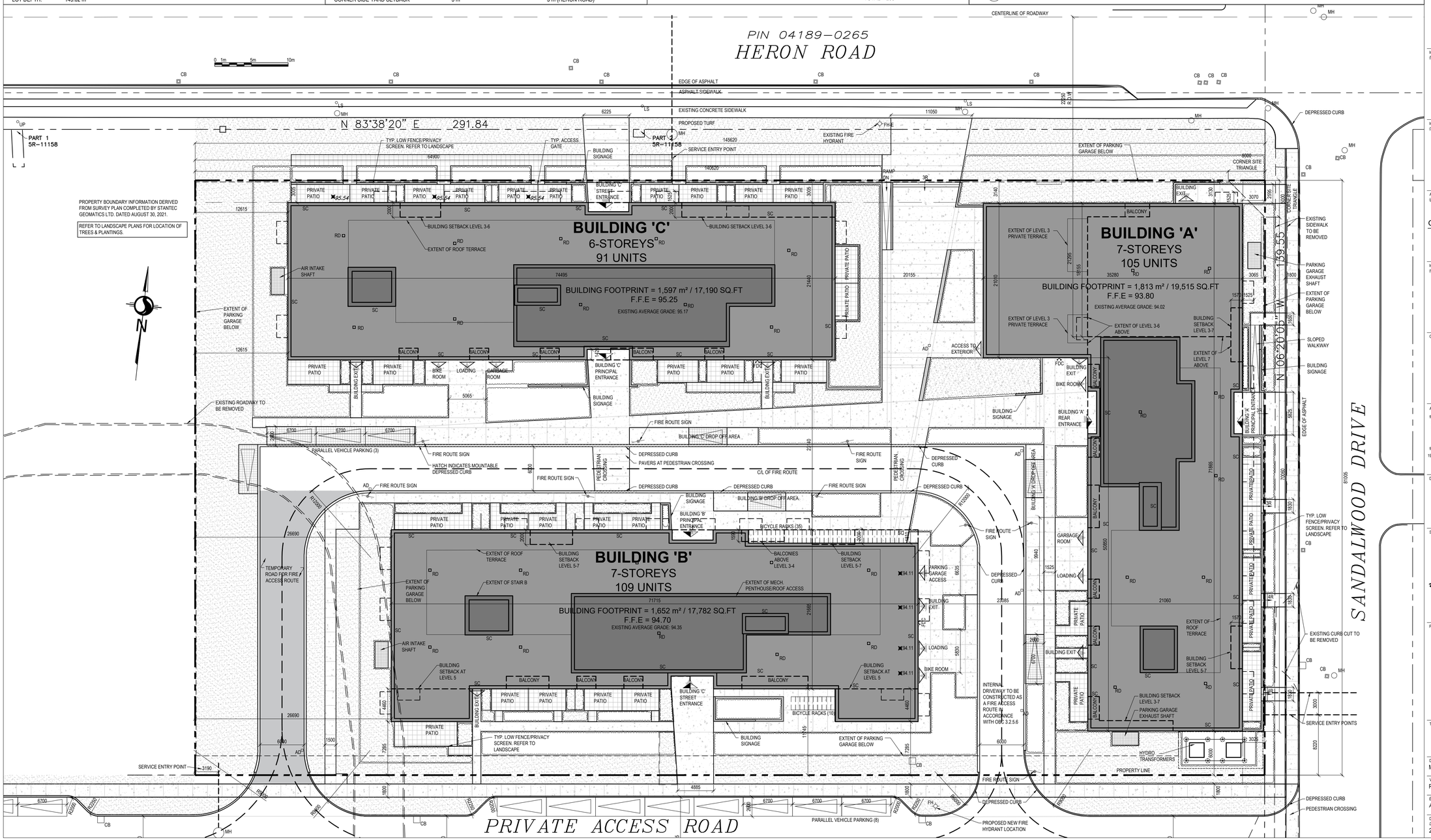
R5

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	1,400 m² for a Planned Unit Dev.	11,873.9 m²
MINIMUM LOT WIDTH	n/a	
FRONT YARD SETBACK	3 m	3 m (SANDALWOOD DRIVE)
HYDRO SETBACK	6m	n/a
CORNER SIDE YARD SETBACK	3 m	3 m (HERON ROAD)
MINIMUM INTERIOR SIDE YARD SETBACK	N/A	6 m (BUILDING A) 7.3 m (BUILDING B)
REAR YARD SETBACK	N/A	12.6 m (BUILDING C) 25.3 m (BUILDING B)
MAXIMUM BUILDING HEIGHT	18 m	BUILDING A: 22.62 m (7 STOREYS) BUILDING B: 22.77 m (7 STOREYS) BUILDING C: 19.08 m (6 STOREYS)
MAXIMUM FLOOR SPACE INDEX	N/A	
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	Residential Area C: 1.2 spaces/unit, less 20 spaces [101(6)(c)] 1.2 per dwelling unit = 346 spaces	304 P1 SPACES (262 REGULAR, 40 SMALL, 2 ACCESSIBLE)
VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	0.2 / Dwelling unit = 61 Spaces required	16 SPACES (EXTERIOR) 45 SPACES (P1)
AMENITY AREA REQUIREMENTS	6m² per dwelling unit = 1,830m² 50% Communal = 915m²	-516 m² INTERIOR AMENITY (Bldg A) -1,732 m² BALCONIES / PRIVATE TERRACE -1,369 m² TOTAL ROOFTOP TOTAL = 3,617 m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 153	210 INTERIOR STORAGE SPACES (BLDG A: 39, BLDG B: 32, BLDG C: 16, P1: 112+11 WALL MOUNTED), 45 EXTERIOR SPACES TOTAL = 255

LEGEND

SOFT LANDSCAPING
ASPHALT PAVING
RIVERSTONE REFER TO LANDSCAPE
EXISTING BUILDING ELEMENT TO BE REMOVED
EXISTING FENCE
NEW BOARD FENCE REFER TO LANDSCAPE
LOT LINE
SETBACK LINE
DESIGNATED BUILDING ENTRANCE / EXIT
FIRE HYDRANT. REFER TO CIVIL
CATCH BASIN
MANHOLE
UNIT PAVERS REFER TO LANDSCAPE
CONCRETE
EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
NEW GROUND ELEVATION REFER TO CIVIL
EMERGENCY OVERFLOW ROOF SCUPPER
ROOF DRAIN
NOTE: 'X'-E INDICATES EXISTING TO REMAIN
FLOOR DRAIN
UTILITY POLE
OVERHEAD UTILITY WIRES
LIGHT STANDARD
DEPRESSED CURB
EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
NEW TREE (REFER TO LANDSCAPE DRAWINGS)
NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)

No.	Date	Émis pour / Object
1	2021-08-23	PRELIMINARY COORDINATION
2	2021-09-29	COORDINATION
3	2021-11-15	COORDINATION
4	2021-12-22	SITE PLAN CONTROL
5	2022-05-09	COORDINATION
6	2022-05-20	COORDINATION
7	2022-06-01	SITE PLAN CONTROL RESPONSE 01
8	2022-06-20	SITE PLAN CONTROL RESPONSE
9	2022-07-12	SITE PLAN CONTROL RESPONSE
10	2022-07-28	SITE PLAN CONTROL RESPONSE
11	2022-09-20	SITE PLAN CONTROL RESPONSE
12	2022-11-01	SITE PLAN CONTROL RESPONSE 02
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---
–	---	---



Urban Planner
FOTENN Planning + Design

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)
Gino J. Aiello landscape architect
www.GJALA.com
GINO@GJALA.com (613) 852 1343
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / Engineer (Civil / Civil)
IBI

Client / Client
hazelview INVESTMENTS

Architectes / Architect
fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122
fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613.695-6122

Collectif d'architectes / Architects Collective
figurr
www.figurr.ca

Droit d'auteur / Copyright
Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'apposition de la signature et de l'estampe originale.
This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Sceau / Seal
ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS LICENCE 7401

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / Project
HERONGATE - HG-5 PHASE I RESIDENTIAL DEVELOPMENT

Titre / Title
SITE PLAN

Dessiné par / Drawn by: MD	No. projet / Project number: 2135	
Vérifié par / Verified by: RC	No. dessin / Drawing number	Révision / Revision: 0
Échelle / Scale: AS SHOWN		
Date de création du dessin / Drawing creation date: 2021-08-23		A105