

KEY PLAN

PROPOSED SITE

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

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BUILDING AREA: BUILDING A: 1,813 m ² ; BUILDING B: 1,652 m ² ; BUILDING C: 1,597 m ²			
GROSS FLOOR AREA: BUILDING A: 10,323 m ² ; BUILDING B: 10,840 m ² ; BUILDING C: 9,298 m ²			
PROPOSED USE: APARTMENT DWELLINGS, MID-RISE			
UNIT BREAKDOWN:			
BUILDING A	BUILDING B	BUILDING C	TOTAL PROPOSED
12-STUDIO	3-STUDIO	2-STUDIO	17-STUDIO
54-1 BEDROOM	48-1 BEDROOM	32-1 BEDROOM	134-1 BEDROOM
22-2 BEDROOM	34-2 BEDROOM	38-2 BEDROOM	94-2 BEDROOM
11-3 BEDROOM	13-3 BEDROOM	32-3 BEDROOM	56-3 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
106 UNITS	109 UNITS	92 UNITS	307 UNITS

ZONING TABLE

ZONING TABLE		R5
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	1,400 m ² for a Planned Unit Dev.	11,873.9 m ²
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)

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)

APPROVED
By Lily Xu at 4:04 pm, Jul 24, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PIN 04189-0265
HERON ROAD

N 83°38'20" E 291.84

BUILDING 'C'
6-STOREYS
92 UNITS
BUILDING FOOTPRINT = 1,597 m² / 17,190 SQ.FT.
F.F.E = 95.25
EXISTING AVERAGE GRADE: 95.17

BUILDING 'A'
7-STOREYS
106 UNITS
BUILDING FOOTPRINT = 1,813 m² / 19,515 SQ.FT.
F.F.E = 93.80
EXISTING AVERAGE GRADE: 94.02

BUILDING 'B'
7-STOREYS
109 UNITS
BUILDING FOOTPRINT = 1,652 m² / 17,782 SQ.FT.
F.F.E = 94.70
EXISTING AVERAGE GRADE: 94.35

SANDALWOOD DRIVE

PRIVATE ACCESS ROAD

HERONGATE - HG-5 PHASE I RESIDENTIAL DEVELOPMENT

SITE PLAN

Dessiné par / Drawn by: MD
Vérifié par / Verified by: RC
Échelle / Scale: AS SHOWN

No. projet / Project number: 2135
No. dessin / Drawing number:
Revision / Revision:

Date de création du dessin / Drawing creation date: 2021-08-23

A105