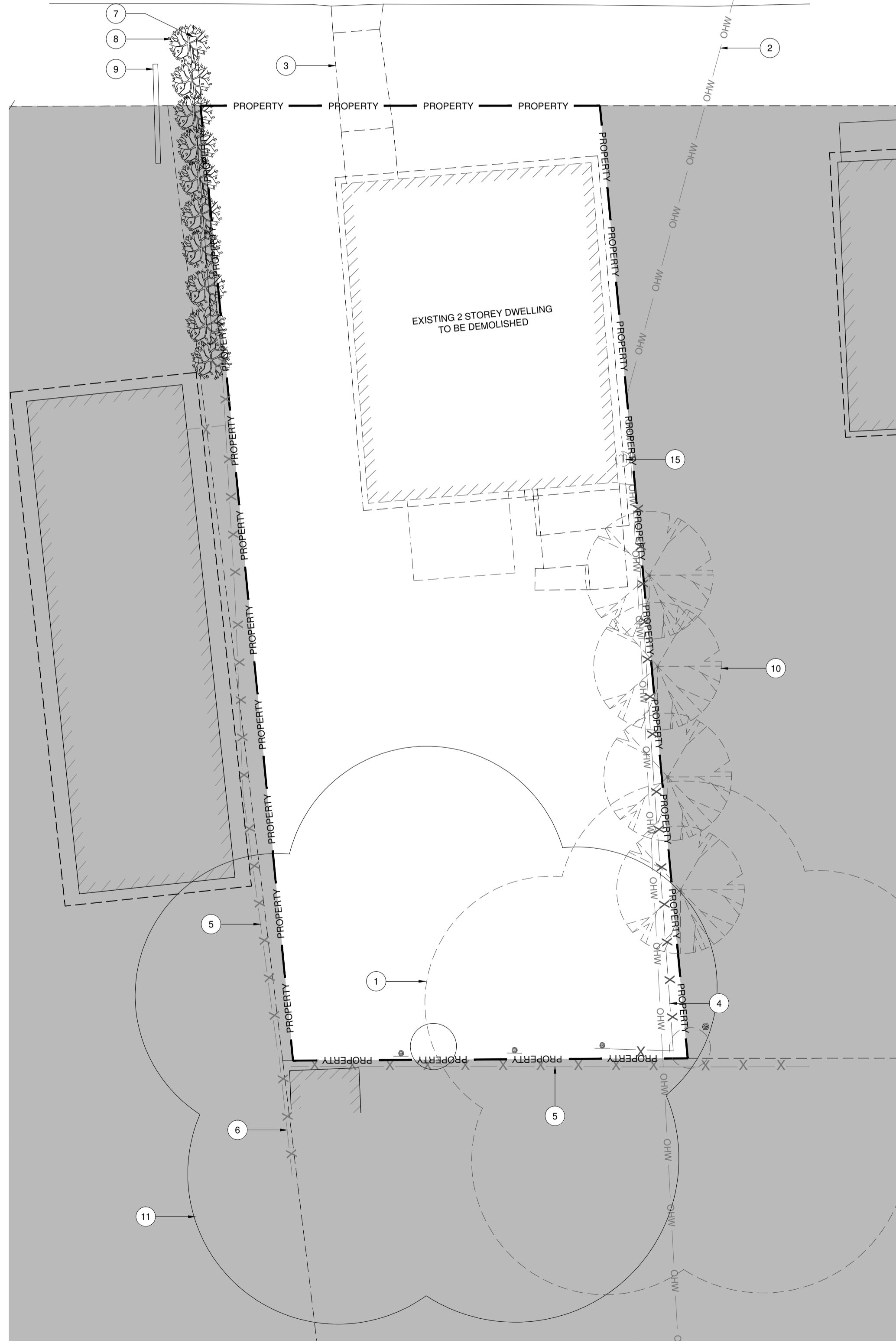


APPROVED
By John Bernier at 8:01 am, Aug 16, 2023

APPROXIMATE LOCATION OF CROWN OF ROAD

JOHN BERNIER
PLANNER
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

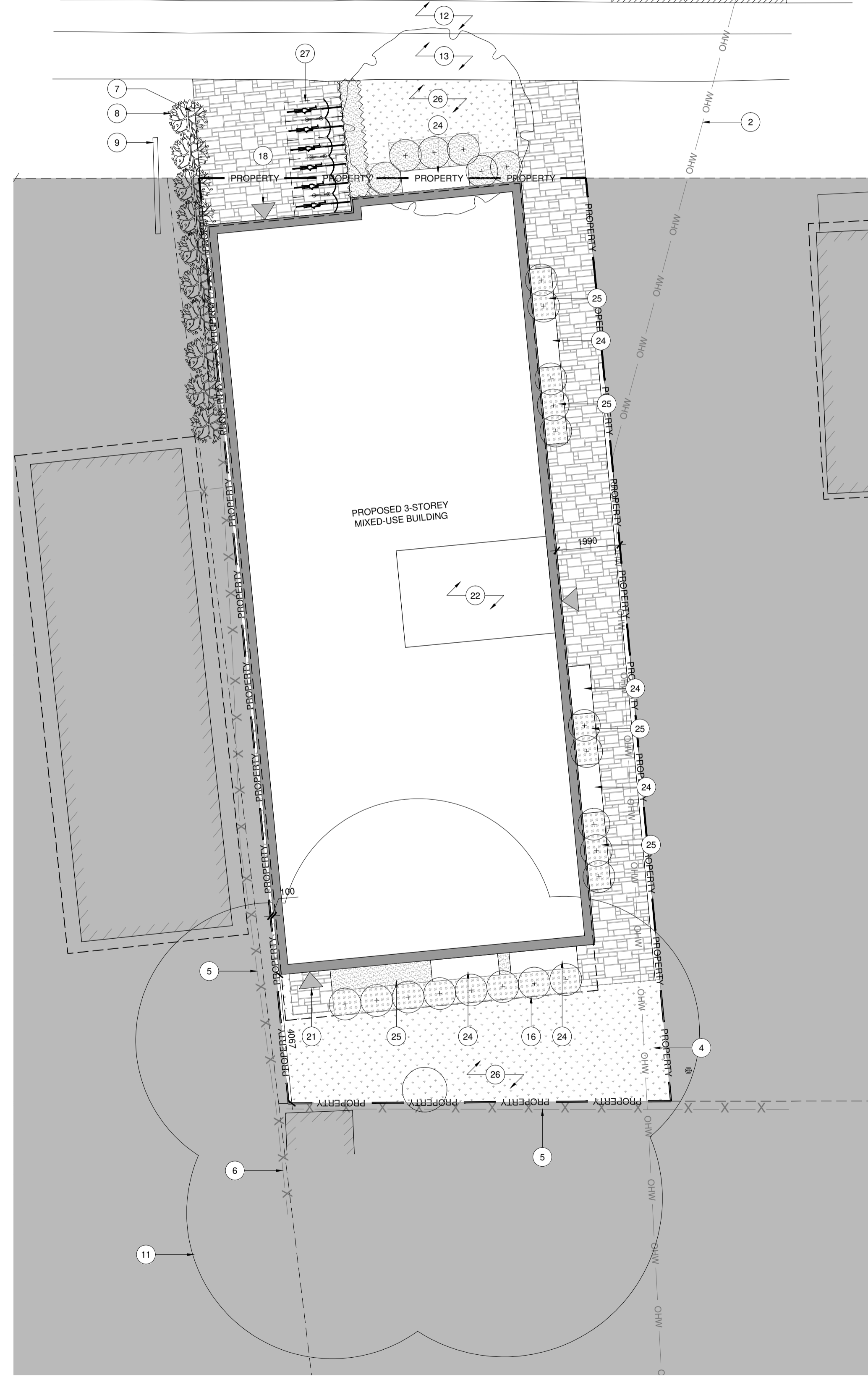
McARTHUR AVENUE



1 Basement Plan
Scale = 1:100

APPROXIMATE LOCATION OF CROWN OF ROAD

McARTHUR AVENUE



2 Ground Floor Plan
Scale = 1:100

LEGAL DESCRIPTION

TOPOGRAPHICAL SURVEY OF
PART OF LOT 4
REGISTERED PLAN 90
CITY OF OTTAWA

Surveyed by Fairhall, Moffatt & Woodland Ltd.

SURVEYOR

Fairhall, Moffatt & Woodland Ltd
Ontario Land Surveyors
100-600 Terry Fox Drive,
Kanata, Ontario
K2L 4B5
TEL: 613-591-2580

LANDSCAPE ARCHITECT

Levstek Consultants Landscape Architects
5871 Hugh Crescent,
Ottawa, Ontario
K0A 2W0
TEL: 613-826-0518

PROJECT DEVELOPER

CASSIDY CONSTRUCTION
1011 THOMAS SPRATT PLACE
OTTAWA, ONTARIO
K1J 5L5
TEL: 613-728-2112
E-MAIL:
chris@cassidyconstruction.com

CIVIL ENGINEER

D.B. GRAY ENGINEERING INC
700 LONG POINT CIR,
GLOUCESTER, ON
K1T 4E9

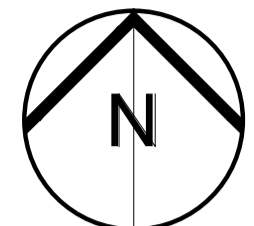
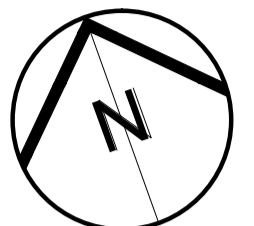
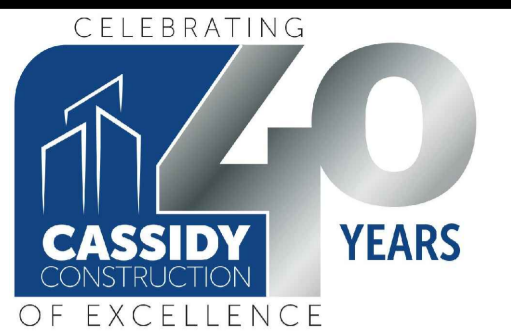
NOTES FOR SITE PLAN:

- EXISTING TREE TO BE REMOVED.
- EXISTING OVERHEAD UTILITY WIRES.
- EXISTING STEPS TO BE DEMOLISHED.
- EXISTING WOOD AND CHAIN LINK FENCE.
- EXISTING CHAIN LINK FENCE.
- EXISTING BOARD FENCE.
- EXISTING WOOD RETAINING WALL.
- EXISTING 1M WIDE CEDAR HEDGE.
- EXISTING SIGN.
- EXISTING 4M WIDE LINE OF CEDAR TREES TO BE REMOVED.
- EXISTING ASPHALT.
- EXISTING CONCRETE SIDEWALK.
- EXISTING DEPRESSED CURB.
- EXISTING GAS METER.
- PROPOSED OUTLINE OF 2ND-3RD STOREY.
- RESERVED.
- PROPOSED RESIDENTIAL ENTRY.
- RESERVED.
- RESERVED.
- PROPOSED EMERGENCY EXIT.
- PROPOSED RESIDENTIAL GARBAGE ROOM.
- RESERVED.
- PROPOSED WINDOW WELL.
- PROPOSED PLANTS. REFER TO LANDSCAPE PLAN.
- PROPOSED SOD. REFER TO LANDSCAPE PLAN.
- PROPOSED BICYCLE RACK.

LEGEND FOR SITE PLAN:

- PROPERTY LINE
- PROPOSED NEW BUILDING
- PROPOSED OUTLINE OF 2ND - 3RD STOREY
- PROPOSED UNIT PAVERS, REFER TO LANDSCAPE PLAN.
- PROPOSED AGGREGATE

PROJECT INFORMATION	
ZONING BY-LAW 2008-250	TM
SITE AREA	354.98 SQ.M
AVERAGE MEAN GRADE (GEODETIC ELEVATION)	63.2
GROSS FLOOR AREA (CITY OF OTTAWA)	
BELOW GRADE	1417.28 SQ.FT (131.67 SQ.M)
GROUND FLOOR	1290.59 SQ.FT (119.9 SQ.M)
2ND FLOOR	2074.42 SQ.FT (192.72 SQ.M)
3RD FLOOR	1994.23 SQ.FT (185.27 SQ.M)
TOTAL GFA	6776.52 SQ.FT (629.56 SQ.M)
UNIT STATISTICS	
1 BEDROOM	10
2 BEDROOM	2
TOTAL UNITS	12
BARRIER FREE UNIT	2
PROJECT STATISTICS	
BUILDING HEIGHT	REQUIRED: TM- MIN 6.5M/ MAX 20M PROVIDED: 12M
LANDSCAPED AREA	NO MIN PROVIDED: 72.3 SQ.M
FRONT YARD SETBACK	MAX 2m, NO MIN PROVIDED: 0M
REAR YARD SETBACK	NO MIN PROVIDED: 0M
INTERIOR SIDE YARD SETBACK (WEST)	MAX 3m, NO MIN PROVIDED: 0M
INTERIOR SIDE YARD SETBACK (EAST)	MAX 3m, NO MIN PROVIDED: 0M
AMENITY AREA REQUIREMENTS	
TOTAL	REQUIRED: 12 x 6 SQ.M = 72 SQ.M PROVIDED: 103.57 SQ.M
COMMON AMENITY AREA	72 x 0.5 = 36 SQ.M PROVIDED: 91.57 SQ.M
CAR PARKING REQUIREMENTS	
RESIDENTIAL	REQUIRED: 0 PROVIDED: 0
VISITOR	REQUIRED: 0 PROVIDED: 0
COMMERCIAL	REQUIRED: 0 PROVIDED: 0
BICYCLE PARKING REQUIREMENTS	
RESIDENTIAL	REQUIRED: 0.5/ UNIT X 12 UNITS = 6 PROVIDED: 6
TOTAL	REQUIRED: 6 PROVIDED: 6
WASTE MANAGEMENT REQUIREMENTS (RESIDENTIAL)	
GARBAGE	REQUIRED: 0.231 SQ.YD / UNIT PROVIDED: 1-3 YD
RECYCLING - FIBRE	REQUIRED: 360L BLACK CART / 6 UNITS PROVIDED: 2-360L
RECYCLING- GMP	REQUIRED: 360L BLUE CART / 6 UNITS PROVIDED: 2-360L
COMPOST	REQUIRED: 1 KITCHEN CATCHER / UNIT + 1 COMMUNAL 250L GREEN CONTAINER/ 50 UNITS PROVIDED: 1-240L
AREA	REQUIRED: 8.15 SQ.M PROVIDED: 14.5 SQ.M



No	ISSUE/REVISION	DATE
3	Revised Issued for Site Plan Approval	16.06.23
2	Reissued for Site Plan Approval	25.11.22
1	Issued for Site Plan Approval	22.02.22
No	ISSUE/REVISION	DATE
Nº	ÉMISSION/REVISION	DD/MM/YY



1066 Somerset Street West, Suite 200, Ottawa Ontario, K1Y 4T3
Telephone: 613.724.9914 E-mail: architecture@brydengibson.ca

PROJECT NAME: NOM DU PROJET
Development Mixed Use
216 McArthur Ave
Ottawa, On

DRAWING TITLE: TITRE DU DESSIN
Floor Plans

JOB No	N° DE PROJET	DATE	DATE
703-21		June 2021	
SCALE	ÉCHELLE	PRINTING SCALE/ÉCHELLE D'IMPRESSION	
As Noted			
CONCEPTION BY	CONÇUS PAR	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PRINTING SCALE.	
SG			
DRAWN BY	DESSINÉ PAR	SI CETTE LIGNE NE MESURE PAS 25mm, AJUSTER VOTRE ÉCHELLE D'IMPRESSION.	
WKW			
CHECKED BY	VÉRIFIÉ PAR	DRAWING No	DESSIN N°
SG			

SP1

SCEAU D'ARCHITECTE REVISION No 0