

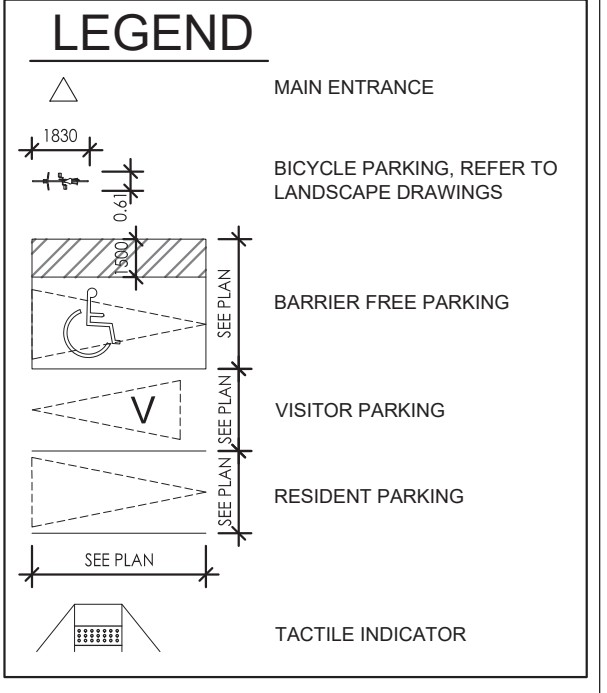
APPROVED
By Lily Xu at 11:28 am, Apr 03, 2024

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

THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR
TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO.	DATE	ISSUED FOR:
14	25-OCT-22	REV. PER SPA
15	14-DEC-22	REV. PER CLIENT
16	01-MAY-23	REV. PER CLIENT
17	17-MAY-23	REV. PER CLIENT
18	23-MAY-23	RE-ISSUED FOR SPA
19	26-JUN-23	REV. PER CLIENT
20	12-OCT-23	REV. PER CLIENT
21	06-DEC-23	REV. PER CONSULTANT
22	14-DEC-23	REV. PER CONSULTANT
23	21-FEB-24	REV. PER CLIENT

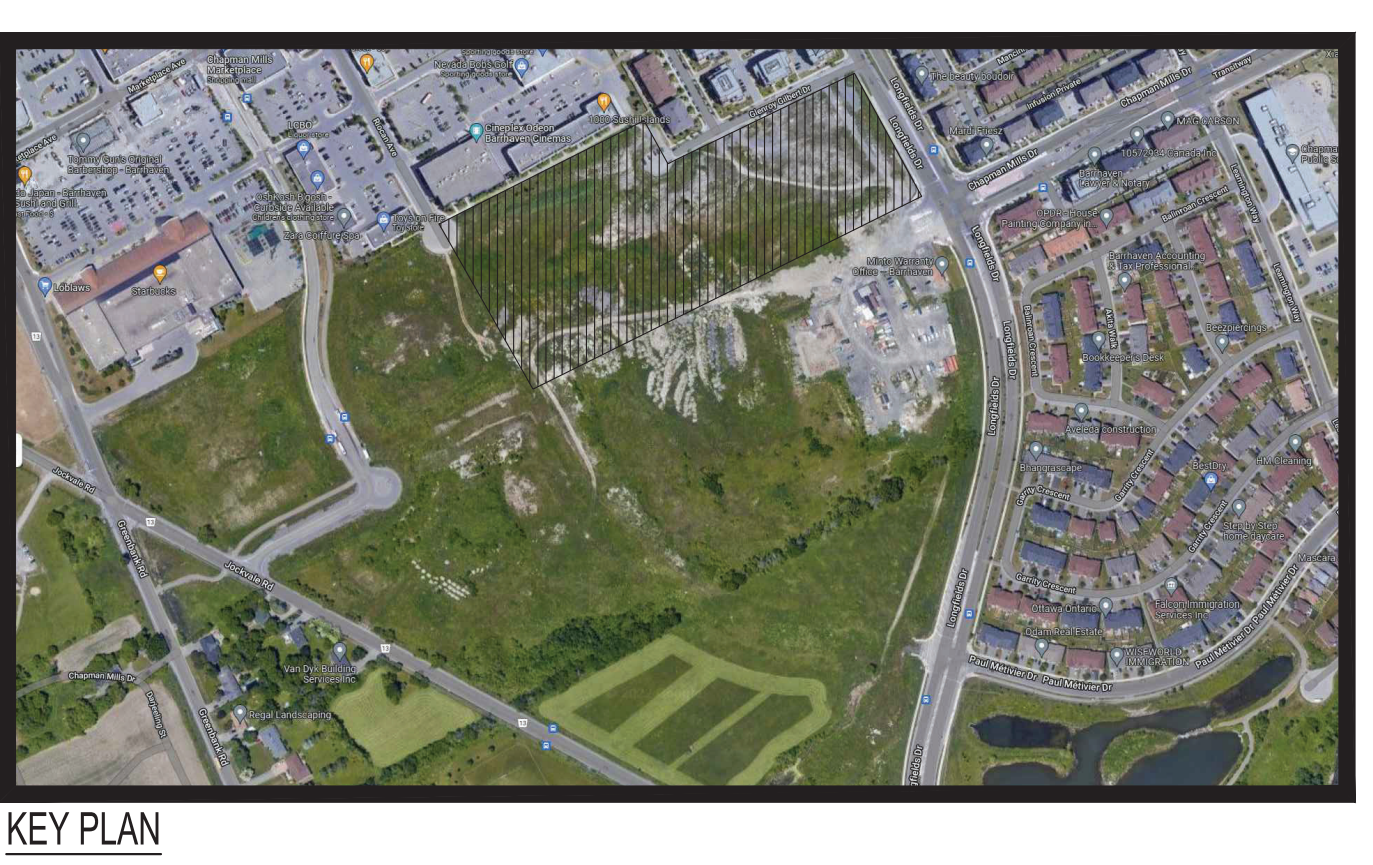
ADDITIONAL NOTES:
PART OF LOT 14
CONNECTION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
STANTEC GEOMATICS, 2021



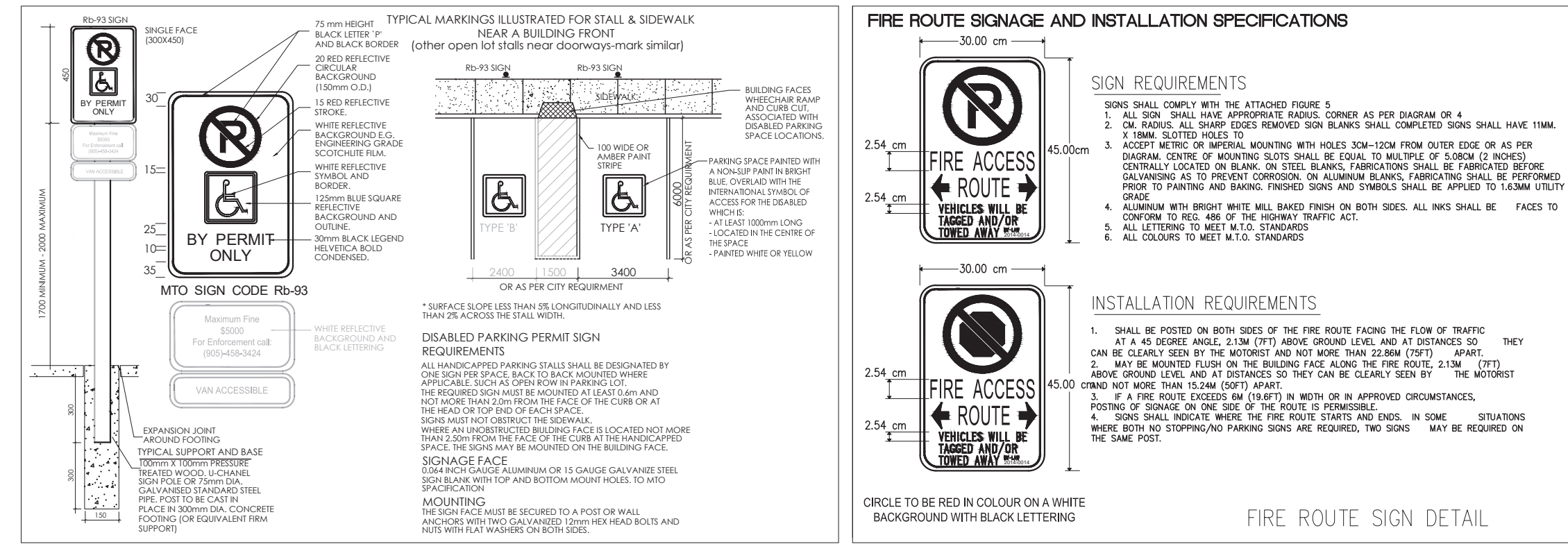
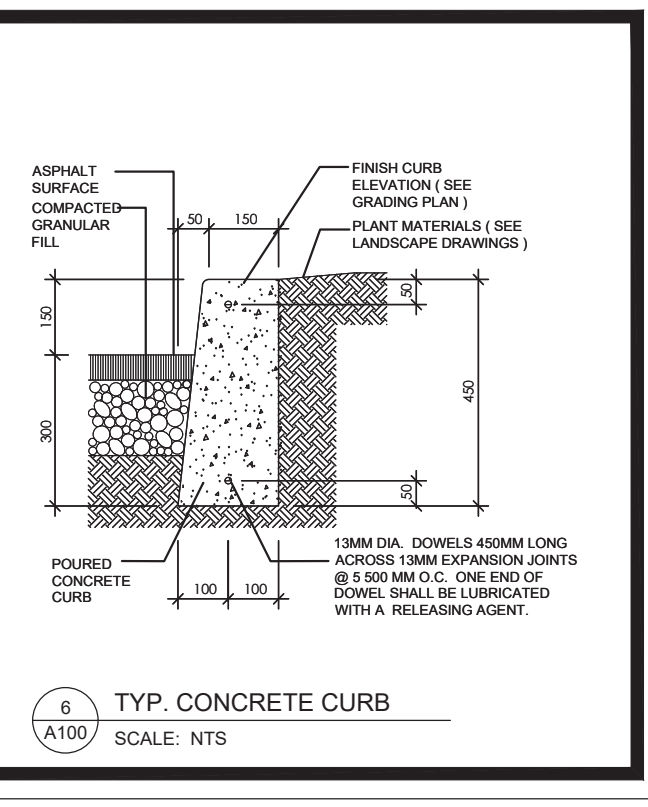
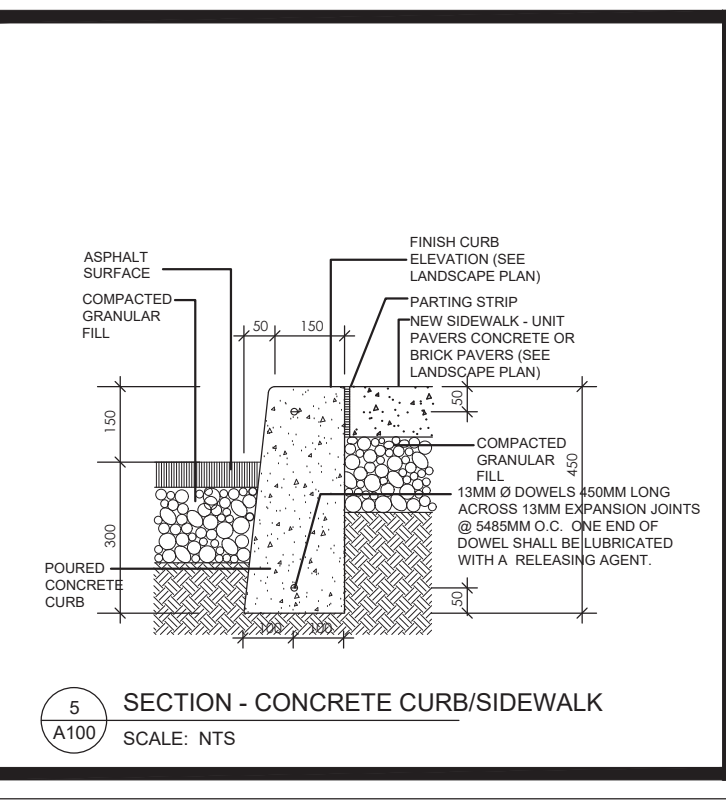
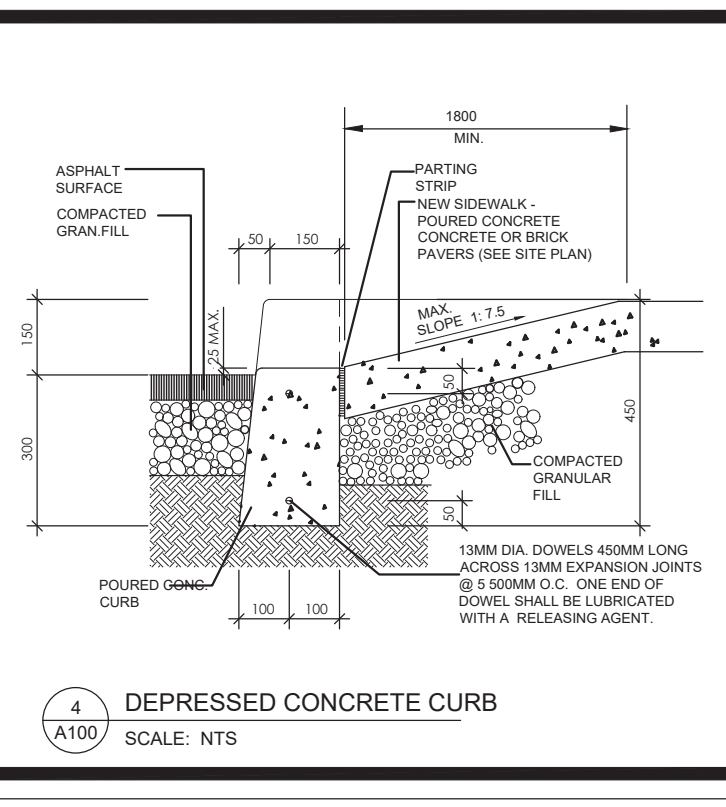
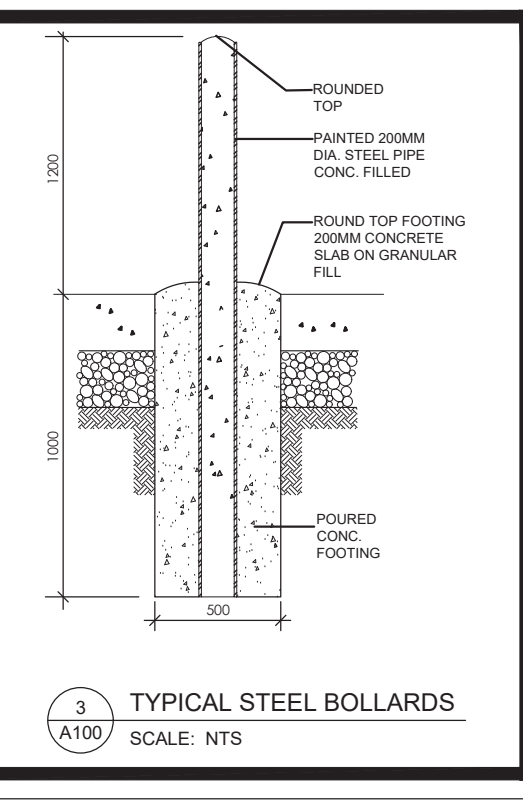
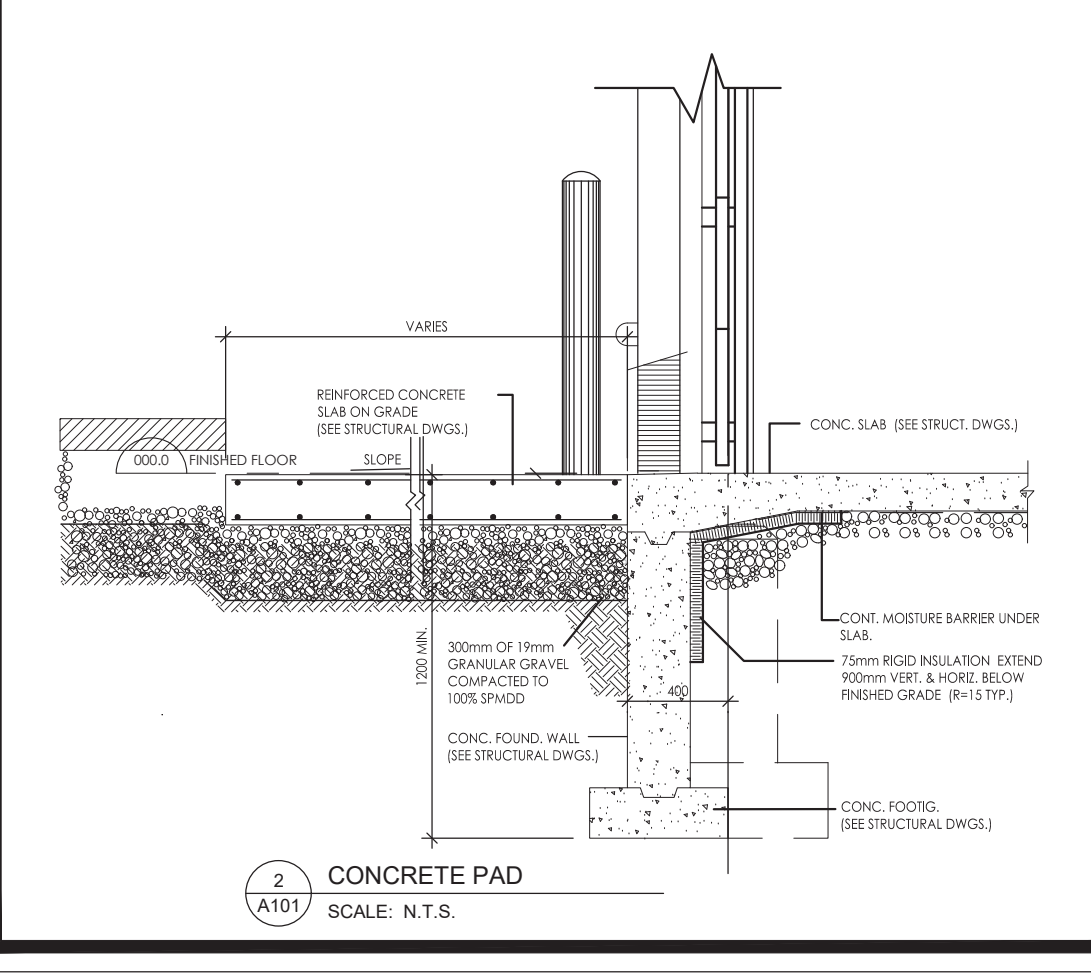
FOR SITE GRADING AND
SERVICING REFER TO
CIVIL DRAWINGS

PRELIMINARY, NOT FOR
CONSTRUCTION
ALL AREA CALCULATIONS ARE
PRELIMINARY

NO.	DATE	REVISION COMMENT:



1 SITE PLAN
100 1:450



ITEMS		REQUIRED	PROPOSED - NORTH LOT	PROPOSED - SOUTH LOT
LOT AREA :		NO MINIMUM	6377.55 SM [68647.37 SF]	41794.68 SM [449874.20 SF]
BUILDING AREA		NO MINIMUM	1636.78 SM [17618.15 SF]	14753.99 SM [158810.67 SF]
LOT COVERAGE (lot area/building area) :		NO MINIMUM	25.53 %	35.26 %
GROSS FLOOR AREA		NO MINIMUM	4484.84 SM 52579.98 SF	44281.97 SM 476432.01 SF
F.S.I. (gross floor area/lot area):		NO MINIMUM	0.77	1.06
SETBACKS :				
MIN. FRONT YARD:		NO MINIMUM	6.80 M (Riocan)	4.7 M (Riocan)
MIN CORNER SIDE YARD:		NO MINIMUM	5.50 M (Glenroy Gilbert)	4.10 M (Chapman Mills) 4.4 M (Glenroy Gilbert)
MIN INTERIOR SIDE YARD:		NO MINIMUM	3.40 M	N/A
MIN REAR YARD:		NO MINIMUM	23.50 M	4.78 M (LONGFIELDS)
NUMBER OF TOWNHOUSE UNITS :			60 SUITES	544 SUITES
2 BED :			60 SUITES	544 SUITES
TOTAL NUMBER OF UNITS :			60 SUITES	544 SUITES
TOTAL PARKING SPACES :			98 PS	598 PS
RESIDENT PARKING SPACES:		0.5 SPACES/UNIT	SURFACE: 60 US: 0 TOTAL: 60	SURFACE: 60 US: 544 TOTAL: 604
VISITOR PARKING SPACES:		0.1 SPACES/UNIT	SURFACE: 6 US: 0 TOTAL: 6	SURFACE: 52 US: 0 TOTAL: 52
BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS :		NORTH LOT = 0 SOUTH LOT = 2	SURFACE: 0 US: 0 TOTAL: 0	SURFACE: 2 US: 0 TOTAL: 2
BICYCLE SPACES :			0.5 SPACES/UNIT	272
LONG-TERM BICYCLE SPACES :		N/A	2079.38 SM [22382.25 SF] (32.60 % OF LOT AREA)	16264.78 SM [175072.61 SF] (38.92 % OF LOT AREA)
TOTAL LANDSCAPE :			N/A	N/A
LANDSCAPED OPEN SPACE AREA :			N/A	N/A
SOFT LANDSCAPE AREA :		N/A	1572.15 SM [16922.52 SF] (75.61 % OF LANDSCAPING)	11706.43 SM [126006.98 SF] (71.97 % OF LANDSCAPING)
HARD LANDSCAPE AREA :		N/A	507.23 SM [5459.73 SF] (24.39 % OF LANDSCAPING)	4598.35 SM [49065.63 SF] (28.03 % OF LANDSCAPING)
LOCKER SPACES :			N/A	TBD
AMENITY AREA (TOTAL) :		6 SM/UNIT	1001.33 SM (MIN 360 SM)	9183.16 SM (MIN 3624 SM)
AMENITY AREA (COMMUNAL) :		3 SM/UNIT	296.33 SM (MIN 180 SM)	2818.16 SM (MIN 1812 SM)
PLANNED UNIT DEVELOPMENT:				
MIN. WIDTH OF PRIVATE WAY (WITHIN A PUD):		6M	6M	8.6M
MIN. SEPARATION BETWEEN BUILDINGS (WITHIN A PUD):		3M	3M	6M

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905.417.5515 FAX: 905.417.5517

CLIENT:
Minto Communities Canada
200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT:
Barrhaven Town Centre - Anthem
Ottawa, Ontario

DRAWING TITLE:
SITE PLAN

DATE: 2024-03 SCALE: 1:500
DRAWN BY: AB CHECKED BY: GR
PROJECT NUMBER: S21001 DRAWING NUMBER: A100