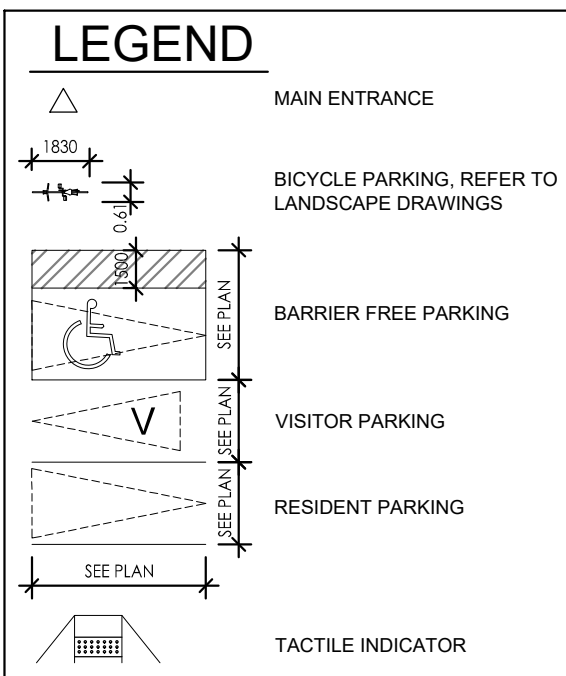


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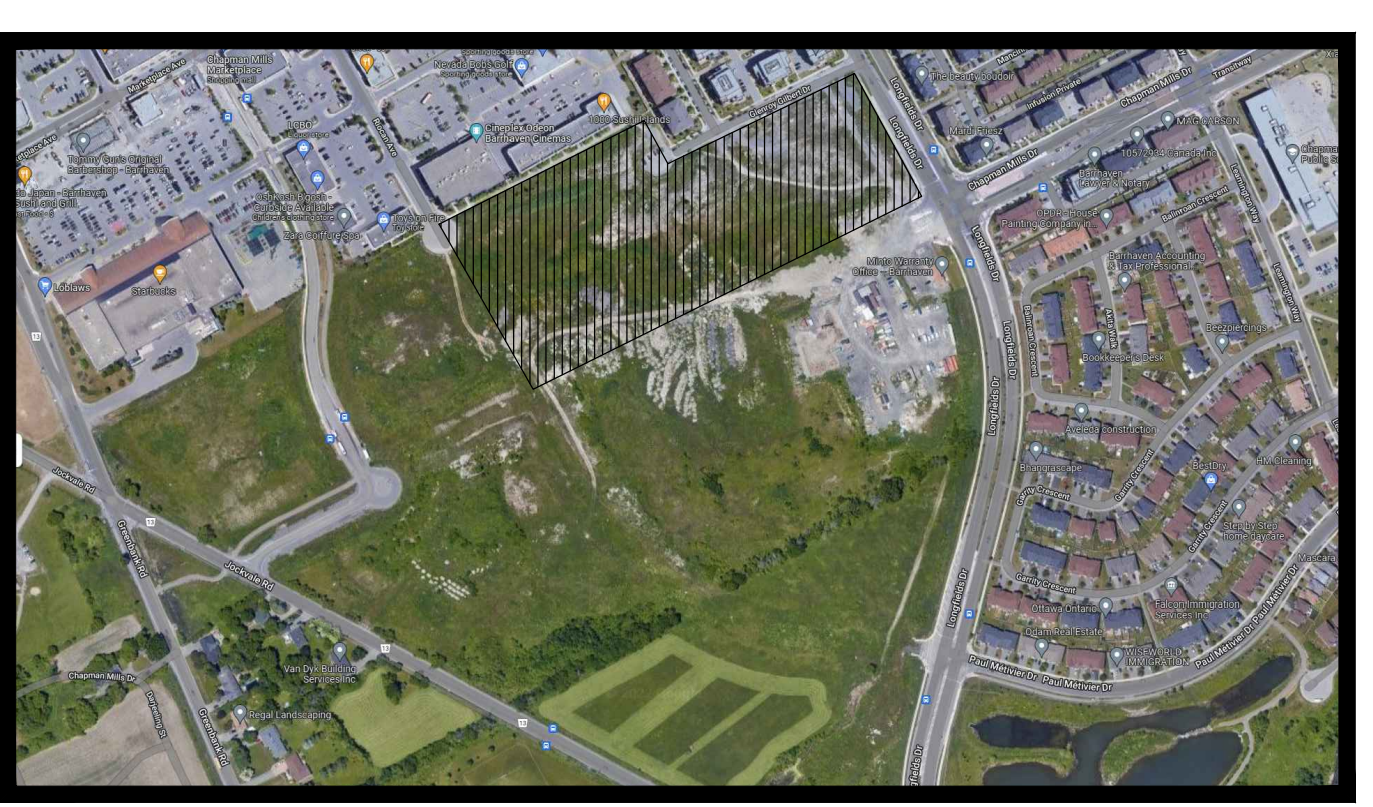
ADDITIONAL NOTES:
PART OF LOT 14
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
STANTEC GEOMATICS, 2021



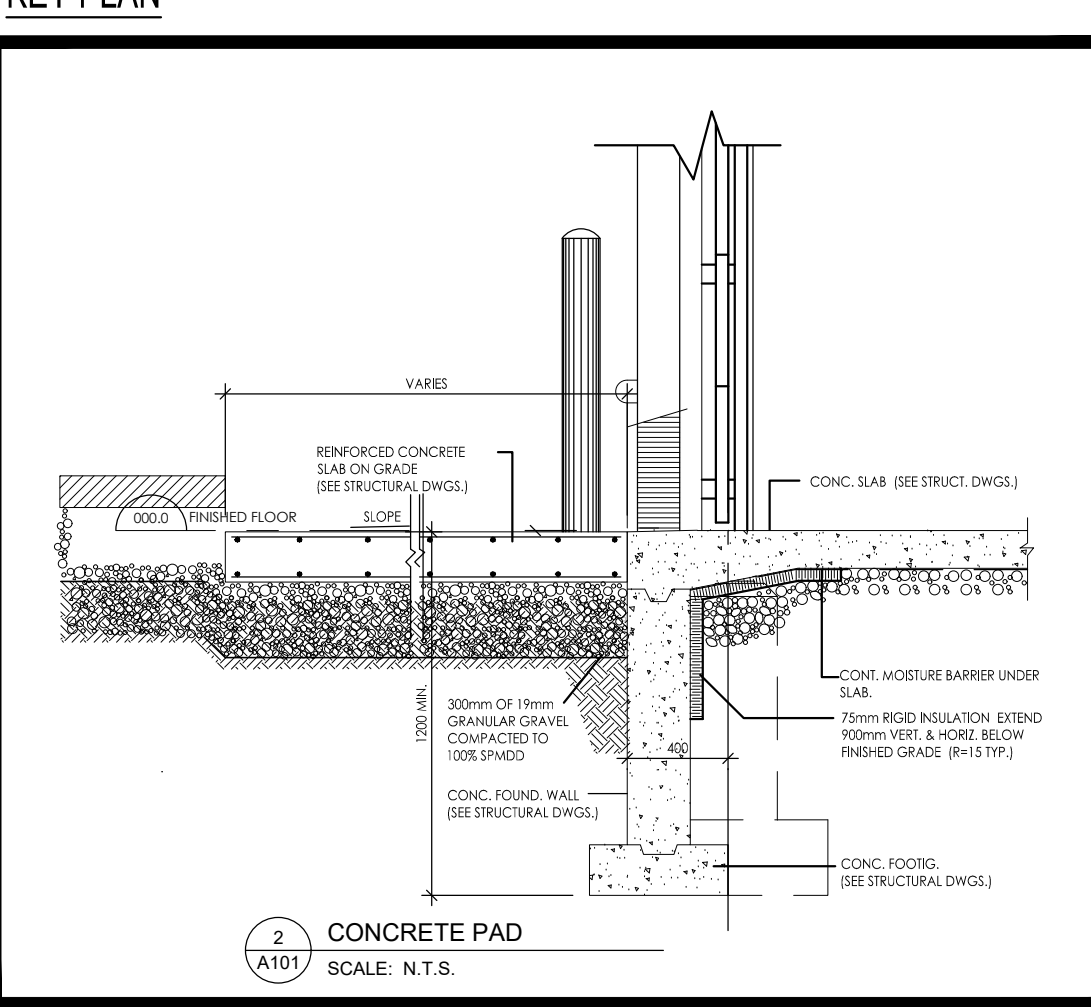
FOR SITE GRADING AND SERVICING REFER TO CIVIL DRAWINGS

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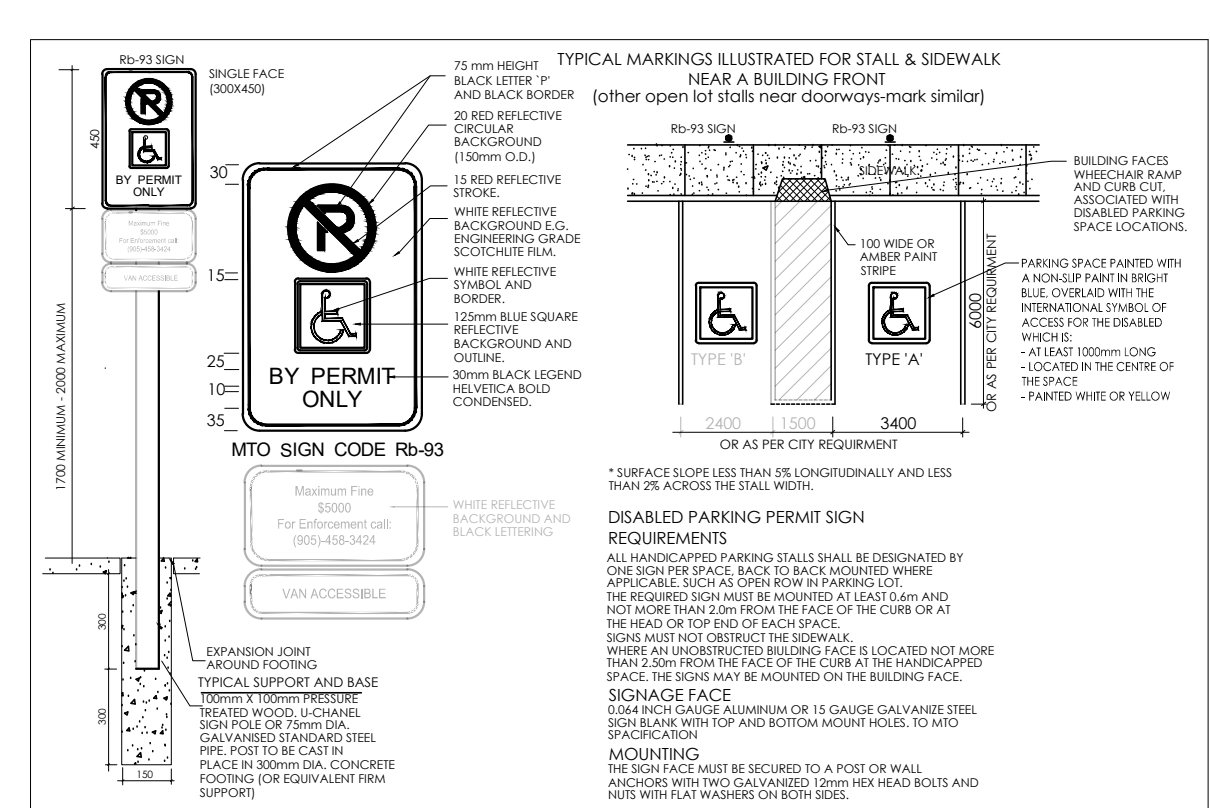
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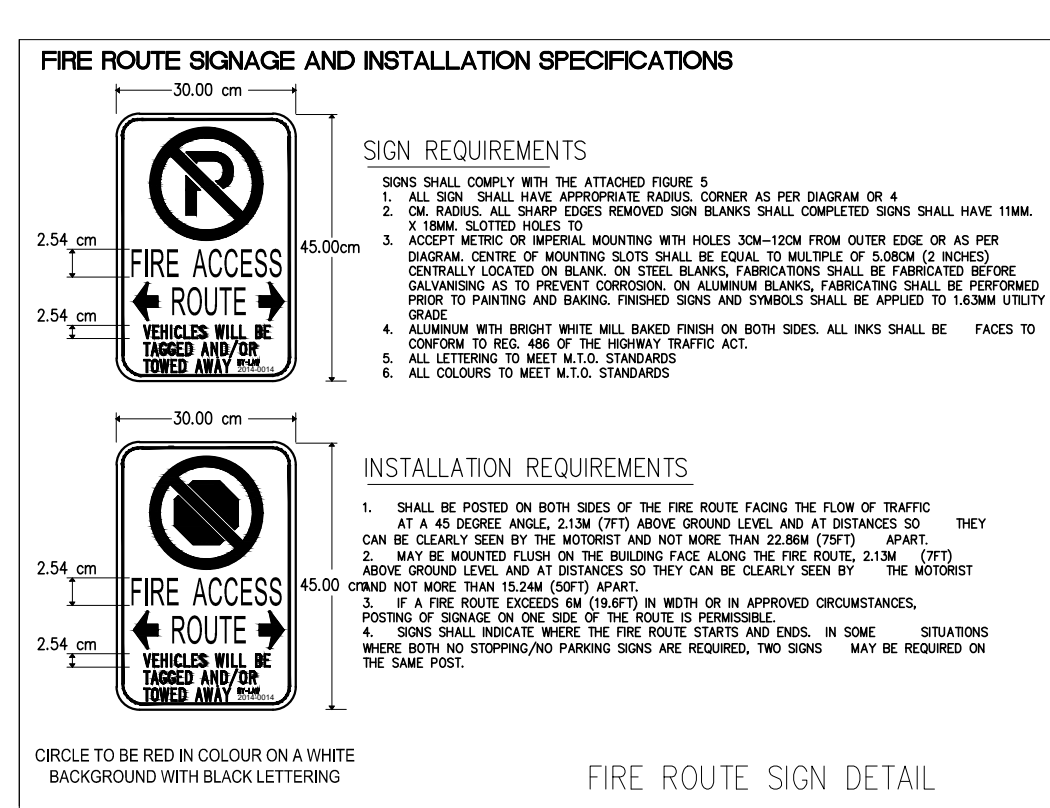
1 SITE PLAN
100 1:450



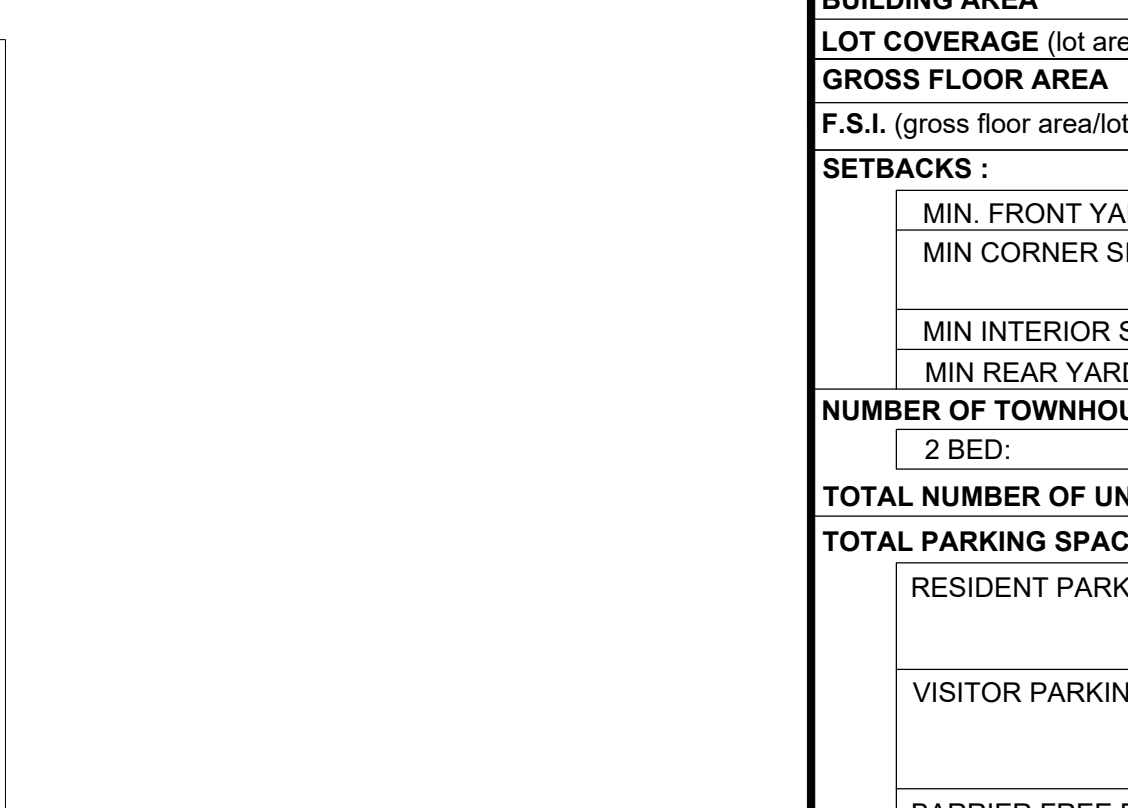
1 CONCRETE PAD
SCALE: N.T.S.



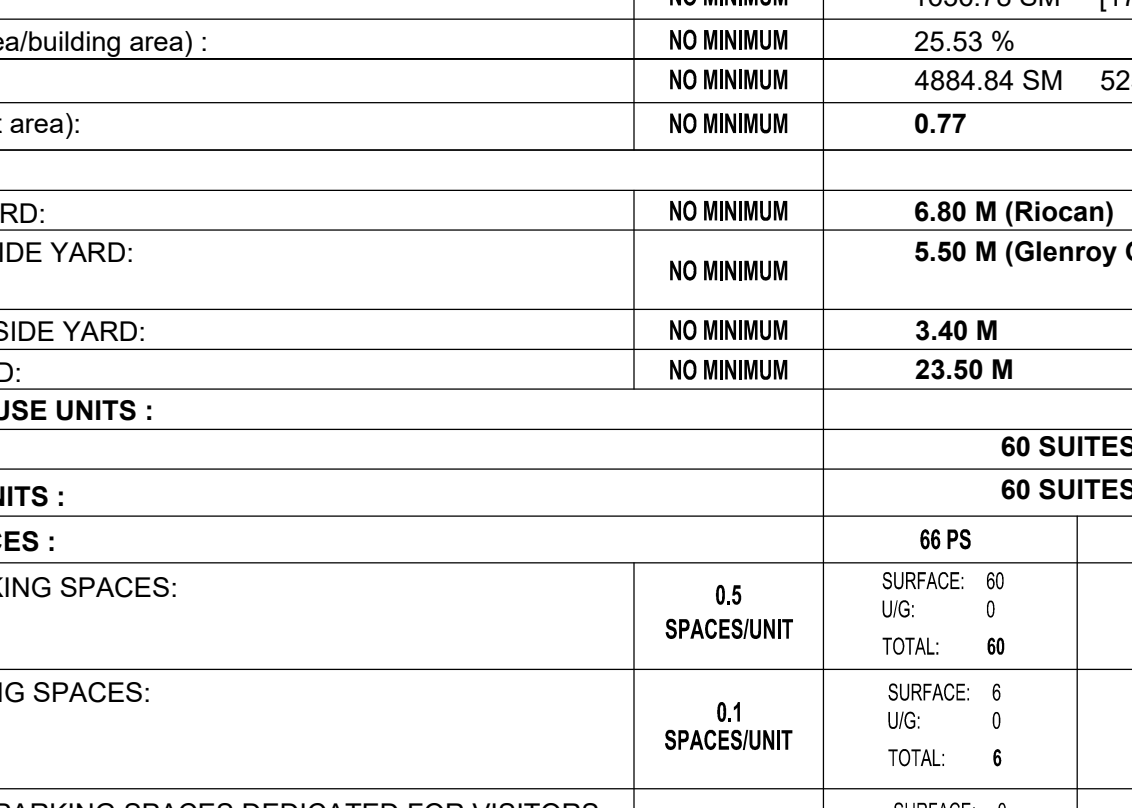
2 TYPICAL STEEL BOLLARDS
SCALE: N.T.S.



3 DEPRESSED CONCRETE CURB
SCALE: N.T.S.



4 SECTION - CONCRETE CURB/SIDEWALK
SCALE: N.T.S.



5 TYP. CONCRETE CURB
SCALE: N.T.S.

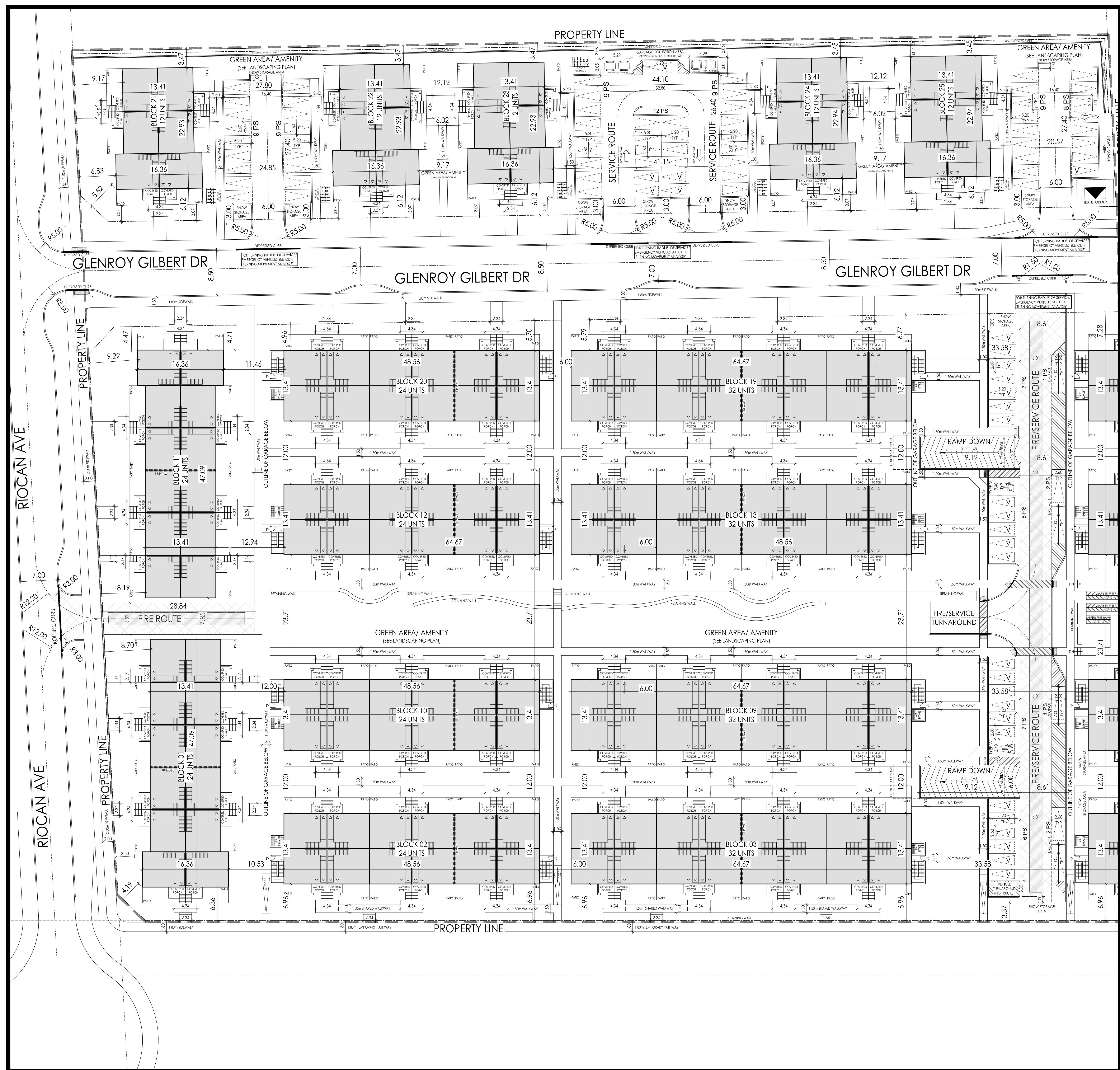
SITE STATISTICS

ITEMS	REQUIRED	PROPOSED - NORTH LOT	PROPOSED - SOUTH LOT
LOT AREA :	NO MINIMUM	6377.55 SM [68647.37 SF]	41841.63 SM [450379.59 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	44261.97 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)
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
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: 6 US: 544 TOTAL: 544
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: 2 US: 0 TOTAL: 2
BICYCLE SPACES :		0.5 SPACES/UNIT	272
LONG-TERM BICYCLE SPACES :		30	
TOTAL LANDSCAPE :	N/A	2079.38 SM [22382.25 SF] (32.60 % OF LOT AREA)	16264.78 SM [175072.61 SF] (38.87 % OF LOT AREA)
LANDSCAPED OPEN SPACE AREA :			
SOFT LANDSCAPE AREA :	N/A	1572.15 SM [16922.52 SF] (71.97 % 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)	4558.35 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)	##### (MIN 3624 SM)
AMENITY AREA (COMMUNAL) :	3 SM/UNIT	296.33 SM (MIN 180 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	9.1M	6M



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

PROJECT:
Barrhaven Town Centre - Anthem
Ottawa, Ontario
DRAWING TITLE:
SITE PLAN
DATE: 2022-03-03 SCALE: 1:500
DRAWN BY: AB CHECKED BY: GR
PROJECT NUMBER: S21001 DRAWING NUMBER: A101

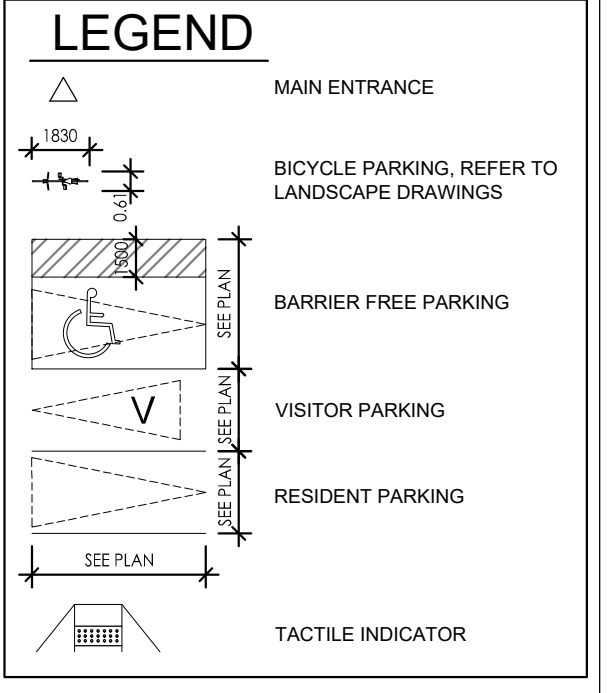


1 SITE PLAN (EAST SIDE)
A101 1:300

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



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200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT:
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Ottawa, Ontario

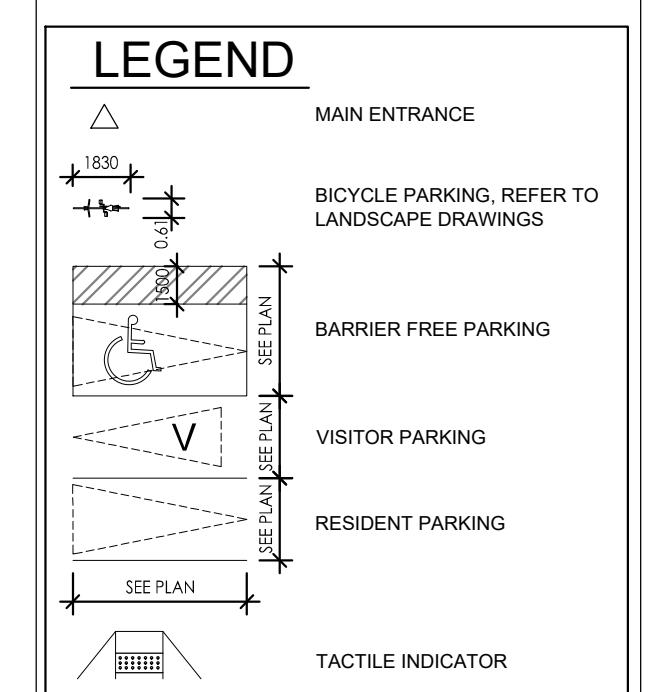
DRAWING TITLE:
SITE PLAN

DATE: 2022-02-03	SCALE: 1:500
DRAWN BY: AB	CHECKED BY: GR
PROJECT NUMBER:	DRAWING NUMBER:
S21001	A102

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NO.	DATE	REVISION COMMENT:

SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905-417-5515 FAX: 905-417-5517

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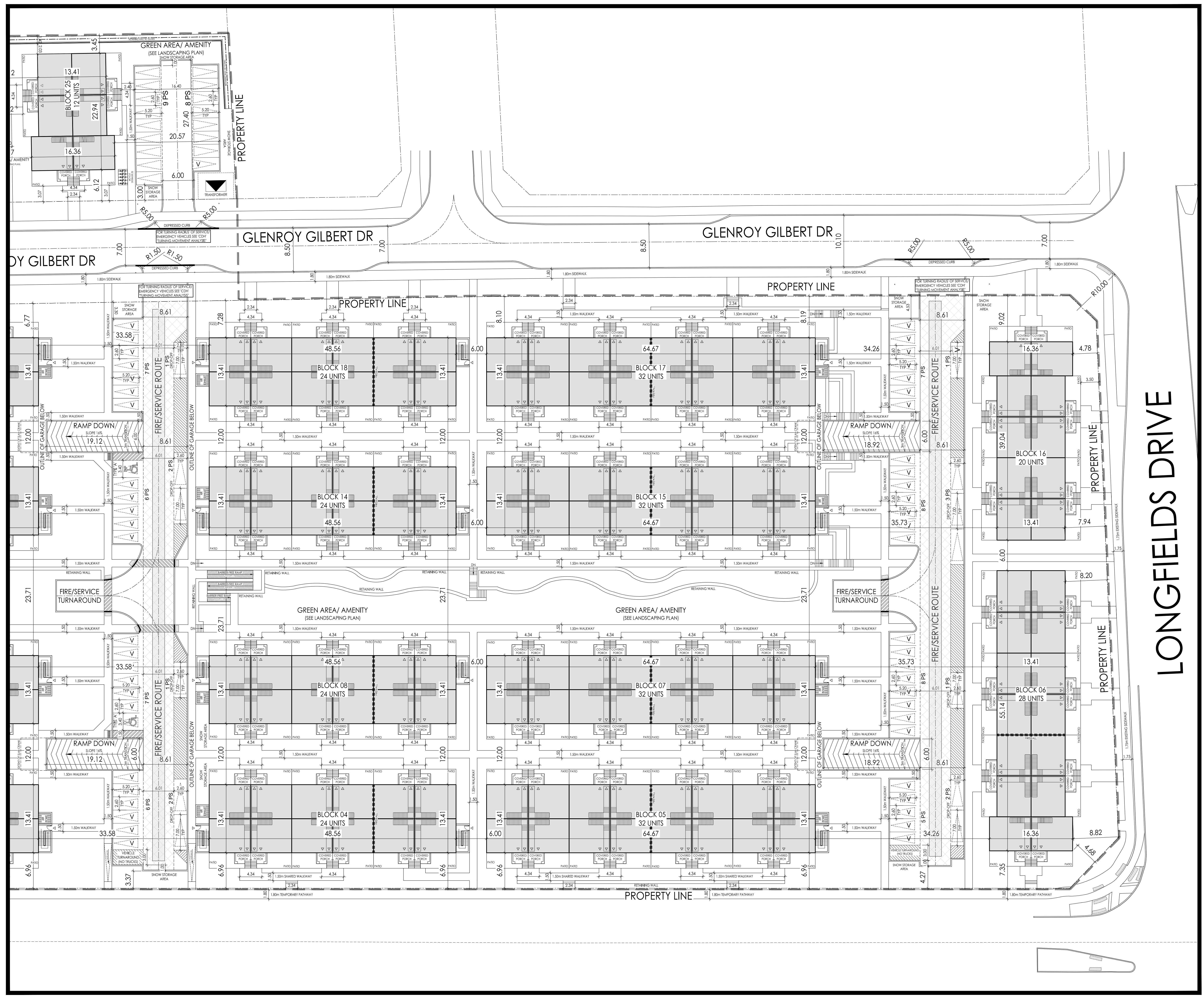
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200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT:
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Ottawa, Ontario

DRAWING TITLE:
SITE PLAN

DATE: 2022-02-03 SCALE: 1:500
DRAWN BY: AB CHECKED BY: GR

PROJECT NUMBER: S21001 DRAWING NUMBER: A103



1 SITE PLAN (WEST SIDE)
A102 1:300