

LOT 91 AND THE REAR PASSAGE AND  
 LOTS 165 TO 168 (Inclusive)  
 REGISTERED PLAN 110574 AND  
 PART OF LOT "H"  
 CONCESSION "D" (RIDEAU FRONT)  
 GEOGRAPHIC TOWNSHIP OF NEPEAN  
 CITY OF OTTAWA  
 FARLEY SMITH & DENIS SURVEYING LTD. 2014

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED  
 ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.

ALL SURVEY INFORMATION TAKEN FROM  
 TOPOGRAPHIC SURVEY AS PREPARED BY FARLEY  
 SMITH & DENIS SURVEYING LTD DATED JANUARY  
 09, 2014.

ELEVATION NOTE  
 1. ELEVATIONS ARE GEODETIC.  
 2. IT IS THE RESPONSIBILITY OF THE USER  
 OF THIS INFORMATION TO VERIFY THAT THE  
 JOB BENCHMARK HAS NOT BEEN ALTERED  
 OR DISTURBED AND THAT ITS RELATIVE  
 ELEVATION AND DESCRIPTION AGREES WITH  
 THE INFORMATION SHOWN THE ABOVE  
 REFERENCED SURVEY.

BLOCK "A", LOTS 1 TO 6 (Inclusive)

LEGEND:

- EXISTING BUILDING
- NEW BUILDING
- NEW SOIL
- PARKLAND DEDICATION
- GREEN ROOF
- HEATING FLOOR
- MANHOLE, REFER TO CIVIL
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL
- BUILDING ENTRANCE
- BICYCLE RACK
- DIRECTIONAL ARROW
- PROPERTY LINE
- SIDE YARD BACK
- NEW LIGHT STANDARD
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED LIGHT FIXTURE
- TREE GRATE



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS  
 ON SITE AND TO REPORT ALL ERRORS AND/OR  
 OMISSIONS TO THE ARCHITECT.

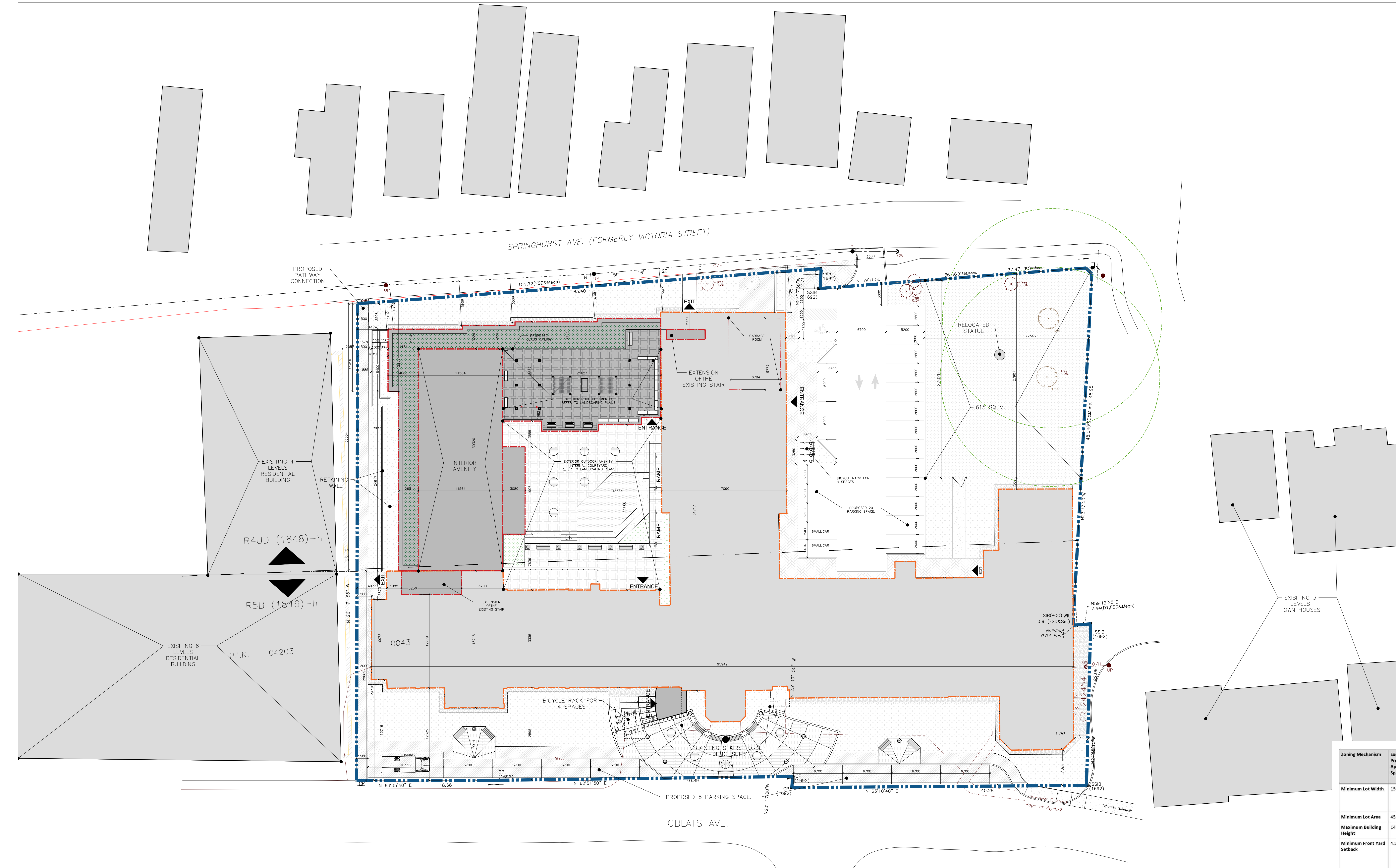
ALL CONTRACTORS MUST COMPLY WITH ALL  
 CODES AND BYLAWS AND OTHER AUTHORITIES  
 HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR  
 CONSTRUCTION UNLESS SIGNED BY THE  
 ARCHITECT.

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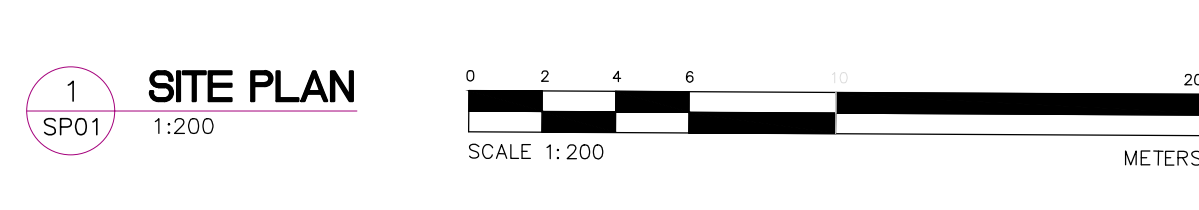
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| Zoning Mechanism                             | Existing Zoning Provisions - R4UD Apartment, Low-Rise Springhurst Avenue | Existing Zoning Provisions - R5B Apartment, Mid-Rise Oblats Avenue   | Zoning Provisions - R5B Apartment, Low-Rise Full Site   | Proposed (Addition and Existing Building)   |
|--|--|--|---|---|
| Minimum Lot Width                            | 15 m   | 22.5 m   | 18 m  | Oblats Ave. - 99.7 m<br>Springhurst Ave. - 100.4 m  |
| Minimum Lot Area                             | 450 m <sup>2</sup>   | 675 m <sup>2</sup>   | 540 m <sup>2</sup>  | 6,776 m <sup>2</sup>  |
| Maximum Building Height                      | 14.5 m   | 20 m   | 14.5 m  | 14.5 m  |
| Minimum Front Yard Setback                   | 4.5 m  | 3.0 m  | 3.0 m   | Oblats Ave. - 4.88 m (to existing building)<br>Springhurst Ave. - 3.6 m (to retaining wall)                                     |
| Minimum Corner Side Yard Setback             | 4.5 m  | 3.0 m  | 3.0 m   | N/A   |
| Minimum Rear Yard Setback                    | 4.5 m  | 3.0 m  | 3.0 m   | Same as front yard setback  |
| Minimum Interior Side Yard Setback           | All interior lot lines: 1.5 m  | North Property Line: 6 m<br>East Property Line: 7.5 m<br>West Property Line: Within 21m of the front lot line - 1.5 m<br>Further than 21 m from the front lot line - 6 m | North Property Line: 6 m<br>East Property Line: Further than 21 m from the front lot line (Springhurst Ave) - 6 m<br>West Property Line: Further than 21 m of the front lot line - 2.5 m                                  | North Property Line: 15.3 m<br>East Property Line: 0.03 m (existing building)<br>West Property Line: 1.88 m (proposed addition) |
| Retaining Wall (part of building foundation) | 1.5 m  | West Property Line: Within 21m of the front lot line - 1.5 m   | West Property Line: Within 21 m of the front lot line - 6 m   | 1.88 m  |
| Amenity Area Section 137                     | Not required   | Total: 6 m <sup>2</sup> per dwelling unit (1,704 m <sup>2</sup> )<br>Communal: A minimum of 50% of the required total amenity area (852 m <sup>2</sup> )                 | Total: 15 m <sup>2</sup> per dwelling unit up to eight units, plus 6 m <sup>2</sup> per unit in excess of 8 (1,776 m <sup>2</sup> )<br>Communal: 100% of the amenity area for the first eight units (120 m <sup>2</sup> ) | Total: 2,542 m <sup>2</sup><br>Communal: 1,970 m <sup>2</sup>   |
| Landscaped Area - total lot area             | 30%  | 30%  | 30%   | 29.07%  |

| Parking  | Required   | Proposed   | Compliance |
|--|--|--|------------|
| Vehicle Parking Spaces<br>Area 4<br>Residential: 0.5 spaces/dwelling unit after the first 12<br>Visitor: 0.1 spaces/dwelling unit after the first 12 | Residential: 136 spaces<br>Visitor: 27 spaces<br>Total: 163 spaces | Total: 20  | ✘          |
| Bicycle Parking Spaces   | 0.5 spaces/dwelling unit = 142 spaces                              | Total: 291   | ✔          |
| Minimum Width of Landscaped Buffer of Parking Lot For 11.99 spaces   | 3 m  | East side of entrance: 3m<br>West side of entrance: 0m | ✔          |
| Landscaped Area - Parking Lot  | 15%  | 5.08%  | ✘          |

Forum  
 SMART LIVING PROPERTIES  
 ARCHITECT OF RECORD:  
 WOODMAN ARCHITECT & ASSOCIATES LTD.  
 PLANNERS:  
 FOTENN  
 FOTENN PLANNING + DESIGN  
 CONSULTANTS:  
 SURVEY: ANNIS O'SULLIVAN VOLLEBEK LTD.  
 STRUCTURAL: DM STRUCTURAL INC.  
 MECHANICAL: JAIN SUSTAINABILITY CONSULTANTS  
 CIVIL: WSP  
 ELECTRICAL: JAIN SUSTAINABILITY CONSULTANTS  
 LANDSCAPING: JAMES B. LENOX & ASSOCIATES LTD.  
 PROJECT:  
 15 OBLATS AVE. OTTAWA  
 DRAWING:  
 SITE PLAN  
 DATE: \_\_\_\_\_ JOB NO.: 2019  
 SCALE: \_\_\_\_\_ DRAWING NO.: \_\_\_\_\_  
 DRAWN BY: A.D. M.M. A.S. SP01  
 REVIEWED BY: WOODMAN A.S.



PROPOSED HEIGHT

|   |        |
|---|--------|
| NEW BASEMENT + 4 NEW LEVELS                               | 14.5 M |
| EXISTING BUILDING, 4 LEVELS                               | 14.5 M |
| BASEMENT + 4 EXISTING BUILDING + ENCLOSED ROOFTOP AMENITY | 18.0 M |
| NEW ONE LEVEL   | 3.0 M  |

PROJECT STATISTICS

| LEVEL                                    | TOTAL      | STUDIO     | ONE BEDROOM | TWO BEDROOM | TWO BEDROOM B.F. | 3 BEDROOM | 3 BEDROOM B.F. |
|--|------------|------------|-------------|-------------|------------------|-----------|----------------|
| BASEMENT                                 | 20         | 17         | 0           | 2           | 0                | 0         | 0              |
| FIRST LEVEL                              | 60         | 48         | 2           | 1           | 0                | 4         | 2              |
| SECOND LEVEL                             | 67         | 49         | 2           | 2           | 1                | 6         | 5              |
| THIRD LEVEL                              | 66         | 48         | 4           | 4           | 1                | 2         | 4              |
| FOURTH LEVEL                             | 71         | 55         | 4           | 2           | 0                | 4         | 1              |
| ROOF                                     | 0          | 0          | 0           | 0           | 0                | 0         | 0              |
| <b>TOTAL</b>                             | <b>284</b> | <b>237</b> | <b>12</b>   | <b>10</b>   | <b>2</b>         | <b>18</b> | <b>17</b>      |
| %  | 100.00%    | 76.41%     | 4.23%       | 3.52%       | 0.70%            | 6.34%     | 5.99%          |
| TOTAL TWO + THREE BEDROOM UNITS PROVIDED |            | 22         |             | 63          |                  |           |                |

| LEVEL        | G.B.A.        |                |              | G.F.A.        |               |                | G.L.A.       |               |              | INTERIOR AMENITY |
|--------------|---------------|----------------|--------------|---------------|---------------|----------------|--------------|---------------|--------------|------------------|
|              | SQ.M.         | SQ.FT.         | %            | SQ.M.         | SQ.FT.        | %              | SQ.M.        | SQ.FT.        | %            |                  |
| BASEMENT     | 809           | 8 703          | 1 039        | 30 966        | 1 827         | 19 669         | 0            | 0             | 0            | 0                |
| FIRST LEVEL  | 2 339         | 25 175         | 865          | 9 314         | 3 204         | 34 889         | 1 372        | 14 770        | 881          | 7 331            |
| SECOND LEVEL | 2 332         | 24 887         | 865          | 9 314         | 3 177         | 34 203         | 1 436        | 15 431        | 715          | 7 066            |
| THIRD LEVEL  | 2 312         | 24 889         | 865          | 9 314         | 3 178         | 34 203         | 1 701        | 18 309        | 705          | 7 588            |
| FOURTH LEVEL | 2 270         | 24 469         | 865          | 9 314         | 3 159         | 33 999         | 1 609        | 18 175        | 705          | 7 588            |
| ROOF         | 0             | 0              | 0            | 0             | 0             | 0              | 0            | 0             | 0            | 0                |
| <b>TOTAL</b> | <b>10 045</b> | <b>108 123</b> | <b>4 930</b> | <b>18 668</b> | <b>14 975</b> | <b>161 195</b> | <b>6 398</b> | <b>68 865</b> | <b>3 372</b> | <b>36 299</b>    |