

LEGAL DESCRIPTION:
This property is legally described as
PART OF BLOCK C
REGISTERED PLAN 420102
AND
PART OF LOT 12
CONCESSION 1 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

TOPOGRAPHICAL INFORMATION:
Property boundary and topographic lines
have been derived from the plan prepared by
Stantec Geomatics Ltd. 2021

OWNER/DEVELOPER:
Rohit Communities Ontario Inc
550 - 91st Street
Edmonton, AB T6X 0V1

APPLICANT:
FOTEN Planning & Design
300 - 396 Cooper Street
Ottawa, ON K2P 2H7

SURETY:
Stantec Geomatics Ltd.
1331 Clyde Avenue
Ottawa, ON K2C 3G4

LANDSCAPE ARCHITECT:
FOTEN Planning & Design
300 - 396 Cooper Street
Ottawa, ON K2P 2H7

CIVIL ENGINEER:
Kollard Associates Engineers
210 Prescott Street
Ottawa, ON K9S 1J0

SITE STATISTICS		
1 Designation	CMO(2628)	
2 Lot Width	142.82m	
3 Lot Area	6,162.60m ²	
4 Net Site Area (Post-Road Widening)	5,680.54m ²	
5 Number of Units	TOTAL: 185 units West Building: 97 units East Building: 88 units	
6 GFA	TOTAL: 12,295.69m ² West Building: 6338.51m ² East Building: 5957.18m ²	
7 Building Height	19.2m (6 storeys)	
8 Proposed Use	Mid-rise Apartment Building	
ZONING MECHANISM		
REQUIRED	PROVIDED	
9 Min. Front Yard Setback Table 187(c)	1.5m	1.8m (post-widening)
10 Min. Interior Side Yard Setback Table 187(d)(V2)	3m	3m
11 Min. Rear Yard Setback Table 187(e)(i)(ii)	7.5m	7.8m
12 Max. Floor Space Index Table 187(g)	2.1 (12,941.46m ²)	2.04 (12,595.69m ²)
13 Width of Private Way Table 131(1), Section 107(1)(a)(ii)	Min. 6m Max. 6.7m	6.7m
14 Min. Separation of Building from Private Way Table 131(2)	Min. 1.5m to Parking 3m	1.5m
15 Min. Separation of Buildings Table 131(4)(b)	3m	11.6 m
16 Resident Parking Table 10(F12)(V)	222 (185 units x 1.2)	249
17 Visitor Parking Table 102(II)	37 (185 units x 0.2)	38
18 Reduced Size Parking Spaces Section 106(3)	Max. 111 Up to 50%	Reduced width: 79 stalls Reduced length: 6 stalls
19 Bicycle Parking Table 111(A)(b)	93 (185 units x 0.5)	127
20 Total Amenity Area Table 137(4)(I)	1,110 m ² (185 units x 6 m ²)	1,750 m ²
21 Communal Amenity Area Table 137(4)(II)	555 m ² (Total Required Amenity Area 1/2)	TOTAL: 560 m ² East Building Roof Terrace: 560 m ²

- SYMBOLS LEGEND**
- ▲ BUILDING ENTRANCE
 - ▼ BUILDING EXIT
 - ⊞ ZONING COMPLIANT BICYCLE PARKING
 - ⊞ FIRE HYDRANT
 - ⊞ FIRE DEPARTMENT CONNECTION
 - ⊞ UTILITY POLE
- KEYNOTE LEGEND**
- 1 SOFT LANDSCAPING
 - 2 ASPHALT DRIVE AISLE
 - 3 CONCRETE SIDEWALK
 - 4 RAISED PLANTER
 - 5 PRIVATE PATIOS
 - 6 BIKE RACK
 - 7 ADDRESS MARQUEE
 - 8 EXTENT OF UNDERGROUND PARKING
 - 9 RIGHT OF WAY PROTECTION LIMIT
 - 10 DEPRESSED CURB
 - 11 SIAMSE CONNECTION
 - 12 STONE PAVERS
 - 13 OVERHEAD WIRE
 - 14 EXISTING FIRE HYDRANT
 - 15 RETAINING WALL
 - 16 EXTENT OF EXISTING CURB AND SIDEWALK TO BE REMOVED AND REALIGNED
 - 17 PLASTER
 - 18 STEEL GUARD MOUNTED TO RETAINING WALL
 - 19 TEMPORARY SNOW STORAGE AREA

GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Upon notice in writing, the Architect will provide written graphic clarification or supplementary information regarding the intent of the Contract Documents.
4. The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

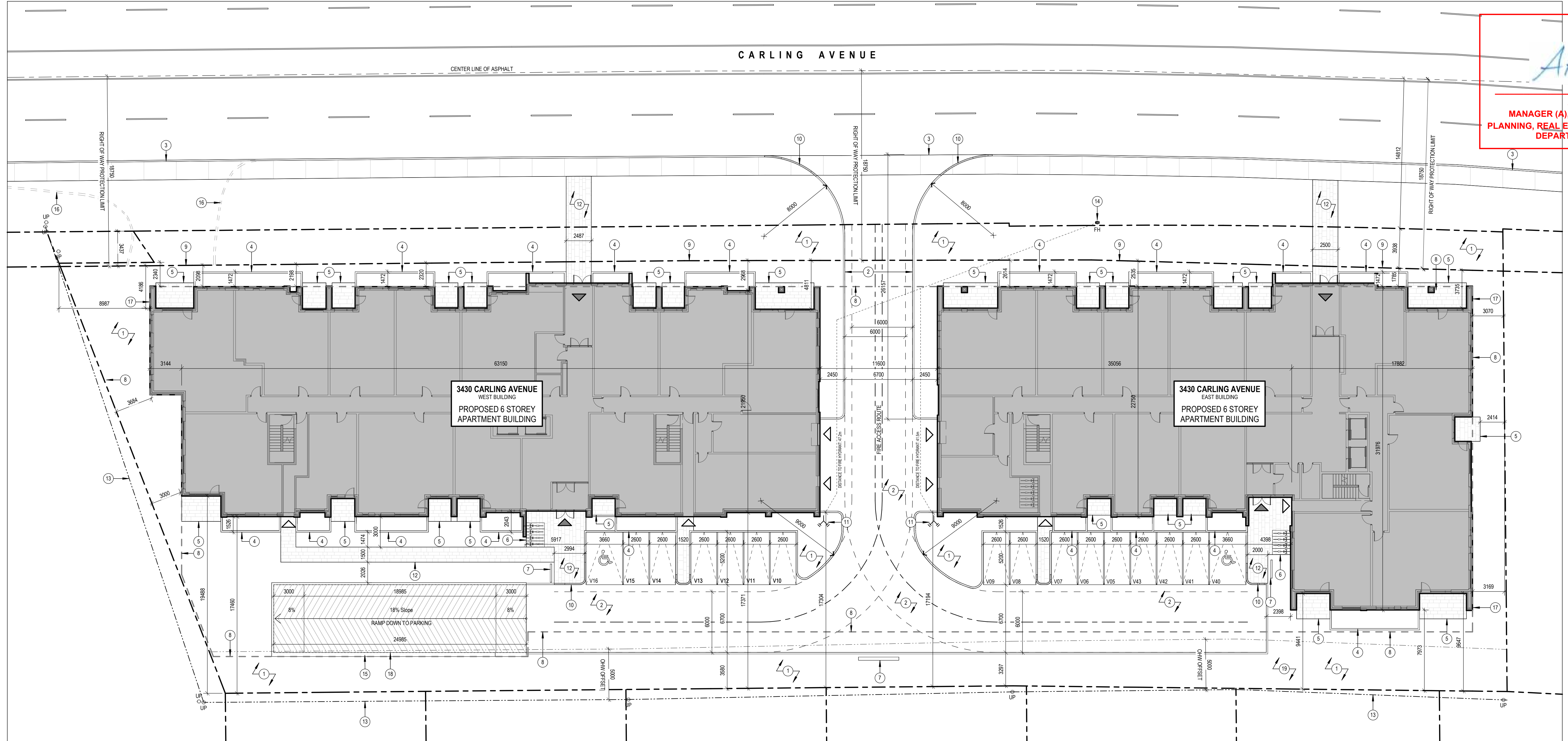
2 SETBACK DIAGRAM
SP-01 SCALE: 1: 500

3 LOCATION PLAN
SP-01 SCALE: 1: 2000

WEST BUILDING EAST BUILDING

KEY PLAN

APPROVED
By Allison Hamlin at 5:15 pm, Feb 29, 2024



Allison Hamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

- ISSUE RECORD**
- | | | |
|----|------------------------------|----------|
| 19 | ISSUED FOR SITE PLAN CONTROL | 24-02-27 |
| 18 | ISSUED FOR SITE PLAN CONTROL | 24-02-06 |
| 17 | ISSUED FOR SITE PLAN CONTROL | 24-01-16 |
| 16 | ISSUED FOR SITE PLAN CONTROL | 23-12-12 |
| 15 | ISSUED FOR SITE PLAN CONTROL | 23-11-03 |
| 14 | ISSUED FOR SITE PLAN CONTROL | 23-08-14 |
| 11 | ISSUED FOR SITE PLAN CONTROL | 23-04-03 |
| 10 | ISSUED FOR SITE PLAN CONTROL | 23-03-31 |
| 9 | ISSUED FOR COORDINATION | 23-03-28 |
| 8 | ISSUED FOR COORDINATION | 23-03-22 |
| 6 | ISSUED FOR SITE PLAN CONTROL | 22-12-16 |
| 5 | ISSUED FOR COORDINATION | 22-12-13 |
| 4 | ISSUED FOR RE-ZONING | 22-12-09 |
| 2 | ISSUED FOR COORDINATION | 22-11-02 |
| 1 | ISSUED FOR COORDINATION | 22-10-26 |



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Ottawa, ON

PROJ SCALE DRAWN REVIEWED
2204 NOTED AR/JDH RK

SITE PLAN

1 SITE PLAN
SP-01 SCALE: 1: 200

SP-01

D07-12-22-0177