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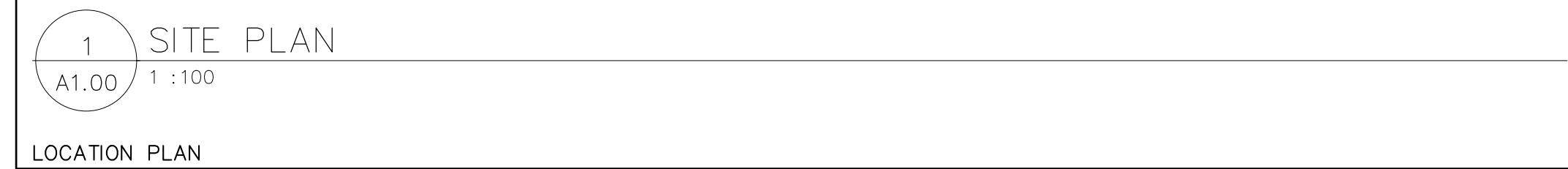
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ZONING NOTES:

CURRENT ZONING:	GM4(2735)S448	LEGAL DESCRIPTION	LOTS 30, 38, 42 & 48 REGISTERED PLAN XXXXXX CITY OF OTTAWA
LOT AREA :	2,233 m ²		
LOT WIDTH :	73.15 m		
LOT DEPTH :	30.53 m		

DEVELOPMENT STATS	REQUIRED	PROPOSED
LOT OF AREA 'A'	NO MINIMUM	2,233 m ²
% OF LANDSCAPED AREA	30%	30.5%
TOTAL UNITS	160	160
SETBACK ALONG FRONT YARD (CHAMBERLAIN AVE.)	3 m	3 m
SETBACK ALONG SIDE YARD (FACING EAST)	2 m	2 m
SETBACK ALONG SIDE YARD (FACING WEST)	3 m	3 m
SETBACK ALONG REAR YARD	7.5 m	7.5 m
MAXIMUM HEIGHT	52 m	51 m
NUMBER OF STOREYS	16	16
BUILDING GFA		12,221 m ²
ZONING GFA (as per city zoning def.)		9,567 m ²

NOTE:
 ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED JUNE 18, 2020 AND PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.

PARKING REQUIREMENTS

	REQUIRED PARKING	PROVIDED PARKING
1. VEHICLE PARKING		
RESIDENTIAL PARKING	0.37 / UNIT	1.0 / UNIT
160 UNITS (- 12UNITS) (X 0.37)	54.8 SPACES	56 SPACES
VISITOR PARKING	0.1 / UNITS	0.1 / UNITS
160 UNITS (- 12UNITS) (X 0.1)	14.8 SPACES	15 SPACES
COMMERCIAL PARKING	2/100m ²	7 SPACES
313m ²	7 SPACES	7 SPACES
TOTAL PARKING	77 SPACES	78 SPACES
2. BICYCLE PARKING		
REQUIRED BICYCLE PARKING SPACES		
RESIDENTIAL : 1 SPACE/UNIT - 160 UNITS	160 SPACES REQUIRED FOR 160 UNITS	
PROVIDED BICYCLE PARKING SPACES		163 TOTAL BIKE STALLS (15 AT GRADE + 78 ON P1 + 72 ON P2)

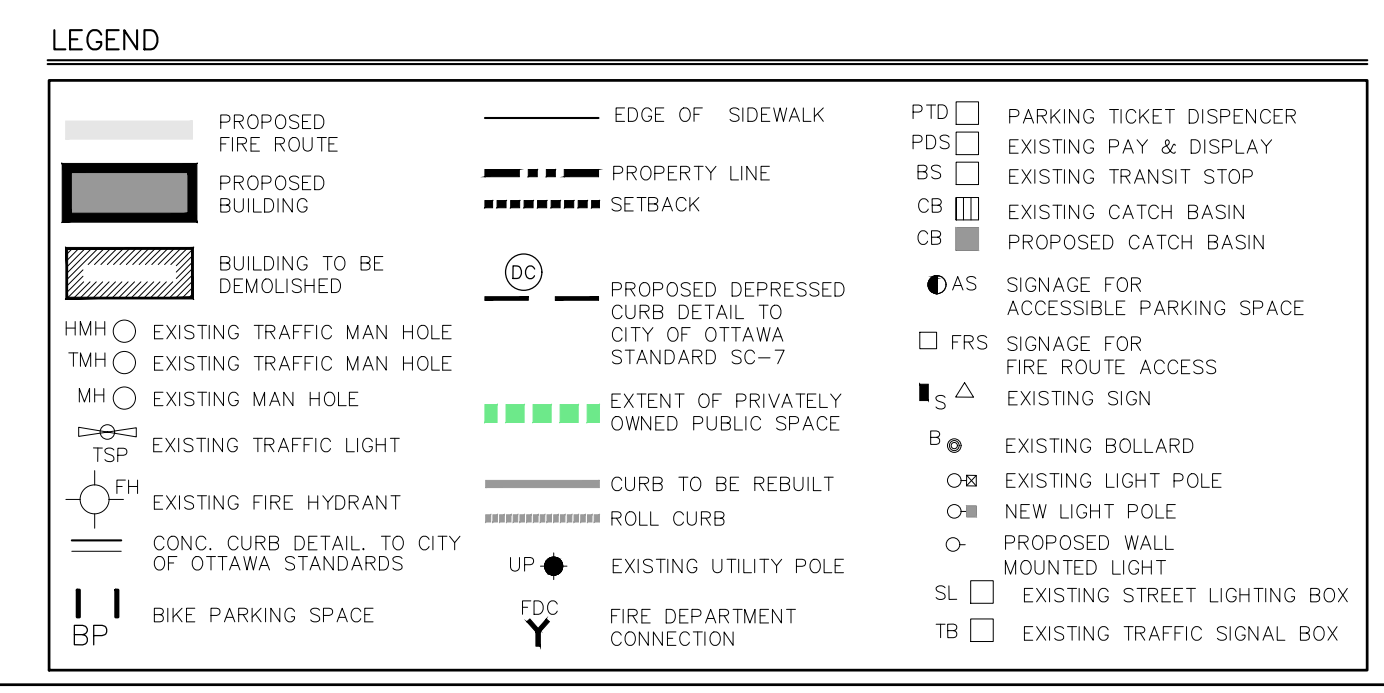
AMENITY REQUIREMENTS

REQUIRED AMENITY SPACE REQUIRED = 6 m² PER UNIT

160 UNITS X 6 SQ.M. = 960 SQ.M. TOTAL AMENITY REQUIRED
 REQUIRED AMENITY SPACE TO BE COMMON (50%) = 480 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:

- INTERIOR COMMON AMENITY	170 m ²
- EXTERIOR COMMON AMENITY	350 m ²
- PRIVATE BALCONY & TERRACE AMENITY	500 m ²
TOTAL AMENITY SPACE PROVIDED	1,020 m²



1	230505	ISSUED FOR SPC
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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HOBIN ARCHITECTURE

PROJECT/LOCATION:
 30-48 CHAMBERLAIN AVE.

DRAWING TITLE:
 SITE PLAN

DRAWN BY: DA **DATE:** 2023-05-05 **SCALE:** 1:150

PROJECT: 1928 **DRAWING NO.:** A1-00

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
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