

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOT 14, CONCESSION 2
(OTTAWA FRONT) GEOGRAPHIC TOWNSHIP
OF GLOUCESTER, CITY OF OTTAWA

Stantec Geomatics Ltd.

SURVEY INFO

SCALE: NTS

BUILDING ENTRANCE

BUILDING EXIT

BICYCLE PARKING

INTERLOCKING STONE PAVERS

UTILITY POLE

PROPERTY LINE

SETBACK LINE

FDC

FIRE DEPARTMENT CONNECTION

NEW LIGHT STANDARD

LIGHT STANDARD TO BE REMOVED

EXISTING LIGHT STANDARD TO REMAIN

EXISTING TRAFFIC SIGNAL POST

OVERHEAD WIRE

OHW

OHW

OHW

EXISTING FENCE TO BE REMOVED

S1 ASPHALT DRIVEWAY

S2 OUTLINE OF UNDERGROUND PARKING LEVEL

S3 EXISTING CONCRETE SIDEWALK

S4 PROPOSED CONCRETE SIDEWALK

S5 CONCRETE RAMP WITH HERRINGBONE & SNOW MELT

S6 RETAINING WALL WITH PAINTED STEEL GUARDS AT 600mm GRADE DIFFERENCE AND HIGHER

S7 CURB TRANSITION

S8 SOFT LANDSCAPING

S10 APPROXIMATE LOCATION OF TRANSFORMER AND SWITCH GEAR. REFER TO ELEC.

S11 LIGHT STANDARD ON 406mm DIA CONCRETE BASE. REFER TO ELEC.

S12 BOLLARDS FOR EV CHARGER PROTECTION. REFER TO ELECTRICAL. COORDINATE BOLLARD PLACEMENT WITH EV CHARGER REQUIREMENTS

S13 RAISED PLANTER. REFER TO LANDSCAPE

S14 PROPERTY LINE

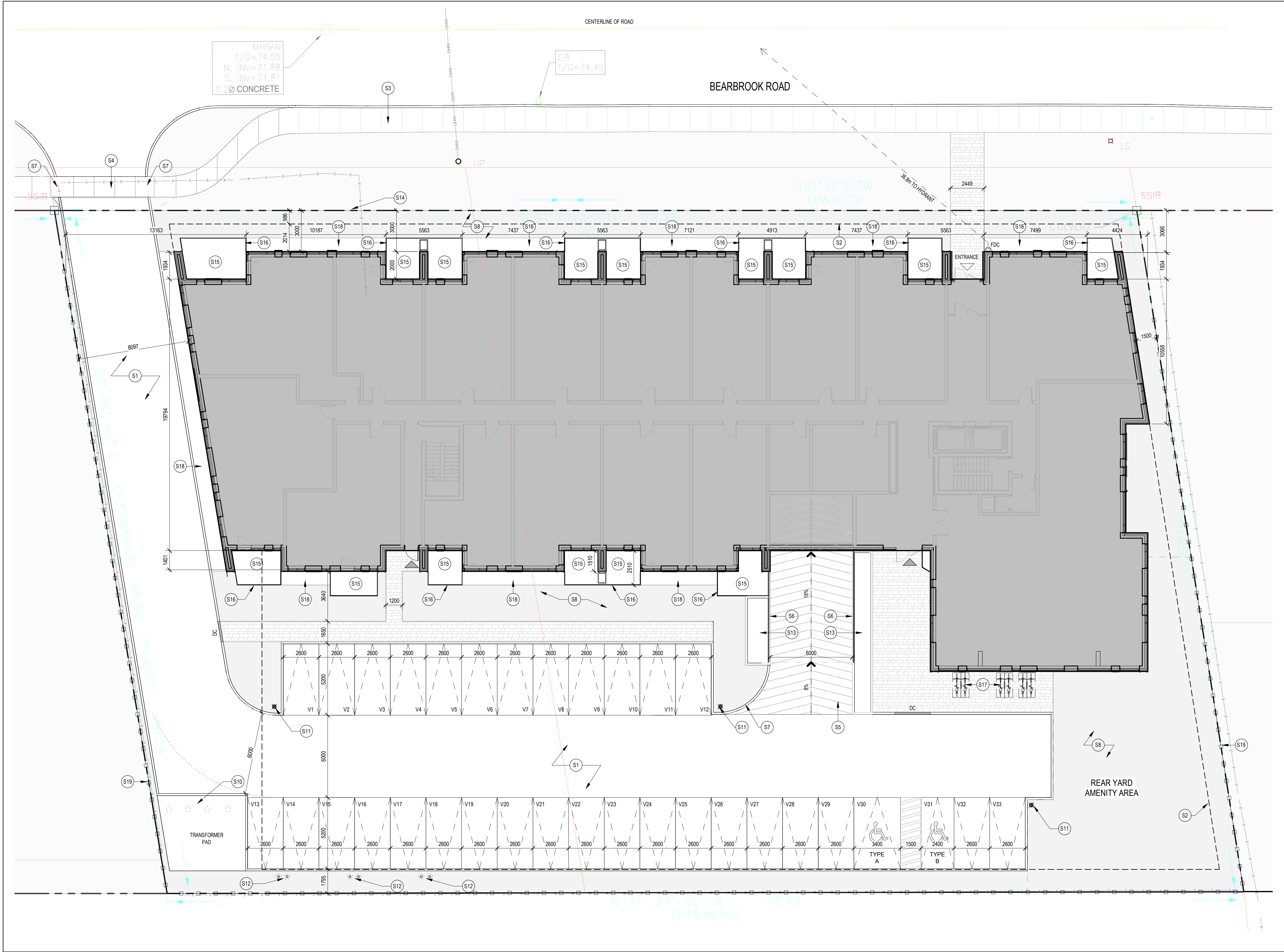
S15 PRIVATE PATIO

S16 PATIO RAILING. REFER TO LANDSCAPE

S17 VISITOR BIKE PARKING

S18 PLANTING BED

S19 PROPOSED FENCE. REFER TO LANDSCAPE



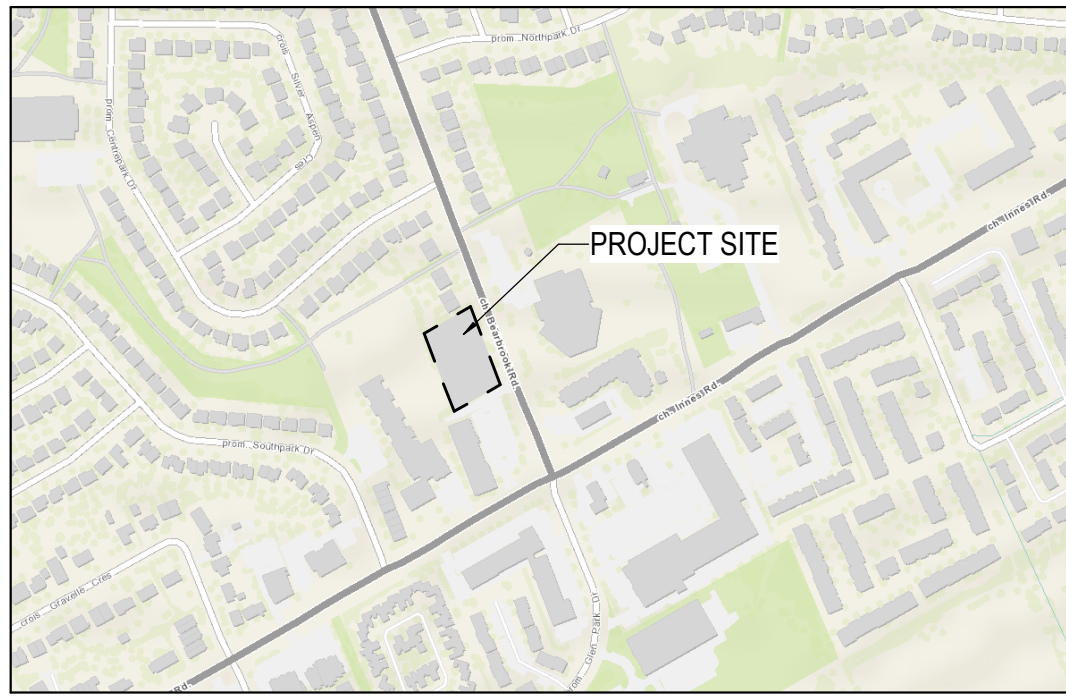
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SITE PLAN

SP-01 SCALE: 1 : 150

SITE STATISTICS		
Current Zoning Designation:	AM11	
Lot Width:	78.9m	
Total Lot Area:	3914.1m ²	
Average Existing Grade:	74.71m	

Proposed Development - 8 Storey Mid-Rise Apartment Building		
No. of units	164 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width 186(11)	No Minimum	78.9m
Minimum Lot Area 186(11)	No Minimum	3914.1m ²
Min. Front Yard Setback 186(11)	3m	3m up to 9.5m 5m at 3rd storey / 9.5m and above
Corner Side Yard Setback 186(11)	3m	N/A
Min. Interior Side Yard Setback 186(11)	3m	8.1m
Min. Rear Yard Setback 186(11)	10m	16.1m
Maximum Building Height 186(11)	30.0m	25.19m
Building Frontage 186(11)	39.45m	43.1m
Parking Space Rates (Residents) 101 (Sch. 1A - Area C)	177 Spaces 1.2 / unit for 164 units - Table 101(R15) - 10% Section 101(6)	178 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	33 Spaces 0.2 spaces / unit for 163 units - Table 102	33 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area C)	82 Spaces 0.5 spaces / unit for 164 units(11A(b)(i))	89 Spaces
Total Amenity Area Table 137(d)(ii)	984m ² 66m ² / unit for 164 units	1357 Am ²
Communal Amenity Area Table 137(d)(ii)	492m ² Min. 50% of Total Amenity Area	492 Am ²



1

LOCATION PLAN

SP-01 SCALE: NTS

UNIT COUNT									
BEDS	LVL 1	LVL 2	LVL 3	LVL 4	LVL 5	LVL 6	LVL 7	LVL 8	TOTAL
1-BED	3	6	6	11	11	11	11	70	47%
1-BED + DEN	8	8	8	0	0	0	0	24	7%
2-BED	2	6	6	6	6	6	6	45	28%
STUDIO	1	2	2	4	4	4	4	25	16%
TOTAL	14	22	22	21	21	21	21	164	100%

AMENITY AREAS (COMMUNAL)			
LEVEL	NAME	AREA (M)	AREA (SF)
LEVEL 01	AMENITY ROOM	228.46 m ²	2459.10 SF
LEVEL 01	DOG WASH	14.43 m ²	155.36 SF
LEVEL 01	OUTDOOR AMENITY AREA	246.50 m ²	2665.59 SF
TOTAL		492.39 m ²	5380.04 SF

LEASEABLE FLOOR AREA		
LEVEL	AREA	AREA (SF)
LEVEL 01	1071.73 m ²	11536 SF
LEVEL 02	1460.59 m ²	15722 SF
LEVEL 03	1461.56 m ²	15732 SF
LEVEL 04	1266.18 m ²	13629 SF
LEVEL 05	1266.18 m ²	13629 SF
LEVEL 06	1266.18 m ²	13629 SF
LEVEL 07	1266.18 m ²	13629 SF
LEVEL 08	1266.18 m ²	13629 SF
TOTAL	10324.79 m ²	111135 SF

GROSS FLOOR AREA		
LEVEL	AREA	AREA (SF)
LEVEL 01	1603.36 m ²	17298 SF
LEVEL 02	1593.81 m ²	17153 SF
LEVEL 03	1593.81 m ²	17153 SF
LEVEL 04	1390.80 m ²	14968 SF
LEVEL 05	1390.80 m ²	14968 SF
LEVEL 06	1390.80 m ²	14968 SF
LEVEL 07	1390.80 m ²	14968 SF
LEVEL 08	1390.80 m ²	14968 SF
TOTAL	11743.57 m ²	126407 SF

AMENITY AREAS (PRIVATE)		
LEVEL	AREA (M)	AREA (SF)
LEVEL 01	114.09 m ²	1226.03 SF
LEVEL 02	80.98 m ²	871.61 SF
LEVEL 03	84.57 m ²	910.28 SF
LEVEL 04	193.37 m ²	2081.39 SF
LEVEL 05	98.00 m ²	1054.81 SF
LEVEL 06	98.00 m ²	1054.81 SF
LEVEL 07	98.00 m ²	1054.81 SF
LEVEL 08	98.00 m ²	1054.81 SF
TOTAL	864.98 m ²	9310.58 SF

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P1	85
LEVEL 01	6
TOTAL	92

PARKING SCH. (VEHICLE)	
LEVEL	COUNT
LEVEL P2	90
LEVEL P1	88
LEVEL 01	33
TOTAL	211

OWNER

LANDRIC HOMES
63 MONTREAL ROAD
GATINEAU, QC, J8M 1K3

ARCHITECT

PROJECT1 STUDIO
260 ST. PATRICK ST., SUITE 300
OTTAWA, ON, K2M 5K5

SURVEYOR

STANTEC GEOMATICS LTD.
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ON, K2C 3G4

PLANNER

P.H. ROBINSON CONSULTING
100 PALOMINO DRIVE
OTTAWA, ON, K2M 1N3

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KEY PLAN

- 6

ISSUED FOR SITE PLAN CONTROL

2025-05-30
- 5

ISSUED FOR COORDINATION

2025-05-16
- 4

ISSUED FOR COORDINATION

2025-05-09
- 3

ISSUED FOR COORDINATION

2025-05-08
- 2

ISSUED FOR COORDINATION

2025-05-01
- 1

ISSUED FOR CLIENT REVIEW

2025-04-25

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OTTAWA, ON

PROJ	SCALE	DRAWN	REVIEWED
2502	NOTED	CG	RMK

SITE PLAN

SP-01

*NOTE:
FOR INFORMATION ONLY

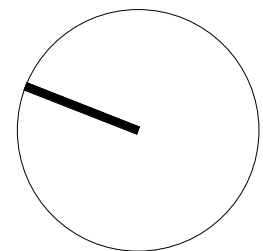
FLOOR/ROOF PLAN NOTES

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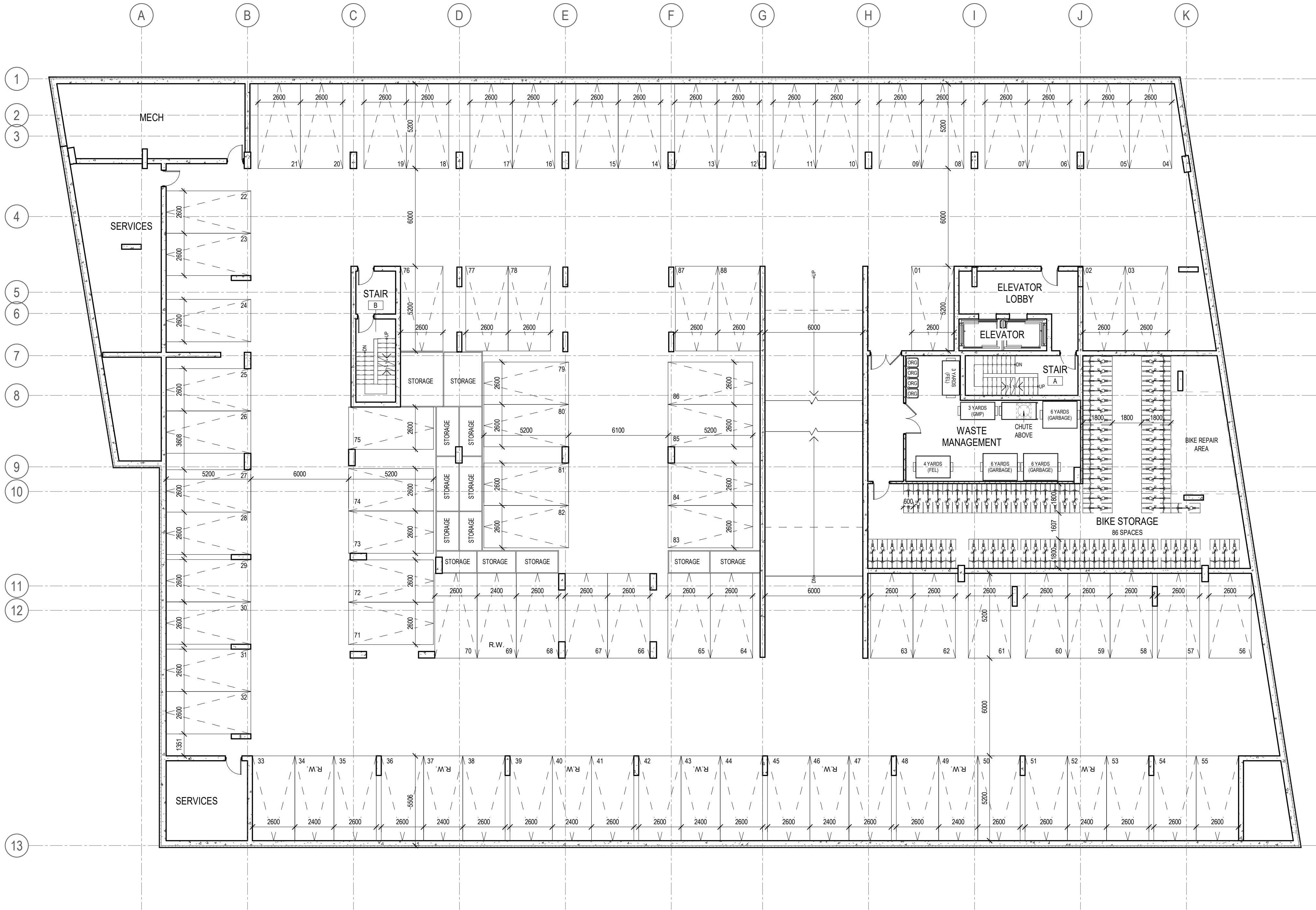
LEVEL P2 FLOOR PLAN

A100.1

1 LEVEL P2 FLOOR PLAN
A100.1 SCALE: 1 : 150

*NOTE:
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FLOOR/ROOF PLAN NOTES



1 LEVEL P1 FLOOR PLAN
A100.2 SCALE: 1 : 150

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LEVEL P1 FLOOR PLAN

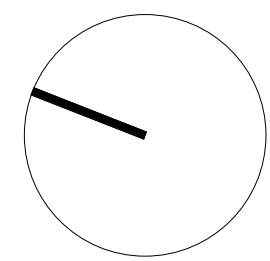
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4	ISSUED FOR COORDINATION	2025-05-31
3	ISSUED FOR COORDINATION	2025-05-31
2	ISSUED FOR COORDINATION	2025-05-31

ONTARIO ASSOCIATION
OF
ARCHITECTS
RYAN M. KOOLWINE
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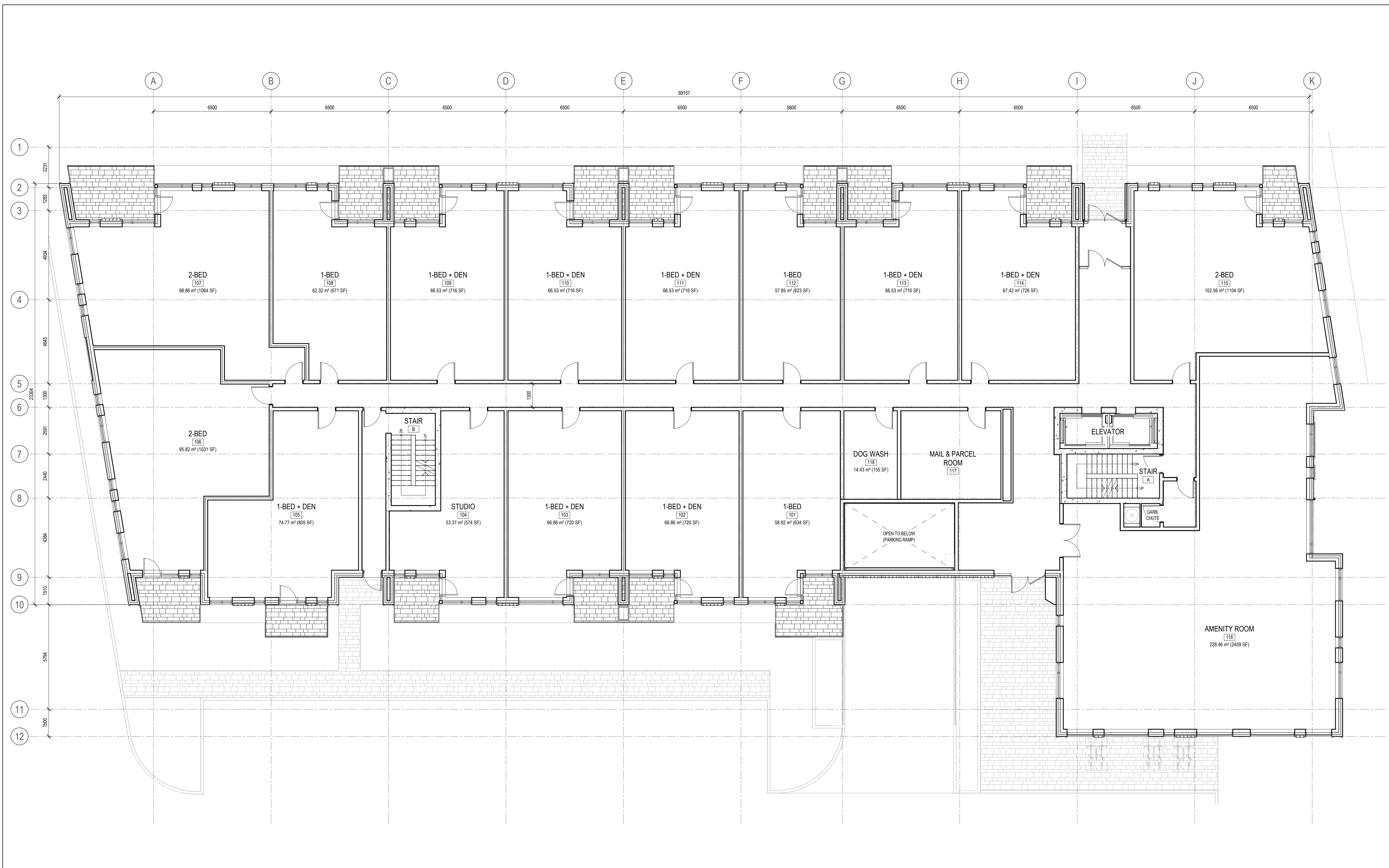
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LEVEL 1 FLOOR PLAN

A101

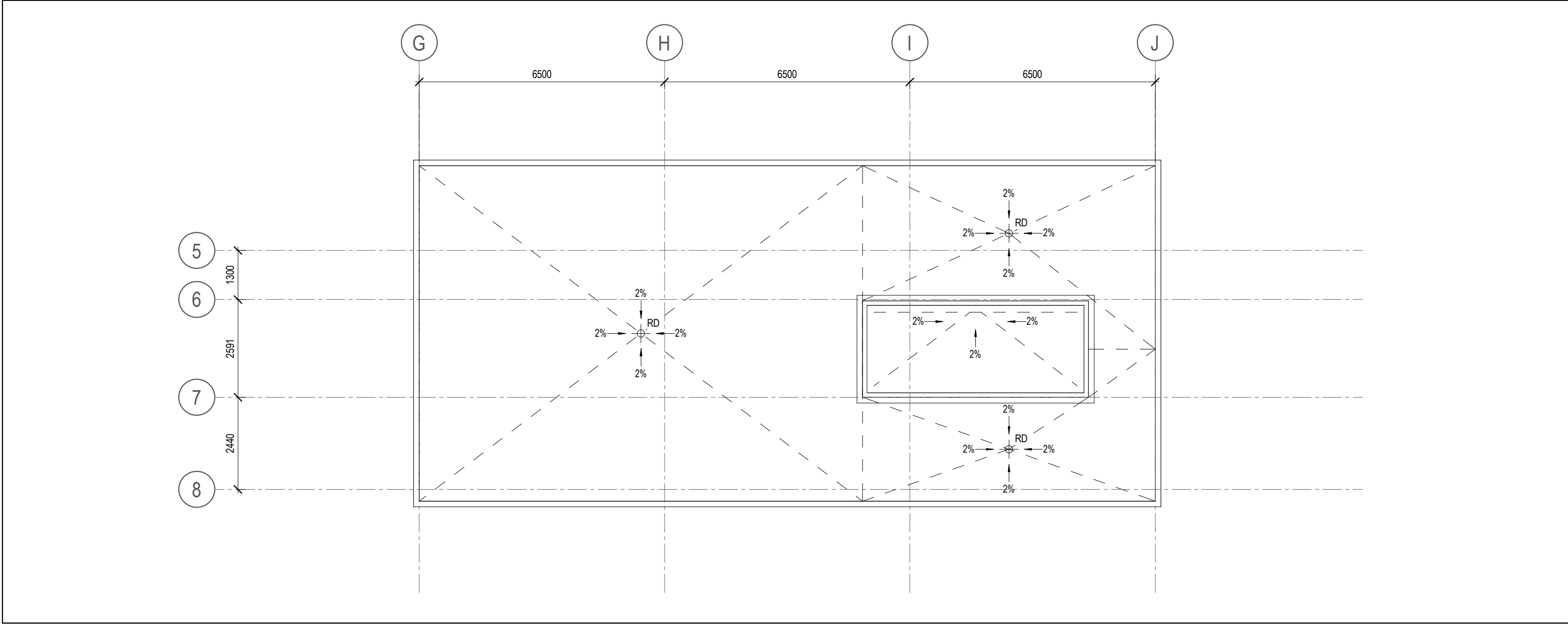
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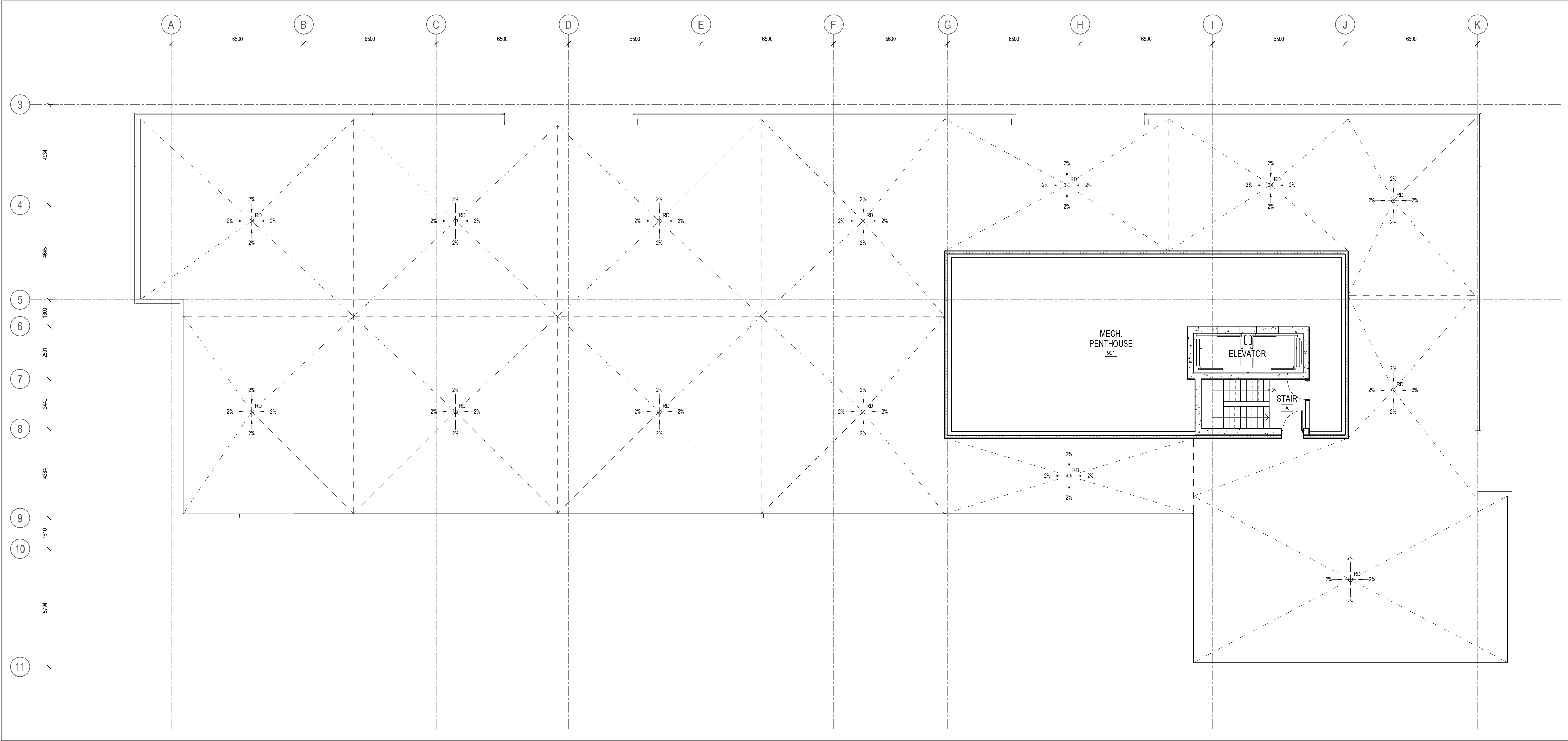
1 LEVEL 1 FLOOR PLAN
A101 SCALE: 1 : 100

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FLOOR/ROOF PLAN NOTES



2 UPPER ROOF PLAN
A109 SCALE: 1 : 100



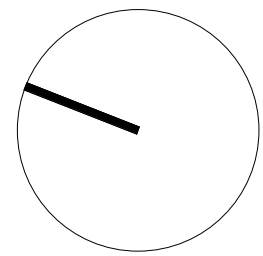
1 ROOF PLAN
A109 SCALE: 1 : 100

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ROOF PLANS

A109



ELEVATION NOTES

CLADDING LEGEND

- | | |
|---|---------------------------------|
| 1 | ALUMINUM PANEL
BRONZE FINISH |
| 2 | ALUMINUM PANEL
DARK GREY |
| 3 | BRICK
DARK BROWN |
| 4 | BRICK
TAUPE |
| 5 | BRICK
LIGHT TAUPE |
| 6 | PRE-CAST CONCRETE
DARK GREY |
| 7 | ALUMINUM AND GLASS RAILING |
| 8 | PRIVACY SCREEN
FROSTED GLASS |

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SOUTH & EAST ELEVATIONS

A200



2 NORTH ELEVATION
A201 SCALE: 1 : 150



1 WEST ELEVATION
A201 SCALE: 1 : 150

ELEVATION NOTES

CLADDING LEGEND

- 1 ALUMINUM PANEL BRONZE FINISH
- 2 ALUMINUM PANEL DARK GREY
- 3 BRICK DARK BROWN
- 4 BRICK TAUPE
- 5 BRICK LIGHT TAUPE
- 6 PRE-CAST CONCRETE DARK GREY
- 7 ALUMINUM AND GLASS RAILING
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NORTH & WEST ELEVATIONS

A201