



KEY MAP

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LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 BLOCKS A & D
 REGISTERED PLAN 302828
 AND PART OF LOT 32
 CONCESSION A (OTTAWA FRONT)
 GEOGRAPHIC TOWNSHIP OF NEPEAN
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2022

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation	RSC(2009) S216	SITE AREA	1.1 ha.	10,956.0 sq. m	117,929 sq. ft.
ZONING		REQUIRED		PROVIDED	
BUILDING HEIGHT	25 STOREYS / 80.0m	25 STOREYS / 79.0m			
GRADE (GEODETIC ELEVATION - ASL)	60.75m ASL	60.75m ASL			
REAR YARD SETBACK (WEST)	7.5m	7.8m			
CORNER YARD SETBACK (LANARK AVENUE)	10.8m	10.8m			
CORNER YARD SETBACK (CLEARVIEW AVENUE)	3.0m	3.0m			
AMENITY AREA - TOTAL 6.0m ² PER UNIT	1,122.0m ²	2,500.0m ²			
AMENITY AREA - 50% COMMUNAL PER UNIT	561.0m ²	1,600m ²			
VEHICLE PARKING: RESIDENTIAL - 0.5 PER UNIT AFTER 12 UNITS	88	232			
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS	18	18			
VEHICLE PARKING: RESIDENTIAL - MAX. 1.75 PER UNIT	327	257			
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	187	210			
AISE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.7m	6.7m			
LANDSCAPE OPENED AREA	30%	52.4%			

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

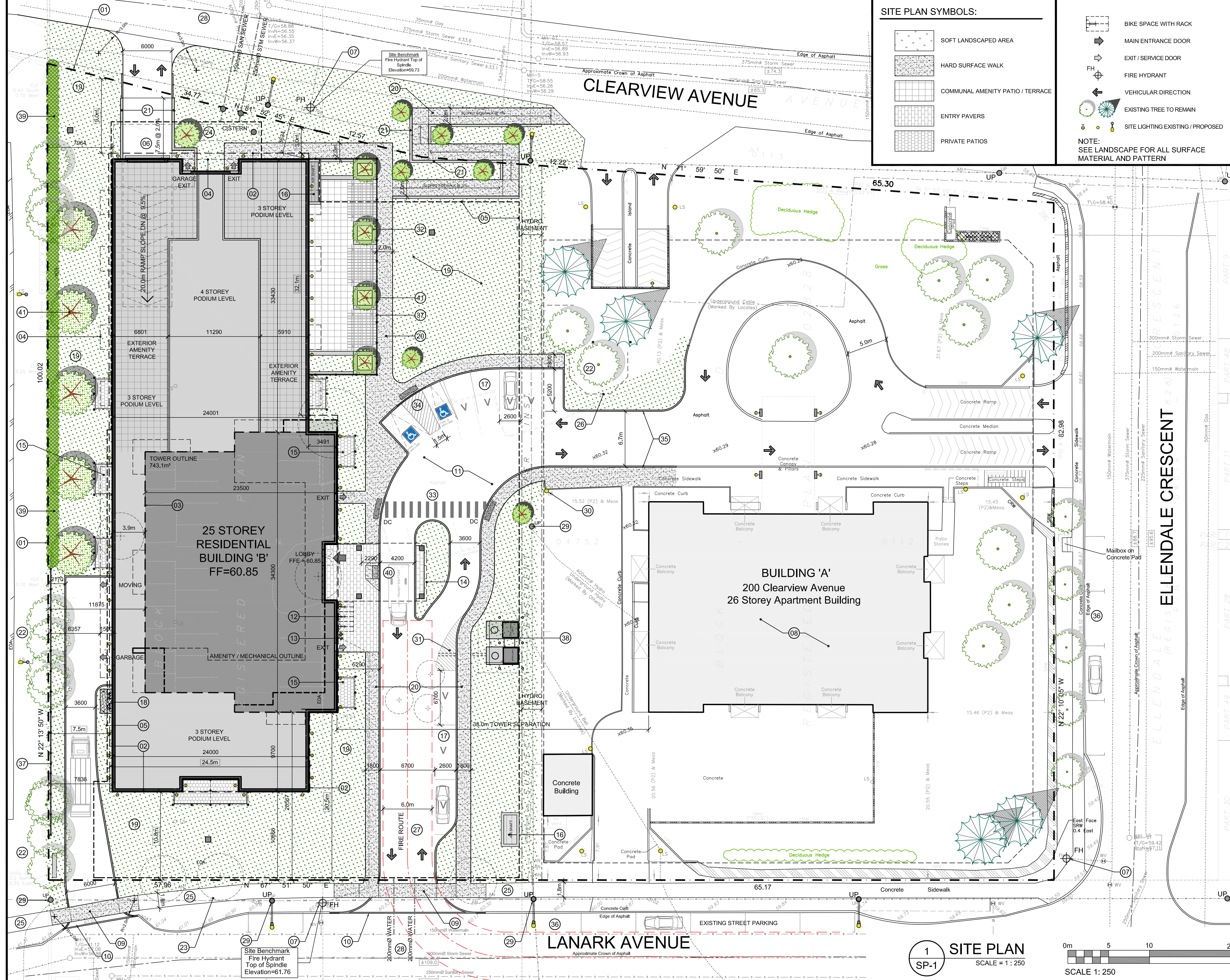
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (01) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- (02) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- (00) - DETAIL NUMBER
- (00) - TITLE
- (00) - DETAIL REFERENCE PAGE
- (00) - DETAIL CROSS REFERENCE PAGE



SITE PLAN SYMBOLS:

- SOFT LANDSCAPED AREA
- HARD SURFACE WALK
- COMMUNAL AMENITY PATIO / TERRACE
- ENTRY PAVERS
- PRIVATE PATIOS
- BIKE SPACE WITH RACK
- MAIN ENTRANCE DOOR
- EXIT / SERVICE DOOR
- FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO REMAIN
- SITE LIGHTING EXISTING / PROPOSED

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

FULL SITE

GROSS BUILDING AREA	
(CITY OF OTTAWA'S DEFINITION)	
EX. TOWER "A" - 26 STOREY	17,245.5 sq. m, 185,672 sq. ft.
EX. BUILDING "A"	16,342.9 sq. m, 175,913 sq. ft.
NEW TOWER "B" - 25 STOREY	33,592.4 sq. m, 361,585 sq. ft.
TOTAL AREA	67,180.8 sq. m, 723,170 sq. ft.

RESIDENTIAL UNITS

EX. TOWER "A" - 26 STOREY	224
NEW TOWER "B" - 25 STOREY	187
TOTAL	411

PARKING SPACES

EX. BUILDING "A" - P1 LEVEL	110
BUILDING "B" - P2 LEVEL	123
BUILDING "B" - P1 LEVEL	117
BUILDING "B" - SURFACE SPACES	10
TOTAL	360

LOT COVERAGE

PAVED SURFACE	2,365.5 sq. m, 21.6%
LANDSCAPE OPEN SPACE	5,742.2 sq. m, 52.4%
EX. BUILDING "A"	829.3 sq. m, 7.6%
EX. ACCESSORY USE BUILDING	45.0 sq. m, 0.4%
PROPOSED BUILDING "B"	1,974.0 sq. m, 18.0%
TOTAL	10,956.0 sq. m, 100.0%

PROPOSED - BUILDING "B"

BUILDING STATISTICS	
GROSS BUILDING - AREA	
(CITY OF OTTAWA'S DEFINITION)	
PARKING LEVEL	0.0 sq. m, 0 sq. ft.
GROUND FLOOR	704.0 sq. m, 7,578 sq. ft.
2nd & 3rd FLOOR	2 x 1,648.6 sq. m, 3,297.1 sq. m, 35,490 sq. ft.
4th FLOOR	590.9 sq. m, 6,389 sq. ft.
5th - 20th FLOOR	16 x 599.13 sq. m, 9,586.1 sq. m, 103,184 sq. ft.
21st FLOOR	574.4 sq. m, 6,183 sq. ft.
22nd FLOOR	557.2 sq. m, 5,998 sq. ft.
23rd FLOOR	557.2 sq. m, 5,998 sq. ft.
24th FLOOR	557.2 sq. m, 5,998 sq. ft.
25th FLOOR AMENITY / MECH. PENT.	0 sq. m, 0 sq. ft.
TOTAL AREA	16,428.0 sq. m, 176,830 sq. ft.
TOWER FOOTPRINT	743.2 sq. m, 8,000 sq. ft.

UNIT STATISTICS

STUDIO UNIT	0
1 BEDROOM UNIT	56
2 BEDROOM UNIT	131
TOTAL	187

CAR PARKING 187 UNITS

- DRAWING NOTES:**
- PROPERTY LINE
 - BUILDING SETBACK LINE
 - OUTLINE OF TOWER
 - LINE OF BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - FIRE HYDRANT - EXISTING / PROPOSED
 - EXISTING HIGH RISE APARTMENT BUILDING
 - SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
 - DEPRESSED STREET CURB
 - ASPHALT ROAD WITH CONCRETE BARRIER CURBS
 - BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMESE CONNECTION
 - ENTRANCE CANOPY WITH SUPPORT COLUMNS
 - PRIVATE PATIO WITH 1.2m HT. PRIVACY FENCE
 - INTAKE / EXHAUST SHAFT
 - VISITOR PARKING SPACES
 - GAS PRESSURE RELEASE STATION
 - SOFT LANDSCAPING
 - CONCRETE WALKWAY, WIDTH AS NOTED
 - CONCRETE RETAINING WALL, RAILING AS REQUIRED
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - EXISTING TREE TO BE REMOVED
 - CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
 - EXISTING CITY SIDEWALK TO REMAIN
 - TREE PROTECTION FENCE AS PER TCR
 - 6.0 METRE WIDE FIRE ROUTE
 - PROPOSED SERVICES, SEE CIVIL
 - EXISTING UTILITY / LIGHT POLE
 - SITE LIGHTING - SEE ELECTRICAL SITE PLAN
 - PAINTED ISLAND
 - RAISED PLANTERS AT AMENITY AREA, SEE LANDSCAPE
 - CROSSWALK WITH DEPRESSED CURB AND TWSI
 - ACCESSIBLE PARKING SPACES WITH 1.5m WIDE AISLE, DEPRESSED CURB, TWSI AND SIGNAGE
 - RE-ALINE DRIVEWAY AND SIDEWALK
 - EXISTING STREET PARKING TO REMAIN
 - 2.1m HT. SOLID WOOD FENCE
 - HYDRO TRANSFORMER & SWITCHGEAR EQUIPMENT
 - PRIVACY HEDGE, SEE LANDSCAPE
 - ACCESSIBLE PASSENGER LOADING AREA WITH TWSI
 - TREE, SEE LANDSCAPE

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (AFTER 12 UNITS)	88
VISITOR	- 0.1 PER UNIT (AFTER 12 UNITS)	18
TOTAL		106

PROVIDED

RESIDENCE	- 0.6 PER UNIT	232
VISITOR	- 0.1 PER UNIT	18
TOTAL		250

REQUIRED ACCESSIBLE PARKING

TYPE "A"	3.40 x 5.20	1
TYPE "B"	2.40 x 5.20	0
TOTAL		1

PARKING SPACE TYPE

STANDARD PARKING SPACE (2.60 x 5.20)	193
SMALL CAR SPACE (2.40 x 4.60)	50
PARALLEL PARKING SPACE (2.60 x 6.70)	3
BARRIER FREE SPACE TYPE A (3.40 x 5.20)	3
BARRIER FREE SPACE TYPE B (2.40 x 5.20)	1

BICYCLE PARKING 187 UNITS

REQUIRED

RESIDENCE	- 1.0 PER UNIT	187
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PROVIDED

P2 U/G PARKING LEVEL	60
P1 U/G PARKING LEVEL	147
EXTERIOR AT GRADE	10
TOTAL	217

AMENITY SPACE

GROUND FLOOR COMMUNAL INTERIOR =	355.0 sq. m,
GROUND FLOOR COMMUNAL EXTERIOR =	115.0 sq. m,
4th FLOOR COMMUNAL INTERIOR =	160.0 sq. m,
4th FLOOR COMMUNAL TERRACE =	500.0 sq. m,
25th FLOOR COMMUNAL INTERIOR =	230.0 sq. m,
25th FLOOR COMMUNAL TERRACE =	240.0 sq. m,
PRIVATE BALCONIES / TERRACE =	900.0 sq. m,
TOTAL =	2,500.0 sq. m,
TOTAL COMMUNAL =	1,600.0 sq. m,
REQUIRED - 6.0m ² PER UNIT (187) =	1,122.0 sq. m,
REQUIRED COMMUNAL @ 50% =	561.0 sq. m,

REFUSE REQUIREMENT 187 UNITS

GARBAGE	- 0.11 PER UNIT	20 YARDS
RECYCLING GMP	- 0.018 PER UNIT	4 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	7 YARDS
COMPOST	- 240L PER 50 UNITS	4

GENERAL NOTES:

- (A) REFER TO TYPICAL ASSEMBLIES SHEET FOR WALL, PARTITION, ROOF CEILING & FLOOR TYPES.
- (B) FOR DOOR TYPES AND HARDWARE REQUIREMENTS REFER TO DOOR SCHEDULE ON A900 SERIES.
- (C) ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF DRYWALL.
- (D) ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE FACE OF CLADDING.
- (E) ALL EXTERIOR WALLS ARE TO BE TYPE 'W1' UNLESS NOTED OTHERWISE.
- (F) ALL INTERIOR PARTITIONS ARE TO BE TYPE 'P1' UNLESS NOTED OTHERWISE.

ISSUED FOR SITE PLAN CONTROL APPLICATION 2024-10-24

ISSUED FOR OWNER / CONSULTANT REVIEW 2024-09-04

ISSUED FOR OWNER / CONSULTANT REVIEW 2024-07-04

ISSUED FOR OWNER / CONSULTANT REVIEW 2024-03-14

ISSUED FOR OPA & ZA ROUND 3 COMMENT 2023-06-05

ISSUED FOR OPA & ZA ROUND 2 COMMENT 2023-03-17

ISSUED FOR ZONING APPLICATION 2021-05-28

ARCHITECT SEAL:

NORTH ARROW:

SEAL DATE: STAMP DATE

CLIENT: **HOMESTEAD**

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PROJECT TITLE: **210 CLEARVIEW AVENUE**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN BLDG. 'B'**

DRAWN: R.V. CHECKED: JS

SCALE: 1:250 SHEET No. **SP-1**

PROJECT No. **2117**