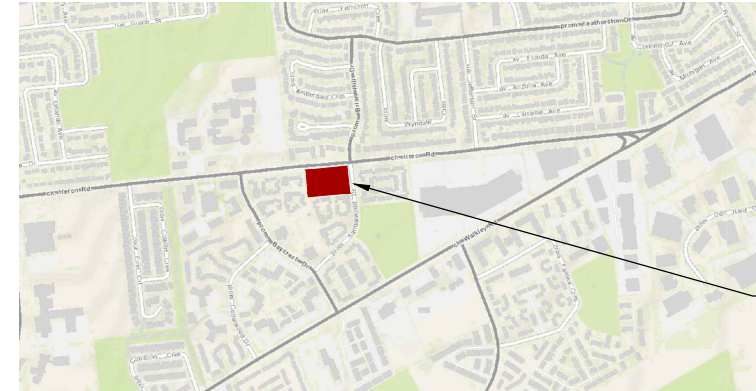


KEY PLAN



PROPOSED SITE

PROPERTY DESCRIPTION

SIX STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER

04

MUNICIPAL ADDRESS

Heron Road

SITE INFORMATION

LOT AREA:

11,873.9 m²

LOT FRONTAGE:

81.00 m

LOT DEPTH:

145.62 m

BUILDING INFORMATION

BUILDING AREA:

BUILDING A: 1,813 m², BUILDING B: 1,652 m², BUILDING C: 1,597 m²

GROSS FLOOR AREA:

BUILDING A: 10,323 m², BUILDING B: 10,840 m², BUILDING C: 9,298 m²

PROPOSED USE:

APARTMENT DWELLINGS, MID-RISE

UNIT BREAKDOWN:

BUILDING A

12- STUDIO

49- 1 BEDROOM

25- 2 BEDROOM

12- 3 BEDROOM

5- 3 BEDROOM TOWN

2- 4 BEDROOM TOWN

105 UNITS

BUILDING B

7- STUDIO

53- 1 BEDROOM

20- 2 BEDROOM

18- 3 BEDROOM

9- 3 BEDROOM TOWN

2- 4 BEDROOM TOWN

109 UNITS

BUILDING C

1- STUDIO

32- 1 BEDROOM

38- 2 BEDROOM

8- 3 BEDROOM

6- 3 BEDROOM TOWN

4- 4 BEDROOM TOWN

91 UNITS

TOTAL PROPOSED

20- STUDIO

134- 1 BEDROOM

83- 2 BEDROOM

38- 3 BEDROOM

22- 3 BEDROOM TOWN

8- 4 BEDROOM TOWN

305 UNITS

ZONING TABLE

R5

CITY OF OTTAWA ZONING BY-LAW
No. 2008-250

REQUIRED

PROPOSED

MINIMUM LOT AREA

1,400 m² for a Planned Unit Dev.

11,873.9 m²

MINIMUM LOT WIDTH

n/a

FRONT YARD SETBACK

3 m

3 m (SANDALWOOD DRIVE)

HYDRO SETBACK

6m

n/a

CORNER SIDE YARD SETBACK

3 m

3 m (HERON ROAD)

MINIMUM INTERIOR SIDE YARD SETBACK

N/A

6 m (BUILDING A)
7.3 m (BUILDING B)

REAR YARD SETBACK

N/A

12.6 m (BUILDING C)
25.3 m (BUILDING B)

MAXIMUM BUILDING HEIGHT

18 m

BUILDING A: 22.62 m (7 STOREYS)
BUILDING B: 22.77 m (7 STOREYS)
BUILDING C: 19.08 m (6 STOREYS)

MAXIMUM FLOOR SPACE INDEX

N/A

VEHICLE PARKING REQUIREMENTS
(AREA C, SCHEDULE 1A)

Residential Area C: 1.2 spaces/unit,
less 20 spaces [101(6)(c)]
1.2 per dwelling unit = 346 spaces

304 P1 SPACES (262 REGULAR, 40
SMALL, 2 ACCESSIBLE)

VISITOR PARKING REQUIREMENTS
(AREA C, SCHEDULE 1A)

0.2 / Dwelling unit = 61 Spaces
required

16 SPACES (EXTERIOR)
45 SPACES (P1)

AMENITY AREA REQUIREMENTS

6m² per dwelling unit = 1,830m²
50% Communal = 915m²

-516 m² INTERIOR AMENITY (Bldg A)
-1,732 m² BALCONIES / PRIVATE
TERRACE
-1,420 m² TOTAL ROOFTOP
TOTAL = 3,668 m²

BICYCLE PARKING SPACES

0.5 per dwelling unit = 153

239 INTERIOR STORAGE SPACES (BLDG
A: 39, BLDG B: 30, BLDG C: 16, P1: 96+22
WALL MOUNTED), 36 EXTERIOR SPACES
TOTAL = 239

LEGEND

 SOFT LANDSCAPING

 ASPHALT PAVING

 RIVERSTONE
REFER TO LANDSCAPE

 EXISTING BUILDING
ELEMENT TO BE REMOVED

 EXISTING FENCE

 NEW BOARD FENCE
REFER TO LANDSCAPE

 LOT LINE

 SETBACK LINE

 DESIGNATED BUILDING
ENTRANCE / EXIT

 FIRE HYDRANT. REFER
TO CIVIL

 CATCH BASIN

 MANHOLE

 UNIT PAVERS
REFER TO LANDSCAPE

 CONCRETE

 EXISTING GROUND
ELEVATION (TO
DETERMINE EXISTING
AVERAGE GRADE)

 NEW GROUND
ELEVATION REFER TO
CIVIL

 NOTE: 'X' E INDICATES EXISTING TO
REMAIN

 FLOOR DRAIN

 UTILITY POLE

 OVERHEAD UTILITY WIRES

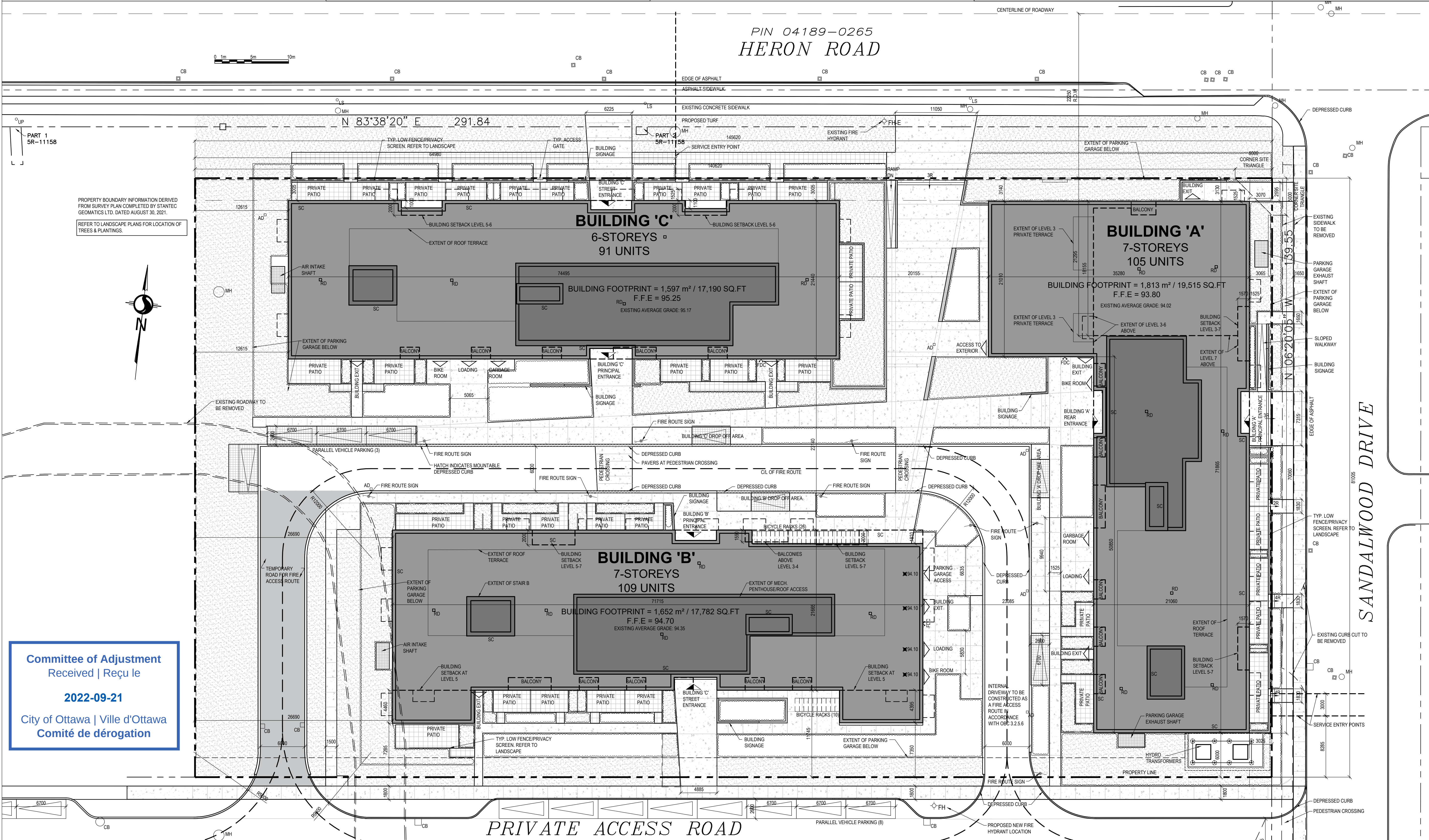
 LIGHT STANDARD

 DEPRESSED CURB

 EXISTING TREE TO REMAIN (REFER
TO LANDSCAPE DRAWINGS)

 NEW TREE (REFER TO
LANDSCAPE DRAWINGS)

 NEW SHRUBS
(REFER TO LANDSCAPE
DRAWINGS)



No. Date Envs pour / Object

1 2021-08-23 PRELIMINARY COORDINATION

2 2021-09-29 COORDINATION

3 2021-11-15 COORDINATION

4 2021-12-22 SITE PLAN CONTROL

5 2022-05-09 COORDINATION

6 2022-05-20 COORDINATION

7 2022-06-01 SITE PLAN CONTROL RESPONSE

8 2022-06-20 SITE PLAN CONTROL RESPONSE

9 2022-07-12 SITE PLAN CONTROL RESPONSE

10 2022-07-28 SITE PLAN CONTROL RESPONSE

11 2022-09-20 SITE PLAN CONTROL RESPONSE

Urban Planner

Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Gino J. Aiello landscape architect www.GJALA.com
GINO@GJALA.COM (613) 852-1343
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingenieur / Engineer
(Civil / Civil)

Client / Client

hazeltree
INVESTMENTS

Collectif d'architectes / Architects Collective

Figur

Fig. 1
3500, Saint-Antoine O.
Montreal QC H4C 1A8
T: 514 881-0122

Fig. 2
190 Somerset St W #208
Ottawa ON K2P 0A4
T: 613 695-6122

www.figur.ca

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Scelus / Seal

ONTARIO ASSOCIATION
OF
ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:
L'entrepreneur doit vérifier
toutes les dimensions et
informations sur le site et
avant immédiatement
l'architecte de toutes erreurs
ou omissions.
Contractor shall verify all
information and dimensions
on site and immediately
report any errors or
omissions to the architect.

Project / Project

HERONGATE
HG-5

Drawn / Dessiné par / Drawn by
MD

No. projet / Project number
2135

Verified / Vérifié par / Verified by
RC

No. dessin / Drawing number

Revision / Révision

Echelle / Scale
AS SHOWN

Date de création du dessin /
Drawing creation date
2021-08-23

0

A105