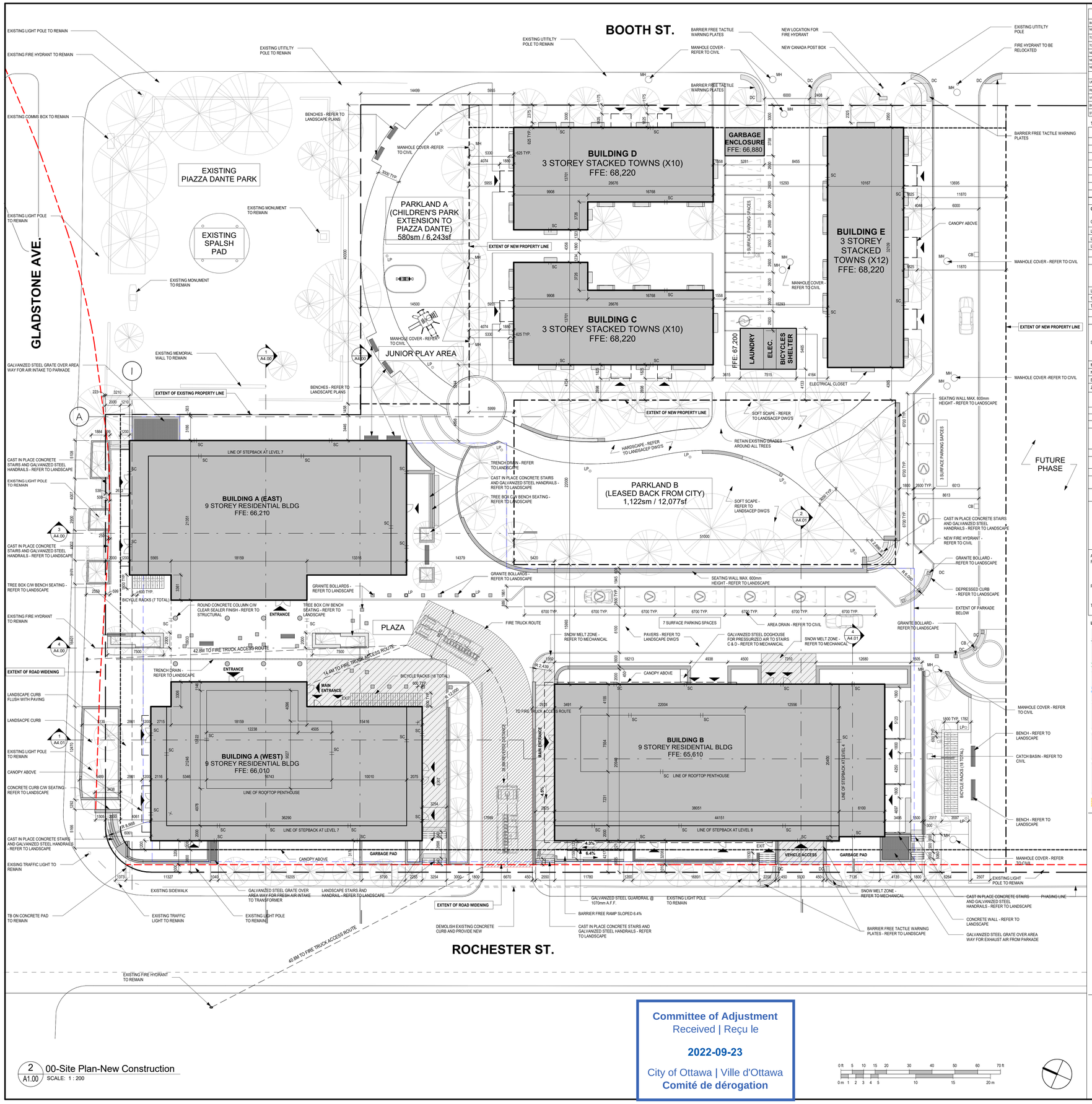


2 / A1.00 00-Site Plan-New Construction
SCALE: 1 : 200

0 ft 5 10 15 20 30 40 50 60 70 ft
0 m 1 2 3 4 5 10 15 20 m

Committee of Adjustment
Received | Reçu le

2022-09-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

BUILDING A - AREA SUMMARY		
BUILDING AREA	17,645	SQ.FT
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS
TOTAL GROSS AREA	149,765	SQ.FT
TOTAL NET/LEASEABLE AREA	111,641	SQ.FT
NET RES. EFFICIENCY	75%	
NET LEASABLE EFFICIENCY(res. + comm.)	78%	116,540
NET USEABLE (res+comm.+amenity)	87%	*excluding central park
UNITS	155	UNITS
RES PARKING ratio = 0.39	60	SPACES
VISITOR PARKING ratio = 0.10	16	SPACES
BICYCLE PARKING ratio = 1.30	201	SPACES
STORAGE LOCKERS ratio = 0.83	128	LOCKERS

BUILDING B - AREA SUMMARY		
BUILDING AREA	9,914	SQ.FT
NUMBER OF STOREYS ABOVE GRADE	9	STOREYS
TOTAL GROSS AREA	81,916	SQ.FT
TOTAL NET/LEASEABLE AREA	60,820	SQ.FT
NET RES. EFFICIENCY	74%	
NET LEASABLE EFFICIENCY(res. + comm.)	N/A	
NET USEABLE (res+comm.+amenity)	83%	*excluding central park
UNITS	83	UNITS
RES PARKING ratio = 0.39	32	SPACES
VISITOR PARKING ratio = 0.10	8	SPACES
BICYCLE PARKING ratio = 1.30	108	SPACES
STORAGE LOCKERS ratio = 0.83	69	LOCKERS

BUILDING C, D & E - AREA SUMMARY		
BUILDING AREA	10,086	SQ.FT
NUMBER OF STOREYS ABOVE GRADE	3	STOREYS
TOTAL GROSS AREA	39,676	SQ.FT
TOTAL NET/LEASEABLE AREA	39,676	SQ.FT
NET RES. EFFICIENCY	100%	
NET LEASABLE EFFICIENCY(res. + comm.)	N/A	
NET USEABLE (res+comm.+amenity)	N/A	*excluding courtyard
UNITS	32	UNITS
RES PARKING ratio = 0.75	24	SPACES
VISITOR PARKING ratio = 0.00	-	SPACES
BICYCLE PARKING ratio = 0.38	12	SPACES
STORAGE LOCKERS ratio = 0.00	-	LOCKERS

TOTAL PROJECT STATISTICS

TOTAL GROSS AREA	**271,357 SQ.FT**
TOTAL NET/LEASEABLE AREA	**212,137 SQ.FT (78%)**
TOTAL UNITS	**270 UNITS**
TOTAL PARKING	116 SPACES (BUILDING A & B PARKADE + SURFACE PARKING)
	15 SPACES (STACKED TOWNS, PARKADE)
	9 SPACES (STACKED TOWNS, SURFACE PARKING)
	140 SPACES TOTAL PARKING SPACES
TOTAL BICYCLE PARKING	**321 SPACES (GARAGE , GROUND + SURFACE PARKING)**
TOTAL STORAGE LOCKERS	**197 SPACES (GARAGE + LOCKER ROOMS ON TYPICAL FLOORS)**

ZONING TABLE

Current Zoning		TM15 [2689] S432 RSBB [2689] S432 R4T [2689] S432	LEGAL DESCRIPTION LOT 818 REGISTERED PLAN XXXXXXXXX CITY OF OTTAWA
Civil Address:	**818 GLADSTONE AVENUE**		
Lot Area		10,868 SQ.M.	
LOT WIDTH (along Rochester st.)		120.28m	
LOT DEPTH (From Rochester st. to Booth st.)		102.65m	
ZONING TABLE			
		REQUIRED	PROVIDED
Lot Area 'A'		MIN. 1,150 SQ.M.	10,868 SQ.M.
% OF LANDSCAPE AREA			69%
TOTAL UNITS			270
Setbacks	SETBACK ALONG ROCHESTER	3m	3m
	SETBACK ALONG GLADSTONE	0m	2m
	SETBACK ALONG BOOTH	1.2m	3m
Maximum Building Height		30m	30m
Number of Storeys			9
BUILDING GFA			25,212 SQ.M.
ZONING GFA (as per city zoning def.)			18,960 SQ.M.

PARKING REQUIREMENTS

1. VEHICULAR PARKING	
	PROVIDED PARKING
RESIDENTIAL PARKING	
APARTMENT	125 RESIDENTIAL PARKING SPACES PROVIDED FOR 270 UNITS (0.46/UNIT) *LOCATED IN UNDERGROUND PARKING GARAGE
VISITOR PARKING	
APARTMENT	24 VISITOR PARKING SPACES PROVIDED FOR 270 UNITS *LOCATED AT GRADE & IN PARKING GARAGE
COMMERCIAL PARKING	
COMMERCIAL	0 COMMERCIAL PARKING SPACES PROVIDED (NONE REQUIRED FOR AREAS BELOW 350 SQ.M.
TOTAL PARKING PROVIDED	140 TOTAL PARKING SPACES 121 INTERIOR

BICYCLE PARKING REQUIREMENTS

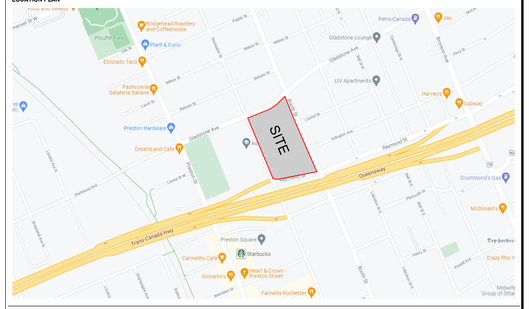
REQUIRED BICYCLE PARKING SPACES RESIDENTIAL	1 SPACE/UNIT - 270 SPACES REQUIRED FOR 270 UNITS
PROVIDED BICYCLE PARKING SPACES RESIDENTIAL	321 SPACES PROVIDED FOR 270 UNITS (1.19/UNIT)

Amenity REQUIRMENTS
REQUIRED AMENITY SPACE 6 SQ.M. REQUIRED PER UNIT
270 UNITS X 6 SQ.M. = 1,620 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON: 810 SQ.M.
PROVIDED COMMON AMENITY SPACE: 1,867 SQ.M.

PROVIDED AMENITY SPACE BREAKDOWN:
-GROUND FLOOR COMMON AMENITY: 815 SQ.M. (INTERIOR) + 890 SQ.M. (EXTERIOR) = 1,705 SQ.M.
-UPPER FLOORS COMMON AMENITY: 127 SQ.M. (INTERIOR) + 35 SQ.M. (EXTERIOR) = 162 SQ.M.

TOTAL AMENITY SPACE PROVIDE: 1,867 SQ.M.

LOCATION PLAN



LEGEND

SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
	NEW PROPERTY LINE
	SETBACK
	RIGHT OF WAY (FUTURE ROAD WIDENING)
	OUTLINE OF PARKADE BELOW
	FIRE TRUCK ACCESS ROUTE (6m MIN. CLEAR WIDTH)
	HEAT TRACING - REFER TO MECHANICAL
	TACTILE WARNING STRIP - REFER TO LANDSCAPE
	RESIDENTIAL BUILDING
	TRENCH DRAIN - REFER TO LANDSCAPE
	EXISTING FIRE HYDRANT
LP	LIGHT POST - REFER TO LANDSCAPE
CB	CATCH BASIN - REFER TO CIVIL
MH	MAN HOLE - REFER TO CIVIL

UNIT MIX DATA

UNIT MIX (Bldg A)	BACH	1 BED	2 BED	3 BED	TOTAL
Level 2	2	11	4	3	**20**
Level 3	2	12	4	3	**21**
Level 4	2	12	4	3	**21**
Level 5	2	12	4	3	**21**
Level 6	2	12	4	3	**21**
Level 7	1	8	7	1	**17**
Level 8	1	8	7	1	**17**
Level 9	1	8	7	1	**17**
Bldg A Total	13 (5 BF)	83 (21 BF)	41 (11 BF)	18 (5 BF)	**155 (42 BF)**

UNIT MIX (Bldg B)	BACH	1 BED	2 BED	3 BED	TOWN	TOTAL
Level 2	3	4	3	0	3	**13**
Level 3	4	6	3	0	0	**13**
Level 4	0	4	4	1	0	**9**
Level 5	0	5	4	1	0	**10**
Level 6	0	5	4	1	0	**10**
Level 7	0	5	4	1	0	**10**
Level 8	0	5	3	1	0	**9**
Level 9	0	5	3	1	0	**9**
Bldg B Total	7 (2 BF)	39 (10 BF)	28 (8 BF)	6 (2 BF)	3	**83 (22 BF)**
Grand Total:	**20 (7 BF)**	**122 (31 BF)**	**69 (19 BF)**	**24 (7 BF)**	**3**	**238 (64 BF)**

ARCHITECT
HOBIN ARCHITECTURE
Marc Thivierge
marcl@hobinarc.com
613.238.7200 x105
David Anderson
danderson@hobinarc.com
613.238.7200 x122

OWNERSHIP
OTTAWA COMMUNITY HOUSING
Robert McNeil
Robert_MacNeil@och.ca
613. 731-1182 ex2325
Gordon Downes
Gordon_Downes@och.ca
613. 731-1182 ex2511

PLANNING
FOTENN PLANNING + DESIGN
Timothy Beed
beed@fotenn.com
613.730.5709 ext. 243

CIVIL
STANTEC
Karin Smadella
karin.smadella@stantec.com
613-724-4371
Mike Sharp
mike.sharp@stantec.com

LANDSCAPE ARCHITECT
CSW
Jerry Corush
corush@csw.ca
Sheri Edwards
edwards@csw.ca
613-729-4536 ex 228

STRUCTURAL CONSULTANT
Cunliffe & Associates
Rick Cunliffe
rcunliffe@cunliffe.ca
613-729-7242 ex222
Brad Armstrong
barmstrong@cunliffe.ca
613-729-7242 ex226

MECHANICAL CONSULTANT
Goodkey, Weedmark & Associates Limited
Frank Bann
fbann@gwal.com
613-727-5111 ex229
Mark Sarasin
marks@gwal.com
613-727-5111 ex308

ELECTRICAL CONSULTANT
Goodkey, Weedmark & Associates Limited
Raj Vyas
RajV@gwal.com
(613) 727-5111 ex 299
Sylvain Larocque
slarocque@gwal.com
(613) 727-5111

PASSIVE HOUSE & SUSTAINABILITY
BR+A Consulting Engineers
Prudence Ferreira
PFerreira@brplusa.com
1(617) 925-8274

BUILDING SCIENCE/ ENVELOPE/ENERGY MODEL
Morrison Hershfield
Dave Kayll
DKayll@morrisonhershfield.com
613-739-3242
Matt Durion
MDoiron@morrisonhershfield.com
613-739-3242

ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MARCH 31, 2022 AND PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PLEASE REFER TO LANDSCAPE PLAN FOR PAVING, PLANTING, AND SITE LIGHTING INFO.

PLEASE REFER TO SITE SERVICING AND GRADING PLAN FOR GRADING INFORMATION

date	revision
220615	RE-ISSUED FOR SPC
220608	PARKLAND BOUNDARY REVISED
220519	PIAZZA DANTE REVISED TO REMAIN IN ITS EXISTING STATE
220512	ROW CITY COMMENTS ADDRESSED
220505	ISSUED FOR 75% COMPLETION
220428	ISSUED FOR CLASS B COSTING
220414	VALUE ENGINEERING REVISIONS
220209	ISSUED FOR DESIGN DEVELOPMENT
211129	ISSUED FOR SPC

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 engineer.

All contractors must comply with all

Do not scale drawings.

This drawing may not be used for construction until signed.

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Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T: 613-238-7200
F: 613-235-2005
E:mail@hobinarc.com
hobinarc.com

PROJECT
ROCHESTERVILLE
818 GLADSTONE AVENUE

DRAWING TITLE
SITE PLAN

DRAWN	DATE	SCALE
SD	06/15/22	As Indicated

PROJECT 2109
DRAWING NO. A1.00
D - - - -
DWG
REVISION NO. 1

DWG 18218

A1.00 - R1 - SITE PLAN