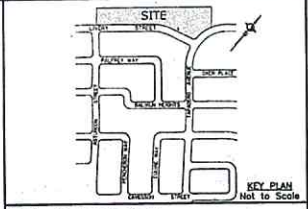


**Committee
of Adjustment**
FEB 21 2017
City of Ottawa

APPROVED REFUSED
THIS DAY OF _____ 20____
BERRICK MOORE, ACTING MANAGER
DEVELOPMENT REVIEW, SUBURBAN SERVICES



CLIENT **CARDEL HOMES**
OTTAWA OFFICE
301 MOORE DRIVE, SUITE 100
OTTAWA, ONTARIO
K2H 9G6
TEL: (613) 825-1959

SITE PLAN

**BLOCK 207
REGISTERED PLAN 4M-1491
CITY OF OTTAWA**

Scale 1:500
0 10 20 METERS

METRIC CONVERSION
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SITE STATISTICS
SITE AREA = 14453 M²

BUILDING FOOTPRINT
BLOCK 1 = 302.4 M² BLOCK 5 = 238.2 M² APARTMENT A = 352.8 M²
BLOCK 2 = 302.4 M² BLOCK 6 = 305.4 M² APARTMENT B = 352.8 M²
BLOCK 3 = 302.4 M² BLOCK 7 = 305.4 M² APARTMENT C = 352.8 M²
BLOCK 4 = 302.4 M² DRIVEWAY/SURFACE PARKING = 4803.5 M²

OVER LANDSCAPE = 628.00 M² (20% OF LOT AREA)

BUILDING REQUIREMENTS

Item	Requirement	Proposed	Compliance
Minimum Building Height	3.0 M	3.0 M	Compliant
Maximum Building Height	12.0 M	12.0 M	Compliant
Minimum Floor Area	100 M ²	100 M ²	Compliant
Maximum Floor Area	1000 M ²	1000 M ²	Compliant
Minimum Lot Coverage	10%	10%	Compliant
Maximum Lot Coverage	50%	50%	Compliant

PARKING REQUIREMENTS - TOWN

Requirement	Proposed	Compliance
Minimum Number of Spaces	10	10
Maximum Number of Spaces	10	10

PARKING REQUIREMENTS - LOW DENSITY APARTMENT

Requirement	Proposed	Compliance
Minimum Number of Spaces	10	10
Maximum Number of Spaces	10	10

UNIT COUNT

BLOCK 1 = 10 UNITS BLOCK 5 = 8 UNITS
BLOCK 2 = 10 UNITS BLOCK 6 = 10 UNITS
BLOCK 3 = 10 UNITS BLOCK 7 = 10 UNITS
BLOCK 4 = 8 UNITS APARTMENT B = 10 UNITS
APARTMENT BLOCKS A, B AND C = 36 UNITS TOTAL
APARTMENT A = 12
APARTMENT B = 12
APARTMENT C = 12

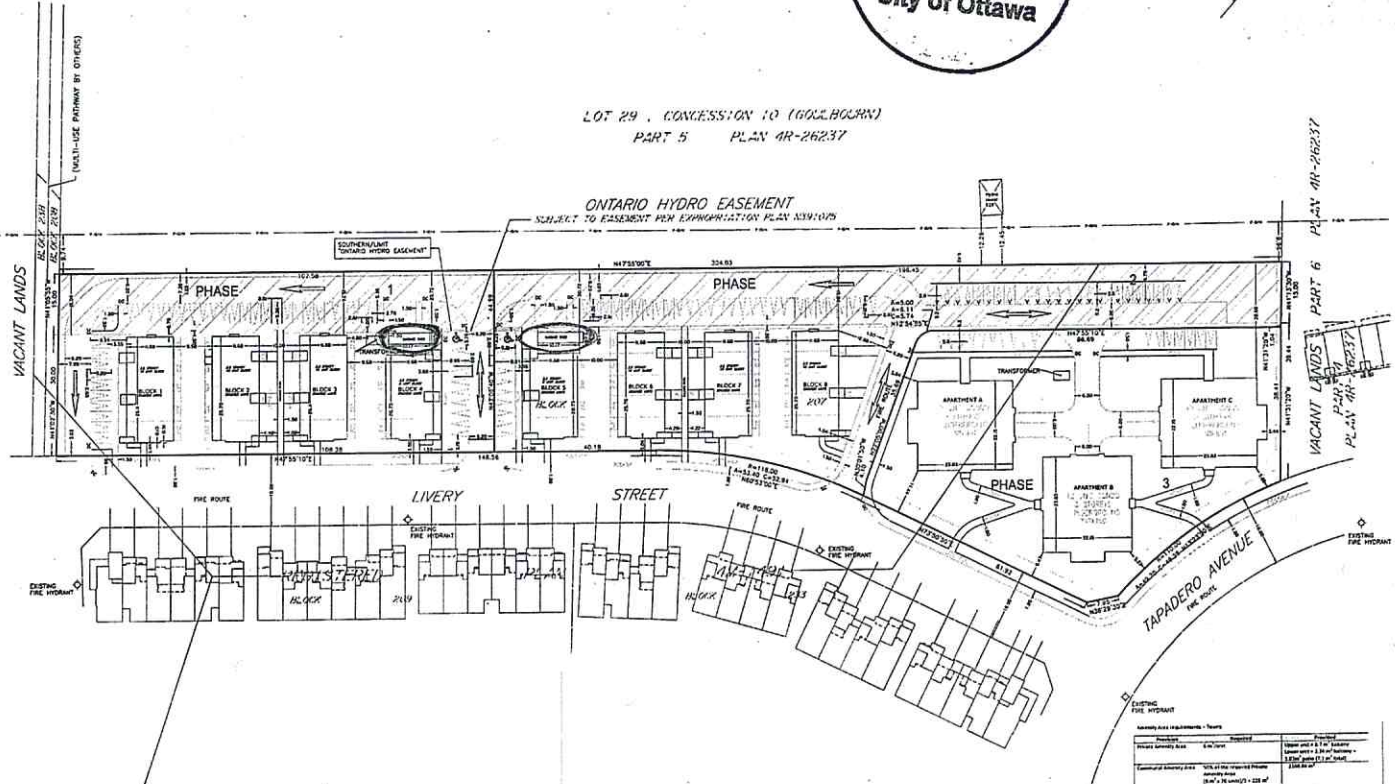
STORAGE LOCKERS (ALL LOCATED WITHIN STORAGE LOCKERS) INCL. 3 VISIT

NOTE
THE PLAN DATA IS COMPILED FROM OFFICE RECORDS OF STANTIC GEOMETICS LTD. AND HAS NOT BEEN VERIFIED BY FIELD MEASUREMENTS. ALL DISTANCES ARE APPROXIMATE, TO BE VERIFIED BY FINAL REGISTERED PLANS.
ALL DATA BE PROPOSED SET-BACKS, BUILDING OUTLINES TO BE VERIFIED FIELD TO SUBMISSION.
Please refer to Schedule Part (C) for all proposed service notations.

Date	Description	Author
23 OCT 11 2016	APPROVED PLAN	CT
22 JUNE 2 2016	HOME 1'S SEWER PILE, NO & PATH FROM HYDRO TOWER	CT
15 JAN 6 2016	REVISED GARAGE FOOTPRINT DIMENSIONS	CT
18 DEC 16 2015	ALL ROAD WIDTHS ARE NOW 8.2 METRES	CT
17 OCT 21 2015	NEW PATHWAYS BETWEEN APARTMENTS A, B & C	CT
28 OCT 8 2015	REVISIONS 1 & 4 REVISED BACK	CT
13 OCT 5 2015	NEW LOCATIONS OF PATHWAYS RECEIVED OCT 1, 2015	CT
11 AUG 28 2015	PER CARDEL HOMES COMMENTS	CT
13 AUG 19 2015	PER CITY COMMENTS	CT
12 MAY 6 2015	APPROVED PRIVATE ROAD TO R 70 METRES	CT
10 APRIL 22 2015	REVISED APARTMENTS AND REAR PATHWAYS	CT
10 FEB 24 2015	Zoning	DS
6 FEB 23 2015	Issue of Final Easement updated	DS
6 FEB 20 2015	Consult hydrology and engineers updated	DS
7 NOV 24 2014	Apartment building footprint updated	DS
6 OCT 15 2014	Examine new setbacks of building units	DS
6 OCT 15 2014	Revised parking and new patways	DS
6 OCT 15 2014	Revised entrance and garbage enclosures	DS
6 OCT 15 2014	Revised entrances	DS
6 OCT 15 2014	Additional Parking & Additional Corridor	DS
1 Sept 23 2014	New Site Plan received from Cardeal	DS
8 SEP 15 2014	DATE	BY

LOT 29, CONCESSION 10 (GOLF COURSE)
PART 5 PLAN 4R-26237

ONTARIO HYDRO EASEMENT
SUBJECT TO EASEMENT FROM EXPROPRIATION PLAN 2009/10/29



Property	Address	Owner
1000-1000	1000-1000	1000-1000
1000-1000	1000-1000	1000-1000

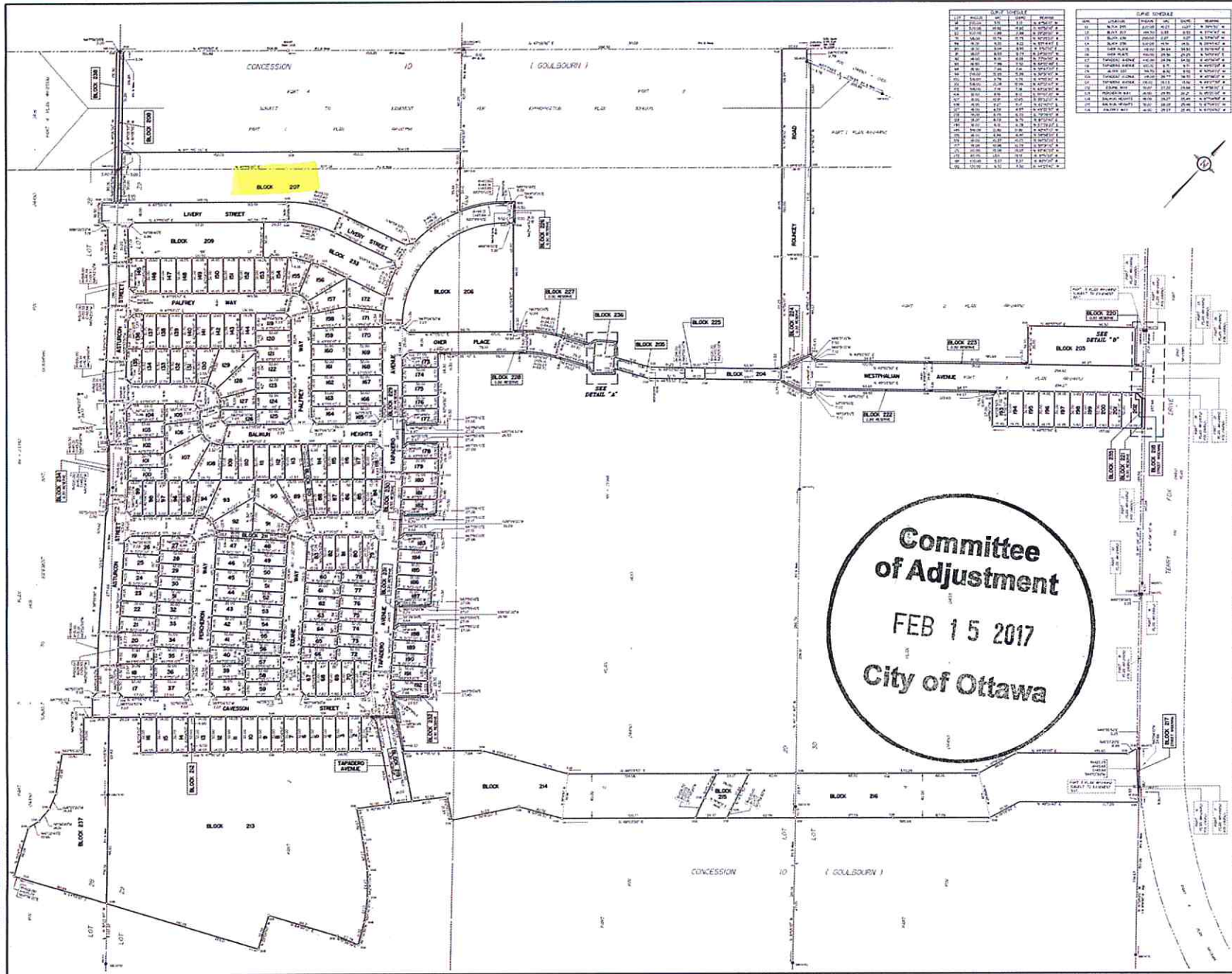
Property	Address	Owner
1000-1000	1000-1000	1000-1000
1000-1000	1000-1000	1000-1000

LEGEND: --- DENOTES LIMIT OF HYDRO EASEMENT

W:\Projects\117176_11_Cardel Homes (Block 207)_117176_11_Cardel Homes (Block 207)_117176_11_Cardel Homes (Block 207)_117176_11_Cardel Homes (Block 207).DWG
 2017-02-21 10:00:00 AM
 User: BERRICK.MOORE

Stantec Stantic Geomatics Ltd.
 151 FLETCHER AVENUE, SUITE 100, OTTAWA, ON K1K 0K4
 PHONE (613) 725-2420 FAX (613) 725-2796
 WWW.STANTEC.COM

DRAWN BY: DS | CHECKED BY: CT | FILED: CT | PROJECT NO.: 15141292-011 | PLAN NO.: 17117



LOT COVER		CARE COVER	
LOT NO.	AREA (SQ. M.)	LOT NO.	AREA (SQ. M.)
1	12.15	1	12.15
2	12.15	2	12.15
3	12.15	3	12.15
4	12.15	4	12.15
5	12.15	5	12.15
6	12.15	6	12.15
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97	12.15	97	12.15
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APPROVED AS SHOWN BY THE PLANNING COMMISSION
 DATE: _____
 TITLE: _____
 PROJECT: _____
 DRAWING NO.: _____
 SHEET NO.: _____

PLAN 4M-
 A LEGAL PLAN AND PLAN
 AS REQUIRED BY THE LAND REGISTRY OFFICE
 FOR THE LAND THAT IS SUBJECT OF CONCESSION NO. 10
 AND IS LOCATED IN THE CITY OF OTTAWA
 AND IS SHOWN IN THE POWER OF ATTORNEY AND
 POWER OF ATTORNEY AND
 AND THE RELATED CONCESSION AND RESOLUTIONS
 AND DOCUMENTS

PLAN OF SUBDIVISION OF PART OF LOTS 28, 29 And 30 CONCESSION 10
 Geographic Township of Goulbourn
CITY OF OTTAWA
 Surveyed by Anne O'Sullivan, Volkerck Ltd.

Scale: 1:1000
 NORTH

NOTES
 1. The survey and subdivision is shown on the plan and the boundaries are shown as shown on the plan.
 2. The plan is subject to the provisions of the Act and the Regulations thereunder.

SURVEYOR'S CERTIFICATE
 I, the undersigned, being a duly qualified and licensed surveyor, do hereby certify that the above plan is a true and correct copy of the original plan as shown on the plan and the boundaries are shown as shown on the plan.

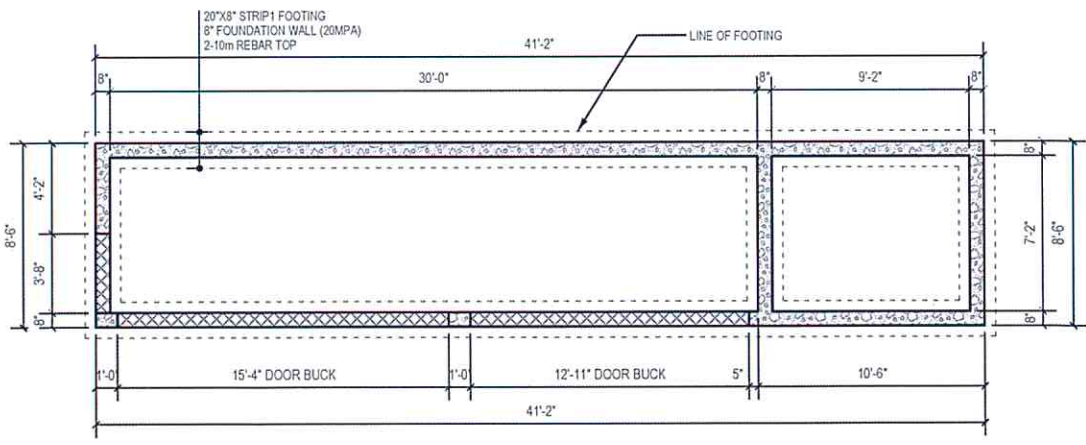
OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
 I, the undersigned, being the owner of the land shown on the plan, do hereby certify that the above plan is a true and correct copy of the original plan as shown on the plan and the boundaries are shown as shown on the plan.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION
 I, the undersigned, being the owner of the land shown on the plan, do hereby certify that the above plan is a true and correct copy of the original plan as shown on the plan and the boundaries are shown as shown on the plan.

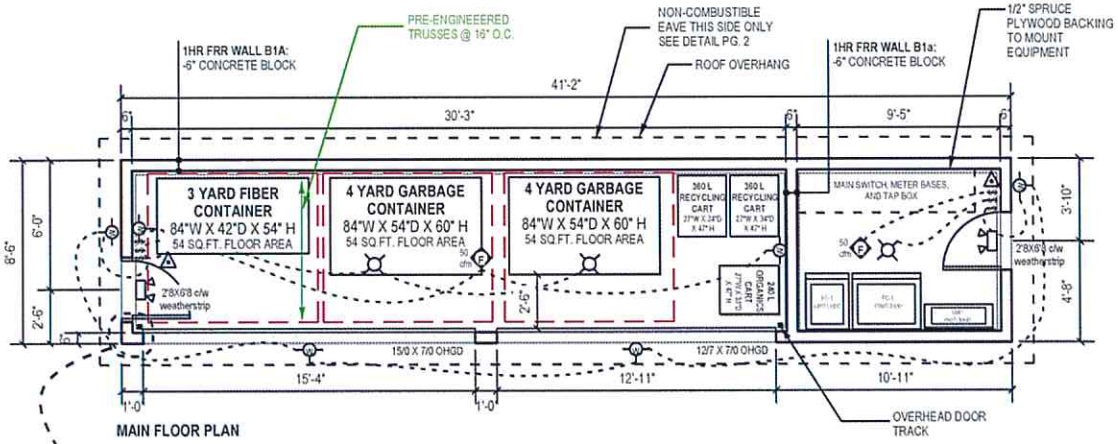
NOTES AND LEGEND
 1. The plan is subject to the provisions of the Act and the Regulations thereunder.
 2. The plan is subject to the provisions of the Act and the Regulations thereunder.



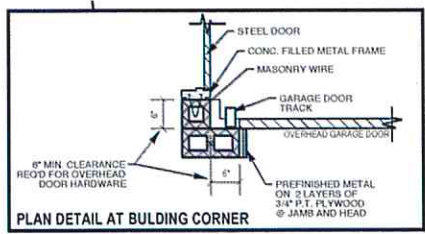
Committee of Adjustment
FEB 15 2017
City of Ottawa



FOUNDATION PLAN



MAIN FLOOR PLAN



PLAN DETAIL AT BUILDING CORNER

**Committee
of Adjustment**
FEB 15 2017
City of Ottawa

2012 OBC CODE ANALYSIS
 -OCCUPANCY: F3 LOW HAZARD - CONTAINING TWO SERVICE ROOMS
 -FALLS UNDER PART 9 OF THE OBC (1.1.2.4)
 -TOTAL BUILDING AREA = 349.9 sqft (32.5 sqm)
 -EMERGENCY LIGHTING PROVIDED AS PER 9.9.12.3
 -1HR FRR REQUIRED BETWEEN SERVICE ROOMS (9.10.10.3)
 -INTERIOR FINISHED SURFACES TO HAVE A MAXIMUM FLAMESPREAD RATING OF 150 (9.10.17.1)
 -PORTABLE FIRE EXTINGUISHER PROVIDED AS PER 9.10.20.4
 -MECHANICAL VENTILATION REQUIRED (OBC PART 6 AS PER 9.32.1.1(2))

LEGEND

- WALL MOUNTED FIRE EXTINGUISHER (AS PER 2012 OBC 9.10.20.4) MOUNTED BELOW LIGHT SWITCHES
- WALL MOUNTED EMERGENCY LIGHTING (AS PER 2012 OBC 9.9.12.3) MOUNTED ABOVE DOOR
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED SWITCH
- CEILING MOUNTED EXHAUST FAN

The undersigned has reviewed and undertaken the responsibilities for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

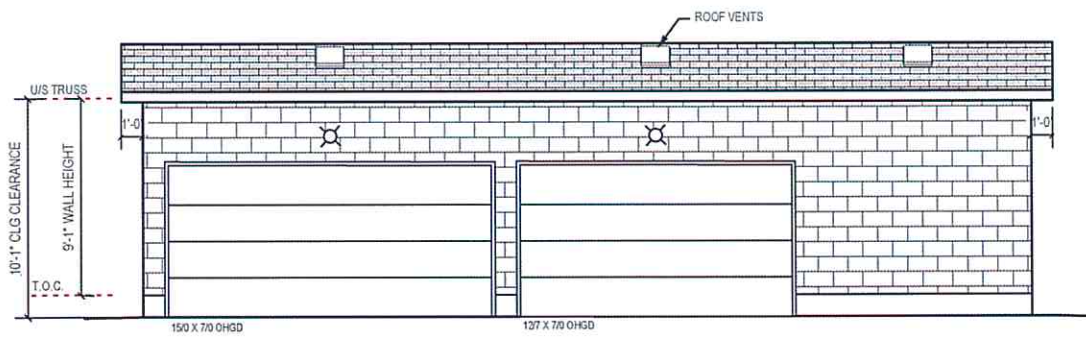
Qualification Information:
 Name: LEAH BUDD
 BCIN: 25478
 Signature:

NOTES:
 -ALL DIMENTS TO BE 3/2" UNLESS OTHERWISE NOTED
 -MAX. JOIST SPACING 19" O.C.
 -ALL HIG. ARE 3/4" X 3/4" X 1/8" UNLESS OTHERWISE NOTED
 -ALL FLOORS TO BE C/D
 -ALL L.V. FOR FLOOR SYSTEM TO BE FLUSH UNLESS OTHERWISE NOTED
 -S.F.L. = SEE FLOOR LAYOUT
 -ALL BEAMS AND CHOKER TRUSSES REQUIRE 3/2" POSTS UNLESS NOTED
 -FRAME ALL CANTILEVERS DOWN 4" TO ALLOW FOR AIR SPACE
 -STUDS OVER 16" O.C. REQUIRE TO BE 2" DIA. OR BULKY (2" O.C.)
 -OTHER HEIGHTS MAY REQUIRE SPECIFIC BLOCKING AS PER PLAN

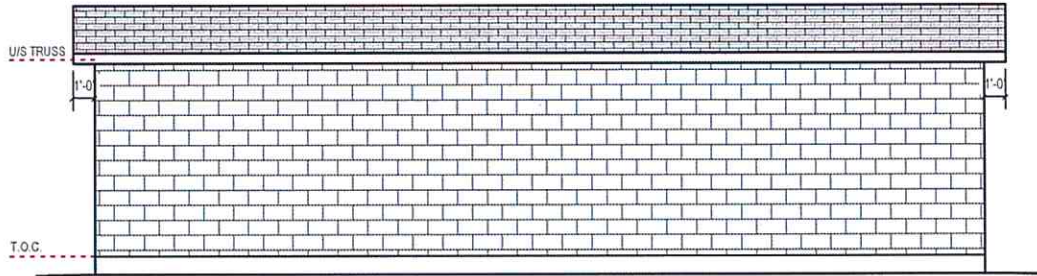
POST SCHEDULE
 P1 3-2X4
 P2 4-2X4
 P3 3-2X6
 P4 4-2X6
 P5 5-2X4

SOIL BEARING CAPACITY ASSUMED TO BE 100KPA, TO BE CONFIRMED ON-SITE BY SOILS ENGINEER

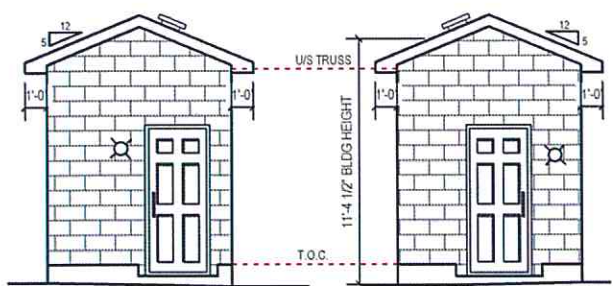
pg 1 of 2 **BUILDING A - FLOOR PLANS**
 SCALE: 1/2" = 1'-0"



FRONT ELEVATION - FACING PARKING LOT

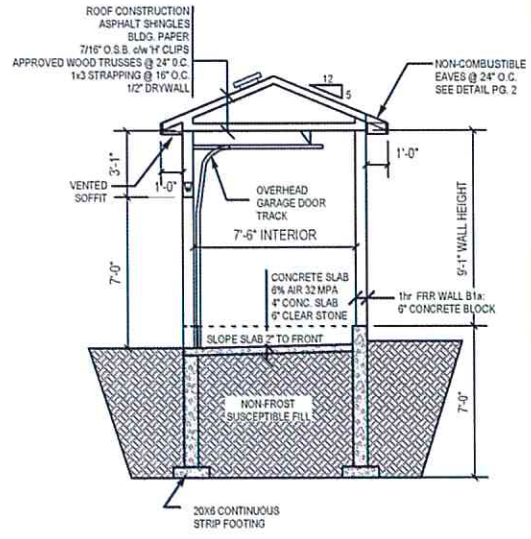


REAR ELEVATION - FACING STACKED TOWNS



LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



BUILDING SECTION