

1900 CITY PARK DRIVE OTTAWA, ONTARIO K2M 1W8

PROJECT INFORMATION

Zone: MC F12(B) H45 - Mixed Use Centre, FSI 2.8, Height Limit 48m
 Area: 2 Near Major LRT Stations on Schedule 1A to Zoning By-law No. 2006-259
 Property Identification Number: 042643000

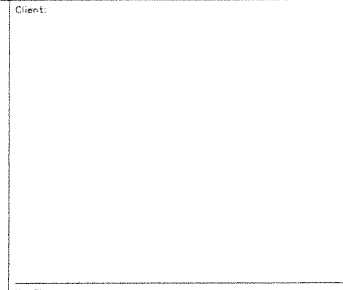
Existing Lot Area: 10,441 m²
 Site Development Area: 5,000 m²
 Existing Building Gross Floor Area: 8,000 m²

PARKING REQUIREMENTS	REQUIRED	EXISTING	PROPOSED
Minimum number parking spaces on-site	0		
Minimum number of parking spaces (area of 2.7 per 100m ² of existing 8,000m ² GFA)	233	138	200
Number of parking spaces on leased Hydro Lands	108	63	48
Minimum number of barrier-free parking spaces (as per Traffic and Parking By-law 2005-539)	3	3	4
Minimum permitted reduced-size parking spaces (as per Zoning By-law 4, Section 106.12.1) up to 40% of required spaces	93	0	37
Total Number of Vehicular Parking Spaces	233	201	248
Minimum Number of Bicycle Parking	54		40

Note: The provided parking is only for on-site users.

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OWNER / APPLICANT:	EDM: Realty Corp of QuadReal Property Group 45 O'CONNOR ST., SUITE 300 OTTAWA, ON K1P 1A6
ARCHITECTURE:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE. SUITE 100 OTTAWA, ON K1Y 4R9
SURVEYORS:	ANNIS, O'SULLIVAN, VOLLEBERG LTD. 34 CONGRESS GATE, SUITE 300 OTTAWA, ON K2N 1S6
CIVIL ENGINEERING:	MCINTOSH PERRY 115 WALGREEN ROAD R.R. 3 LARP, ONTARIO K0A 3L0
ELECTRICAL / MECH. ENGINEERING:	GOODKEY WELDMAN & ASSOCIATES 3685 WOODWARD DRIVE OTTAWA, ON K2C 3R8
LANDSCAPE DESIGN:	CSW 1960 SLOTT ST., SUITE 200 OTTAWA, ON K1Z 8L8
PLANNING:	STARTEC 400 1331 CLYDE AVE. OTTAWA, ON K2C 3S4



Committee of Adjustment
JUN 05 2018
City of Ottawa

ISSUE:	DATE:
6	ISSUED FOR COMMITTEE OF ADJ. 01/11/2017
5	ISSUED FOR SITE PLAN CONTROL 02/06/2017
4	COORDINATION 01/09/2017
3	COORDINATION 01/11/2017
2	REVIEW 01/08/2017
1	COORDINATION 01/05/2017

Prime consultant:
 Expert-Consult:

DREDGE LEAHY ARCHITECTS INC.
 100 - 25 Holland Ave.
 Ottawa ON K1Y 4R9
 613.724.9865
 dl-arch.ca

Sub-Consultant:
 Expert-Consult:

Project:
 Project:

1900 CITY PARK DRIVE SITE PLAN REVISION

1900 City Park Dr, Ottawa, ON

SITE PLAN

Drawn by:
 Designer par:

S.G. AS NOTED

Designed by:
 Conçu par:

S.G. Date: 11/2016

Approved by:
 Approuvé par:

S.L. / S.G. Client Project No. du Projet du Client:

Scale:
 Échelle:

Project No.:
 No. du Projet:

1355

Sheet No.:
 No. de la feuille:

A100

#XXXXX

1 SITE PLAN
 A100 SCALE: 1:300

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	EXISTING CURB TO BE DEMOLISHED
---	EXISTING CURB TO REMAIN
---	NEW CURB
---	NON DEPRESSION CURB
---	BURRED HYDRO LINES
---	ENTRANCE
---	LAMP STANDARD
---	BOLLARD
---	SIGN
---	EXISTING WATER STAND POST
---	ACCESSIBLE PARKING SPACE
---	STANDARD PARKING SPACE (2.8 x 5.2 M)
---	REDUCED WIDTH PARKING SPACE (2.4 x 5.2 M)
---	NEW BIKE RACK
---	LANDSCAPED AREA
---	PAINTED LINES

