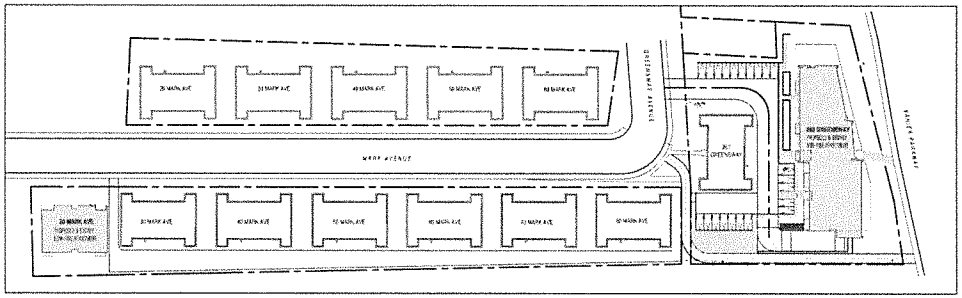
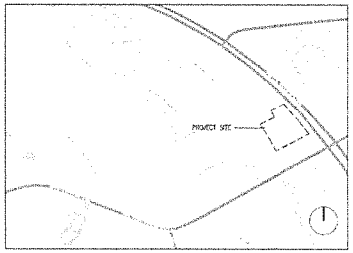
DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 12:09 pm, Jun 19, 2019



2 SP-01 CONTEXT PLAN SHOWING PROPERTIES UNDER SAME OWNERSHIP
SCALE: 1:750



LOCATION PLAN
SCALE: NTS

TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 4, 5 & 6
BLOCK 1
REGISTERED PLAN 29
FORMERLY CITY OF VANIER
CITY OF OTTAWA

FARRELL, MORATTI & WHOOLANG LTD. 2018

SURVEY INFO
SCALE: NTS

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- NEW STREET LIGHT
- STREET LIGHT TO BE REMOVED
- BICYCLE PARKING

SYMBOLS LEGEND
SCALE: NTS

SITE & PROJECT STATISTICS

PROJECT STATISTICS

Lot Area	4,224 m²
Building Height	19.7 m
Storeys (max)	6 (6+)
Unit Count	176
Net Density	416
Number of Bedrooms	317 units
Building Height (m)	19.7 m
Storeys (max)	6 (6+)
Total Number of Units	176 Units

PARKING CALCULATION

Required Parking	176 spaces
Total Parking Provided	176 spaces

VISITOR PARKING CALCULATION

Required Visitor Parking	7 spaces
Visitor Parking Provided	7 spaces
Total Parking Provided	183 spaces

BICYCLE PARKING CALCULATION

Required Parking	78 spaces
Total Required Parking	78 spaces
Visitor Parking	9 spaces
Total Parking Provided	87 spaces

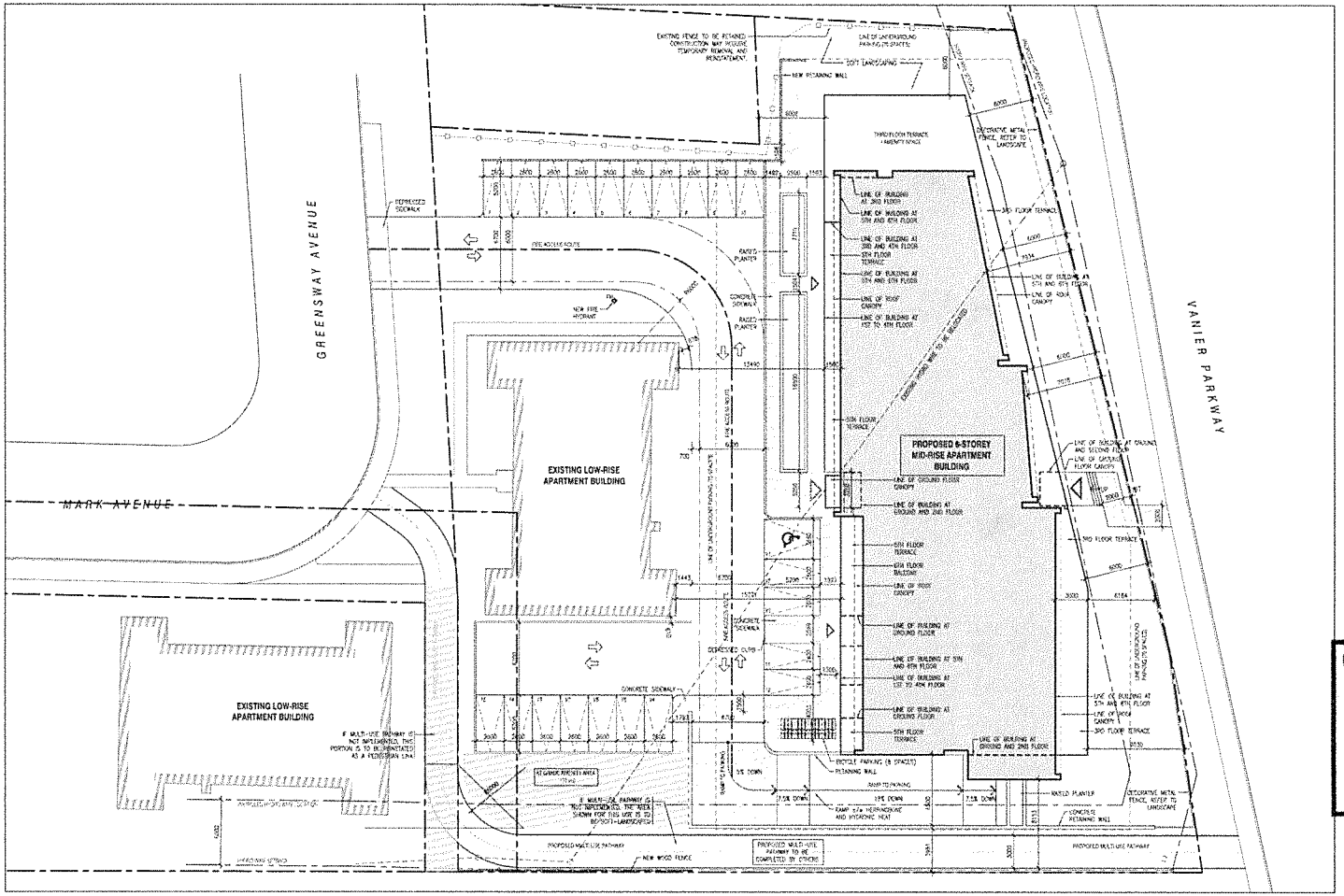
AMENITY AREA CALCULATION

Total Amenity Area Required	352 m²
Amenity Area Provided	372 m²
Level 2	49 m²
Level 3	75 m²
Level 5	124 m²
Level 6	124 m²
Level 7	124 m²
Level 8	124 m²
Level 9	124 m²
Communal Amenity Provided	276 m²
Level 2	49 m²
Level 3	75 m²
Level 5	124 m²
Total Amenity Area Provided	648 m²

ZONING
SCALE: NTS

GENERAL ARCHITECTURAL NOTES

1. This drawing is the property of the Architect and is protected by copyright. It may not be reproduced or used in any way without the express written consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all dimensions and shall report all discrepancies to the Architect and receive clarification prior to commencing work.
3. Construction drawings, the Architect will issue a set of drawings bearing his seal and signature, signed and dated, which shall be the Architect's Construction Drawings.
4. The Architect's drawings are to be read in conjunction with all other Contract Documents including Project Manual and the Structural, Mechanical and Electrical Drawings.
5. Finishes shall be as indicated on the Architectural Drawings, unless shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly indicated on Architectural Drawings shall be as noted.
6. These documents are not to be used for implementation unless specifically indicated as "Issued for Construction".

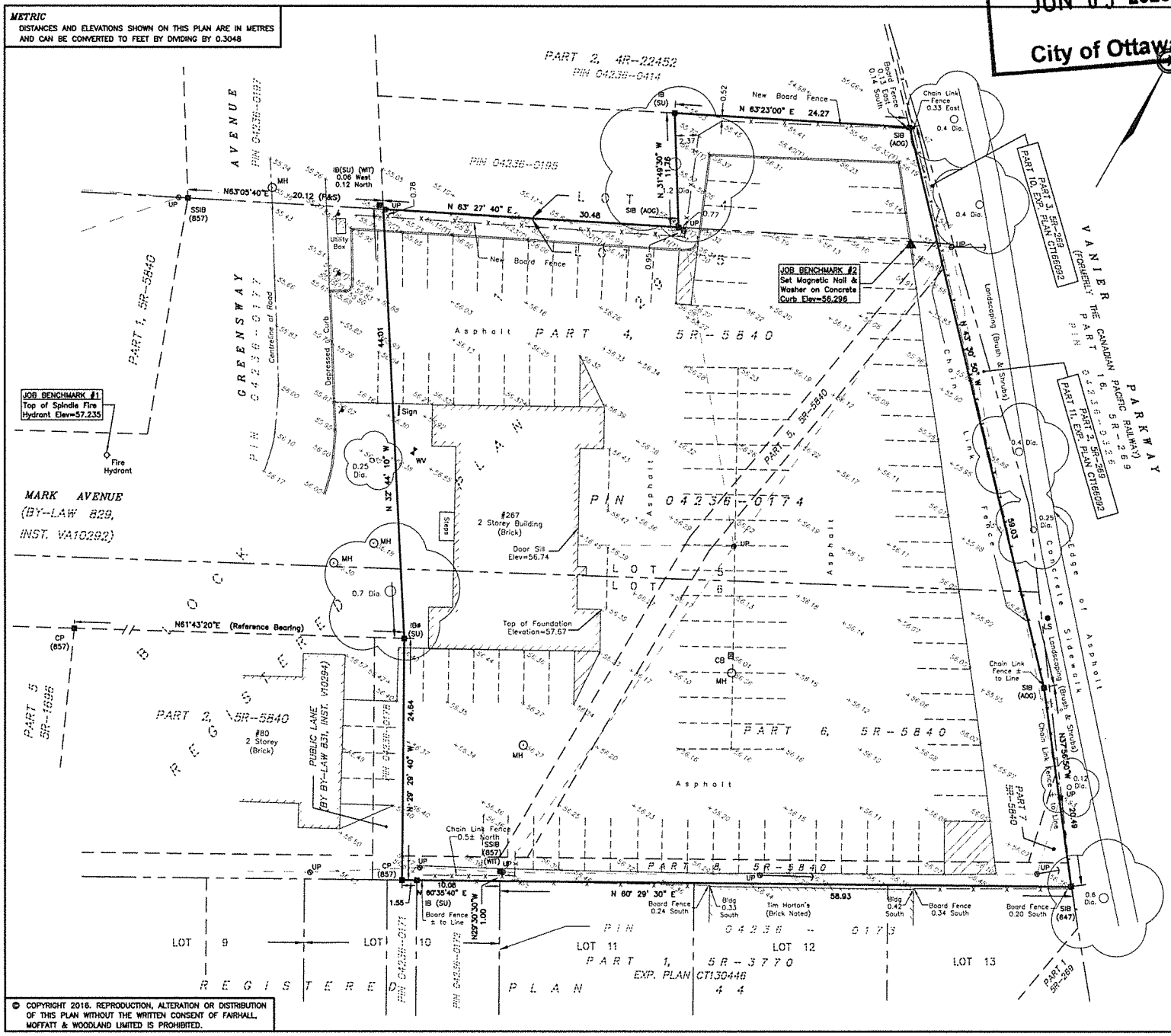

GREENSWAY AVENUE
VANIER PARKWAY
MARK AVENUE
EXISTING LOW-RISE APARTMENT BUILDING
EXISTING LOW-RISE APARTMENT BUILDING
PROPOSED 6-STOREY MID-RISE APARTMENT BUILDING
THIRD FLOOR TERRACE / AMENITY SPACE
EXISTING FENCE TO BE RETAINED CONSTRUCTION MAY INCLUDE TEMPORARY REMOVAL AND REINSTATEMENT
NEW RETAINING WALL
SOFT LANDSCAPING
DECORATIVE METAL FENCE, REFER TO LANDSCAPE
REPRESENTED SIDEWALK
FIRE ACCESS ROUTE
RAISED PLANTER
CONCRETE SIDEWALK
NEW FIRE HYDRANT
DEPRESSED CURB
CONCRETE SIDEWALK
BICYCLE PARKING (8 SPACES)
RETAINING WALL
RAMP TO PARKING
RAMP WITH HEATING AND HYDRONIC HEAT
RAISED PLANTER
CONCRETE RETAINING WALL
PROPOSED MULTI-USE PATHWAY
NEW WOOD FENCE
PROPOSED MULTI-USE PATHWAY TO BE COMPLETED BY OTHERS
PROPOSED MULTI-USE PATHWAY
LINE OF BUILDING AT 3RD FLOOR
LINE OF BUILDING AT 5TH AND 6TH FLOOR
LINE OF BUILDING AT 3RD AND 4TH FLOOR
5TH FLOOR TERRACE
LINE OF BUILDING AT 5TH AND 6TH FLOOR
LINE OF ROOF CANOPY
LINE OF BUILDING AT 1ST TO 4TH FLOOR
5TH FLOOR TERRACE
LINE OF GROUND FLOOR CANOPY
LINE OF BUILDING AT GROUND AND 2ND FLOOR
6TH FLOOR TERRACE
6TH FLOOR BALCONY
LINE OF ROOF CANOPY
LINE OF BUILDING AT GROUND FLOOR
LINE OF BUILDING AT 5TH AND 6TH FLOOR
LINE OF BUILDING AT 1ST TO 4TH FLOOR
LINE OF BUILDING AT GROUND FLOOR
5TH FLOOR TERRACE
LINE OF BUILDING AT GROUND AND 2ND FLOOR
LINE OF BUILDING AT GROUND AND SECOND FLOOR
LINE OF GROUND FLOOR CANOPY
3RD FLOOR TERRACE
LINE OF BUILDING AT 5TH AND 6TH FLOOR
LINE OF ROOF CANOPY
3RD FLOOR TERRACE
LINE OF BUILDING AT GROUND AND 2ND FLOOR
LINE OF UNDERGROUND PARKING (76 SPACES)
DEPRESSED CURB
RAMP TO PARKING
RAMP TO PARKING
LINE OF UNDERGROUND PARKING (76 SPACES)
LINE OF UNDERGROUND PARKING (76 SPACES)
LINE OF UNDERGROUND PARKING (76 SPACES)

Committee of Adjustment

JUN 05 2020

City of Ottawa

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



TOPOGRAPHIC PLAN OF SURVEY OF
PART OF LOTS 4, 5 & 6
BLOCK 1
REGISTERED PLAN 29
FORMERLY CITY OF VANIER
CITY OF OTTAWA

SCALE 1 : 250

0 5 10 20 25 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

ELEVATION NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM.
2. ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
3. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THEIR RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

1. THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ANY UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
2. BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

1. BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF MARK AVENUE AS SHOWN ON PLAN 5R-5840 HAVING A BEARING OF N 61°43'20" E.
2. REVISION FEBRUARY 27, 2018 – ADDITION OF CONCRETE SIDEWALK AND TREES ALONG VANIER PARKWAY.

LEGEND

- ■ – SURVEY MONUMENT FOUND
- SIB – STANDARD IRON BAR
- SSIB – SHORT STANDARD IRON BAR
- IB – IRON BAR
- CP – CONCRETE PIN
- ø – ROUND
- (AOG) – ANNIS, O'SULLIVAN, VOLLEBEKK LTD., O.L.S.
- (SU) – SOURCE UNKNOWN
- (647) – H. R. FARLEY, O.L.S.
- (857) – FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 16-29 GR)
- (WIT) – WITNESS
- PIN – PROPERTY IDENTIFIER NUMBER
- DIA. – DIAMETER
- CB – CATCH BASIN
- MH – MANHOLE
- WV – WATER VALVE
- UP – UTILITY POLE
- LS – LAMP STANDARD
- SIGN
- GUY WIRE AND ANCHOR
- BOLLARD
- SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- OVERHEAD UTILITY WIRES
- CURB

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON MAY 04, 2016.

DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
1977703

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

Fairhall Moffatt & Woodland
LIMITED
ONTARIO LAND SURVEYORS
OTTAWA
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2580 FAX: (613) 591-1495
www.fmw.on.ca

JOB No. W 20100

E 369878, N 5033027

REFERENCE No. 16 (b) – 29 GR

S:\JOBS\W20100\DWGS 2018-03-01
TP201W.DWG (nj)

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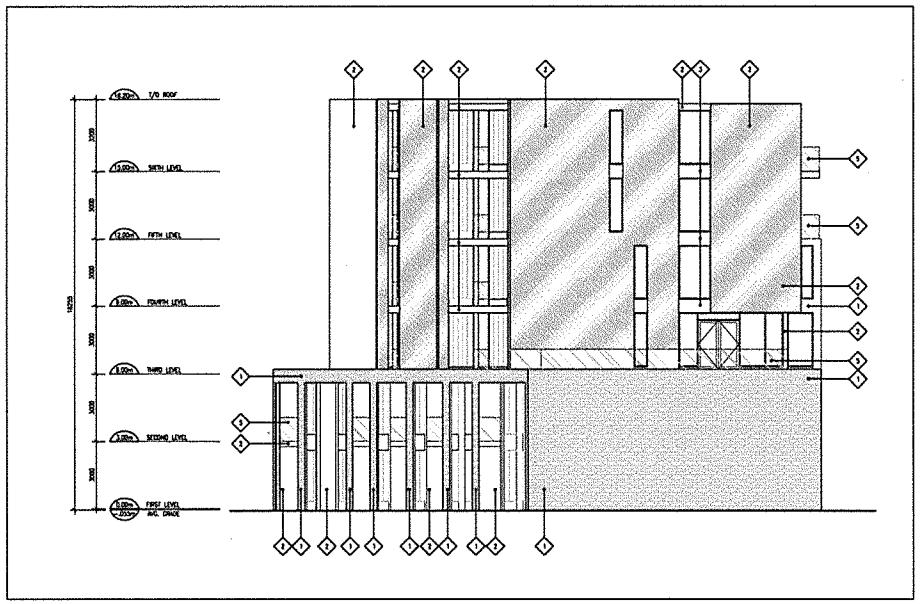


2 A201 NORTH ELEVATION
SCALE: 1:100

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

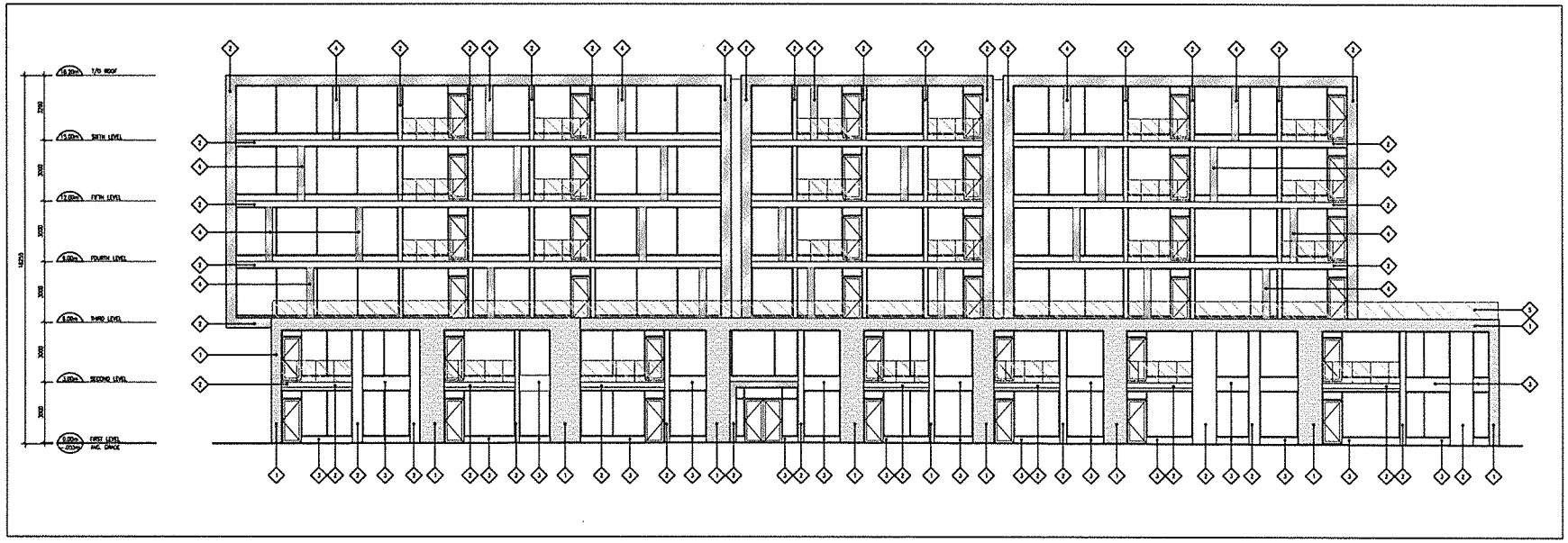
APPROVED
By Jamesdo at 12:06 pm, Jun 19, 2019

Committee of Adjustment
JUL 31 2020
City of Ottawa

CLADDING LEGEND

1. BRICK
2. FIBRE CEMENT PANELS
3. PRE-FINISHED METAL CLADDING
4. ALUMINUM PANEL
5. GLASS GUARD

3 A201 CLADDING LEGEND
SCALE: 1:50



1 A201 EAST ELEVATION
SCALE: 1:100

GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of the Architect and shall not be reproduced or used without the express written consent of the Architect.
2. Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Unless noted otherwise, the Architect will provide work layouts, clarifications or supplementary information regarding the intent of the Contract Documents.
4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical items, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Mechanical Drawings shall governs Mechanical and Electrical Drawings. Mechanical and Electrical items not shown, located will be installed as directed by the Architect.
6. These documents are not to be used for construction unless specifically noted for such purpose.

REVISION RECORD

REV.	ISSUANCE	DATE
3	RE-ISSUED FOR SITE PLAN CONTROL	2019-01-11
2	ISSUED FOR SITE PLAN CONTROL	2018-09-04
1	ISSUED FOR COORDINATION	2018-07-23

ISSUE RECORD

ONTARIO ASSOCIATION OF ARCHITECTS

project1
Project1 Studio Incorporated

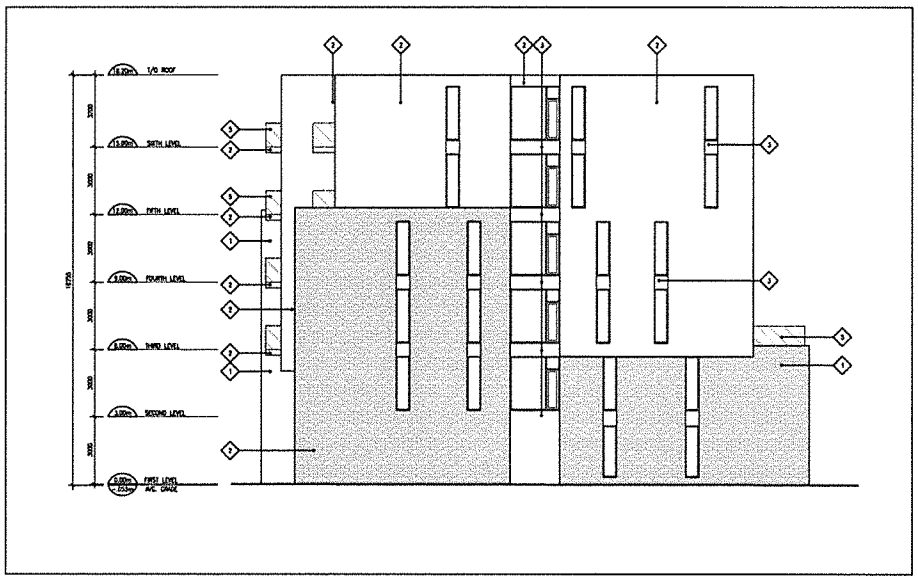
263 GREENSWAY

263 Greensway Avenue
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
1722.4	AS NOTED	DP	RMK

EAST ELEVATION
NORTH ELEVATION

A201



2 A202 SOUTH ELEVATION
SCALE: 1:100

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 12:10 pm, Jun 19, 2019

Committee of Adjustment
JUL 3 1 2020
City of Ottawa

CLADDING LEGEND

1. BRICK
2. FIBRE CEMENT PANELS
3. PREFINISHED METAL CLADDING
4. ALUMINUM PANEL
5. GLASS GUARD

3 A201 CLADDING LEGEND
SCALE: 1:50

GENERAL ARCHITECTURAL NOTES:

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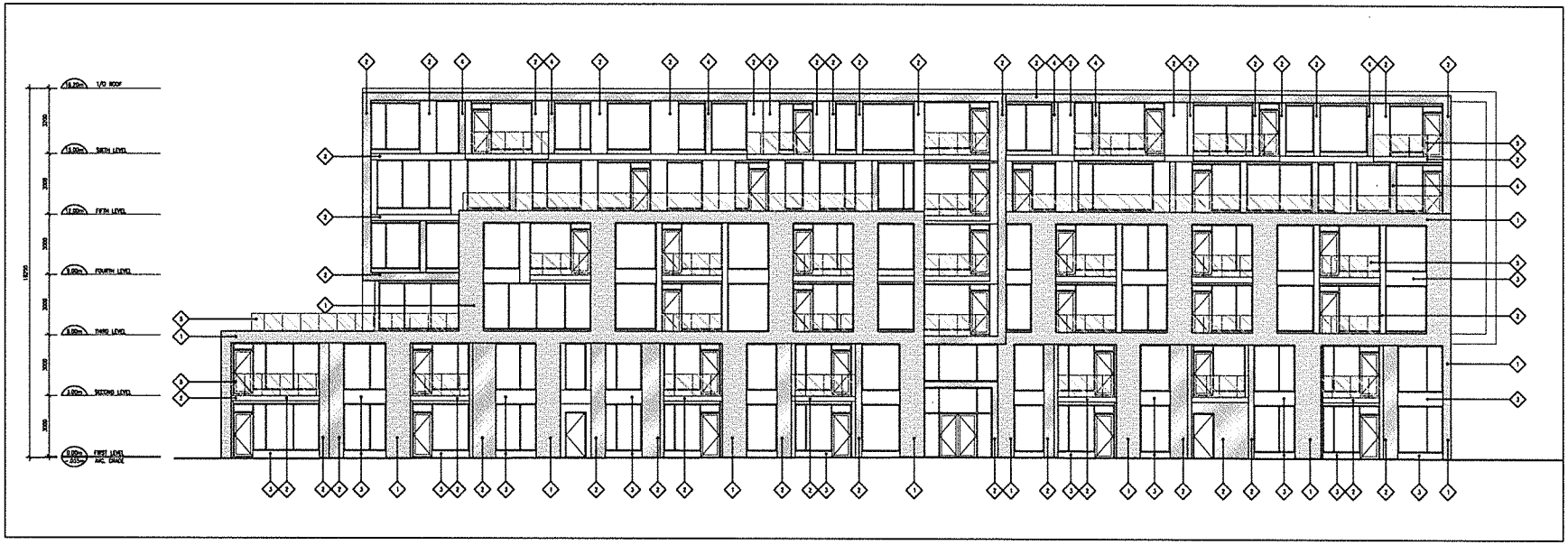
2. Drawings are not to be scaled. The Contractor is responsible for checking all working dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
3. Work note: In writing, the Contractor will provide written project clarification in explanatory information regarding the intent of the Contract Documents.
4. The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manual and the Structural, Mechanical and Electrical Drawings.
5. Positions of exposed or finished Mechanical or Electrical outlets, fittings and fixtures are indicated on the Architectural Drawings, but are shown in the Architectural Drawings as a guide only. Mechanical and Electrical Drawings, Mechanical and Electrical Specifications and Schedules, take precedence over the Architectural Drawings.
6. These documents are not to be used for construction unless specifically noted for such purpose.



1 A202 WEST ELEVATION
SCALE: 1:100

REVISION RECORD

3	RE-ISSUED FOR SITE PLAN CONTROL	2019-01-31
2	ISSUED FOR SITE PLAN CONTROL	2018-06-04
1	ISSUED FOR COORDINATION	2018-02-23
REV.	ISSUANCE	DATE

ISSUE RECORD

ONTARIO ASSOCIATION OF ARCHITECTS

project1
studio
Project Studio Incorporated

263 GREENSWAY

263 Greensway Avenue
Ottawa, ON

PROJ.	SCALE	DRAWN	REVIEWED
1722.4	AS NOTED	DP	RMK

WEST ELEVATION
SOUTH ELEVATION

A202