

LOCATION PLAN



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**SURVEY INFORMATION TAKEN FROM:**  
 TOPOGRAPHICAL PLAN OF BLOCKS B AND C AND PART OF HOBSON ROAD (as closed) REGISTERED PLAN 787 AND PART OF LOTS 42 AND 43 REGISTERED PLAN 66 CITY OF OTTAWA  
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
**SITE SUMMARY:**  
 PROPERTY ADDRESS: 770 BROOKFIELD ROAD  
 ZONING: GM 1 [155] F(1.5) S147, 148  
 SITE AREA (ZONING SCH. 147): 27, 655 m<sup>2</sup>  
 SITE AREA (SURVEY): 24, 655 m<sup>2</sup>  
 PROPOSED USE: APARTMENT BUILDING  
 BUILDING FOOTPRINT: (ABOVE GRADE)  
 BLOCK A = 3, 247 m<sup>2</sup>  
 BLOCK B = 1, 980 m<sup>2</sup>  
 BLOCK C = 3, 247 m<sup>2</sup>  
 BLOCK D1 = 638 m<sup>2</sup>  
 BLOCK D2 = 638 m<sup>2</sup>  
 TOTAL = 9, 750 m<sup>2</sup>

**ZONING SUMMARY:**

REQUIRED	PROVIDED
FSI - BLOCK A	1.811
BLOCK A & D1	0.594
BLOCK B	0.376
BLOCK C & D2	0.841

**VEHICULAR PARKING:**

REQUIRED	PROVIDED
RESIDENTIAL PARKING (MIN. 0.5/UNIT)	
BLOCK A 188 UNITS	94 SPACES
BLOCK B 84 UNITS	42 SPACES
BLOCK C 272 UNITS	136 SPACES
VISITOR PARKING (MIN. 0.2/UNIT)	
BLOCK A 188 UNITS	37.6 SPACES
BLOCK B 84 UNITS	16.8 SPACES
BLOCK C 272 UNITS	54.4 SPACES
RETAIL PARKING (MIN. 2.5 / 100m <sup>2</sup> ) (NO MIN. FOR THE 1ST 150m <sup>2</sup> )	
TENANT BLOCK D1-A 212.75 m <sup>2</sup>	1.57 SPACES
TENANT BLOCK D1-B 107.60 m <sup>2</sup>	0.00 SPACES
TENANT BLOCK D1-C 107.10 m <sup>2</sup>	0.00 SPACES
TENANT BLOCK A-D 152.80 m <sup>2</sup>	0.07 SPACES
TENANT BLOCK A-E 152.80 m <sup>2</sup>	0.07 SPACES
TENANT BLOCK D2-A 212.75 m <sup>2</sup>	1.57 SPACES
TENANT BLOCK D2-B 107.60 m <sup>2</sup>	0.00 SPACES
TENANT BLOCK D2-C 107.10 m <sup>2</sup>	0.00 SPACES
TENANT BLOCK C-D 152.80 m <sup>2</sup>	0.07 SPACES
TENANT BLOCK C-E 152.80 m <sup>2</sup>	0.07 SPACES
BLOCK A P1 LEVEL SURFACE	140 SPACES
BLOCK C P1 LEVEL SURFACE	150 SPACES
TOTAL	384.22 SPACES

**OWNER**  
 RedFoxCo INC.  
 124 RUE MCGILL, 2ND FLOOR  
 MONTREAL, QC H2Y 2E5  
 GAVIN MACDONALD  
 (416) 648-2359

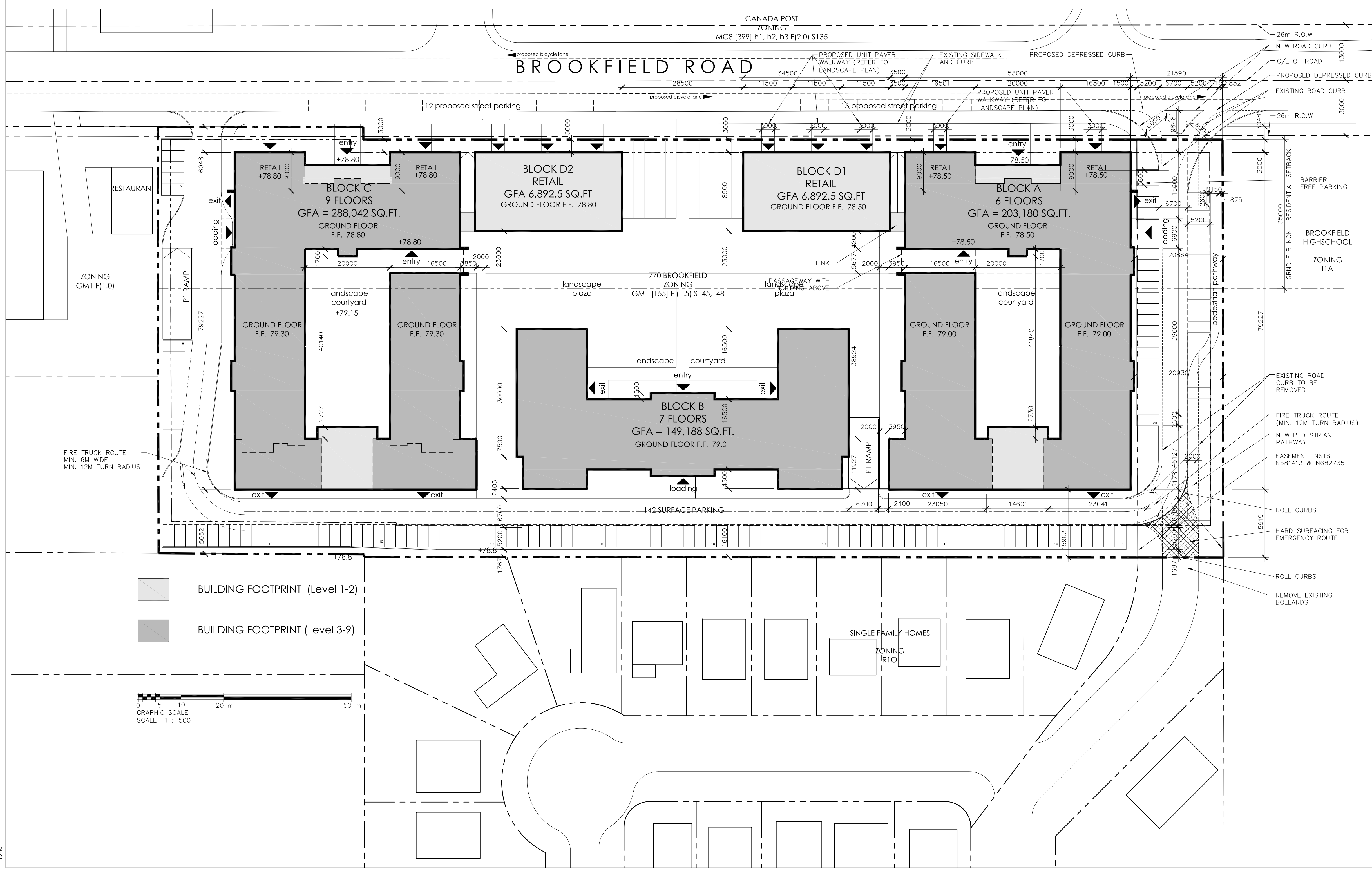
**SURVEYOR**  
 ANNIS O'SULLIVAN, VOLLEBEKK LTD.  
 14 CONCOURSE GATE, SUITE 500  
 OTTAWA, ONTARIO  
 E.H. HERWEYER  
 TEL (613) 727-0850

**GEOTECHNICAL**  
 PATERSON GROUP INC.  
 154 COLONNADE ROAD SOUTH  
 OTTAWA, ONTARIO K2E 7J5  
 CARLOS P. DA SILVA, P.ENG  
 TEL (613) 226-7381

**TRANSPORTATION ENGINEER**  
 PARSONS  
 1223 MICHAEL STREET, SUITE 100  
 PERTH, ONTARIO K1J 7T2  
 RONALD JACK, P.ENG  
 TEL (613) 738-4160

**LANDSCAPE ARCHITECT**  
 CSW LTD.  
 SUITE 200, 1960 SCOTT STREET  
 OTTAWA, ONTARIO K1Z 6L8  
 MARTHA LUSH  
 TEL (613) 729-4536 X 231

**SITE SERVICING ENGINEER**  
 DAVID SCHAEFFER ENGINEERING LTD.  
 120 IBER ROAD, UNIT 203  
 STITTSVILLE, ONTARIO K2S 1E9  
 ADAM D. FOBERT, P.ENG  
 TEL (613) 836-0856 X 231



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RETAIL - (1 / 1, 500m <sup>2</sup> )	
BLOCK A,C,D1&D2	1 SPACE
TOTAL	326 SPACES

**AMENITY**  
 273 SPACES

no.	date	revision
04	DEC 23, 2014	ISSUED FOR SITE PLAN CONTROL
03	DEC 18, 2014	ISSUED FOR COORDINATION
02	DEC 15, 2014	ISSUED FOR COORDINATION
01	DEC 2, 2014	ISSUED FOR COORDINATION

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 architect.  
 All contractors must comply with all pertinent codes and by-laws.  
 Do not scale drawings.  
 This drawing may not be used for construction until signed.  
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project  
**BROOKFIELD RESIDENCE**  
 APARTMENT BUILDING  
 770 BROOKFIELD ROAD, OTTAWA

drawing title  
**SITE PLAN - MASTER**

drawn	date	scale
RL	DEC, 2014	1:500
project		1428
drawing no.		<b>A1.01</b>