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**LEGAL DESCRIPTION**  
**TOPOGRAPHIC PLAN OF SURVEY OF**  
**OTTAWA-CARLETON STANDARD CONDOMINIUM**  
**PLAN No. 475 and**  
**PART OF LOTS 1 AND 2 IN BLOCK Q**  
 East Spadina Avenue  
 REGISTERED PLAN 73  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**SITE PLAN SYMBOLS**

- EXISTING CITY PAVERS TO REMAIN
- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK / DRIVING SURFACE
- ASPHALT DRIVEWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- CITY STREET LIGHTING

**DRAWING NOTES**

- PROPERTY LINE
- EXISTING TM11 BUILDING SETBACKS
- UNIT PAVERS ON PRIVATE BOULEVARD
- BICYCLE PARKING SPACE WITH RACK
- EXISTING FIRE HYDRANT
- SHORT TERM SURFACE PARKING
- OUTLINE OF UNDERGROUND PARKING LEVEL
- EXISTING RETAINING / PARKING GARAGE WALL WITH GUARD RAILING AS REQUIRED
- LOW CONCRETE SEAT WALL / LANDSCAPE WALL
- SOFT LANDSCAPING
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- EXISTING BUILDING TO BE REMOVED
- EXISTING NATURAL GAS EQUIPMENT
- INTERNAL CISTERN WITH ACCESS MH - SEE CIVIL PLAN
- SIAMASE CONNECTION
- SITE FURNITURE - BENCH
- EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
- LOW RETAINING WALL WITH 2.1m HT. PRIVACY FENCE
- INTERIOR GARAGE ROOM
- PROPOSED BUILDING SERVICES, SEE CIVIL
- EXISTING ASPHALT DRIVEWAY TO BE NARROWED
- EXISTING SOFT LANDSCAPING TO REMAIN
- EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
- 150mm BARRIER CURB AT PARKING AREA
- 1.8m HT. METAL SCREENING ABOVE WALL
- CONCRETE PAD WITH BUS SHELTER
- REALIGN PARKING GARAGE ENTRY TO CITY LANE
- EXISTING CITY SIDEWALK / BOULEVARD TO REMAIN
- EXISTING ASPHALT PARKING LOT
- EXTERIOR GROUND FLOOR COLUMNS
- LOW RETAINING WALL
- EXISTING CONCRETE EXIT PATH
- EXISTING UTILITY BOX
- CONCRETE STAIRS WITH HAND RAILING
- FREE STANDING PLANTERS
- POSSIBLE COMMERCIAL PATIO
- LANDSCAPE CURB: 150mm HT. MAXIMUM
- EXISTING CITY RINGED BIKE RACK

**PROJECT INFORMATION**

**ZONING**  
 Zoning By-law 2008-200 Consolidation TM1 [1822] R4UB TM11

**SITE AREA** 1088 SOMERSET STREET WEST 603.3 sq. m. (6.484) sq. ft. 50 BAYSWATER AVENUE 3,019.6 sq. m. (32,502) sq. ft. (38,996) sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT (50 BAYS WATER)	6 STOREYS / 20.0m	16 STOREYS / 53.5m
GRADE (50 BAYS WATER) AVERAGE MEAN GRADE CALCULATION	61.50m ASL	61.50m ASL
BUILDING HEIGHT (1088 SOMERSET)	6 STOREYS / 20.0m	6 STOREYS / 20.0m
GRADE (1088 SOMERSET) AVERAGE MEAN GRADE CALCULATION	61.95m ASL	61.95m ASL
FRONT YARD SETBACK MAXIMUM	3.0m	2.0m / 2.0m
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m HT.)	2.0m	0.0m
CORNER YARD SETBACK (50 BAYS WATER)	3.0m	2.4m
CORNER YARD SETBACK (ABOVE 15m HT.) (50 BAYS WATER)	+2.0m	+0.0m
INTERIOR SIDE YARD SETBACK	0.0m	1.2m / 0.2m / 1.2m
INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL (1088 SOMERSET)	3.0m	1.2m
REAR YARD SETBACK (1088 SOMERSET)	7.5m	7.5m
REAR YARD SETBACK - (45° ANGULAR PLANE AT 15m IN FROM SETBACK)	45° @ 7.5m	45° @ 7.5m
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE	3.0m	0.0m
AMENITY AREA - TOTAL PER UNIT	6.0m <sup>2</sup>	6.0m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m <sup>2</sup>	3.0m <sup>2</sup>
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS 0.5 PER UNIT) - BLDG. 'C'	90	96
VEHICLE PARKING - RESIDENTIAL - BLDG. 'A' & 'B'	0	61
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS 0.1 PER UNIT) - BLDG. 'A', 'B' & 'C'	26	26
VEHICLE PARKING - COMMERCIAL RETAIL (NOT REQUIRED UNDER 500m <sup>2</sup> GFA)	0	4
BICYCLE PARKING - RESIDENTIAL (0.5 PER UNIT) - BLDG. 'A' & 'B'	51	105
BICYCLE PARKING - COMMERCIAL (1.0 PER 250m <sup>2</sup> GFA)	2	6
ALS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m

**PROJECT STATISTICS**

GROSS BUILDING - AREAS - BLDG. 'A'		BICYCLE PARKING - BLDG. 'A' & 'B'	
GROSS BUILDING - AREAS - BLDG. 'A'		REQUIRED: BLDG 'A'	- 21 UNITS
RESIDENCE		- 0.5 PER UNIT	11
COMMERCIAL		- 1 PER 250m <sup>2</sup> GFA	1
TOTAL			12
PROVIDED			
BASEMENT LEVEL			25
EXTERIOR AT GRADE			2
TOTAL			27
REQUIRED: BLDG 'B'			- 80 UNITS
RESIDENCE		- 0.5 PER UNIT	40
COMMERCIAL		- 1 PER 250m <sup>2</sup> GFA	1
TOTAL			41
PROVIDED			
BASEMENT LEVEL			4
EXTERIOR AT GRADE			4
TOTAL			84

**LOT COVERAGE - BLDG. 'A'**

PAVED SURFACE =	31.4 sq. m.	5.2%
FOOTPRINT BUILDING 'A' =	372.3 sq. m.	61.7%
LANDSCAPE OPEN SPACE =	199.6 sq. m.	33.1%
TOTAL =	603.3 sq. m.	100.0%

**LOT COVERAGE - BLDG. 'B'**

PAVED SURFACE =	1,243.5 sq. m.	41.2%
FOOTPRINT BUILDING 'B' =	423.1 sq. m.	14.0%
FOOTPRINT BUILDING 'C' =	802.3 sq. m.	26.6%
LANDSCAPE OPEN SPACE =	550.7 sq. m.	18.2%
TOTAL =	3,019.6 sq. m.	100.0%

**AMENITY SPACE - BLDG. 'A'**

COMMUNAL EXTERIOR AT GRADE =	80.0 sq. m.
1st FLOOR AMENITY ROOM =	85.0 sq. m.
PRIVATE BALCONIES / TERRACE =	90.0 sq. m.
TOTAL =	255.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (21) =	126.0 sq. m.
REQUIRED COMMUNAL @ 50% =	63.0 sq. m.

**AMENITY SPACE - BLDG. 'B'**

COMMUNAL EXTERIOR AT GRADE =	160.0 sq. m.
COMMUNAL INTERIOR ROOF TOP =	160.0 sq. m.
PRIVATE TERRACE / BALCONIES =	290.0 sq. m.
TOTAL =	580.0 sq. m.
REQUIRED - 6.0M <sup>2</sup> PER UNIT (80) =	480.0 sq. m.
REQUIRED COMMUNAL @ 50% =	240.0 sq. m.

**SOLID WASTE** 21 + 80 UNITS

BLDG. 'A' - 21 UNITS (1Y <sup>1</sup> = 765 L)		BLDG. 'B' - 80 UNITS	
GARBAGE	0.110 Y <sup>1</sup> PER UNIT	0.110 Y <sup>1</sup> PER UNIT	2.4 Y <sup>1</sup>
RECYCLING - GMP	0.018 Y <sup>1</sup> PER UNIT	0.018 Y <sup>1</sup> PER UNIT	0.4 Y <sup>1</sup>
RECYCLING - FIBRE	0.038 Y <sup>1</sup> PER UNIT	0.038 Y <sup>1</sup> PER UNIT	0.8 Y <sup>1</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS		1
TOTAL			116
PROVIDED			
RESIDENCE	- 0.55 PER UNIT		157
VISITOR	- 0.1 PER UNIT		26
COMMERCIAL			4
TOTAL			187

**VEHICLE PARKING SPACES**

P2 LEVEL EXISTING + EXPANSION	61
P1 LEVEL EXISTING + EXPANSION	58
GROUND LEVEL EXISTING ALTERED	37
2nd FLOOR SURFACE EXISTING	31
TOTAL	187

**CAR PARKING - BLDG. 'A', 'B' & 'C'**

**REQUIRED BY ZONING BY-LAW**

EXISTING BUILDING 'C'	- 0.5 PER UNIT AFTER 12	80
VISITOR	- 0.1 PER UNIT AFTER 12	26
COMMERCIAL - RETAIL	- NOT REQUIRED UNDER 500m <sup>2</sup> GFA	0
TOTAL		116
PROVIDED		
RESIDENCE	- 0.55 PER UNIT	157
VISITOR	- 0.1 PER UNIT	26
COMMERCIAL		4
TOTAL		187

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARBO SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARBO SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**REVISIONS:**

NO.	DESCRIPTION	DATE
1	ISSUED FOR OPA / ZBLA APPLICATION	Sept. 23, 24
2	REVISED AS PER UDRP COMMENTS - DRAFT	Mar. 12, 24
3	ISSUED FOR UDRP	Jan. 15, 24
4	ISSUED FOR GENERAL REVISION / REVIEW	Oct. 17, 23
5	ISSUED FOR PRE-CONSULT	Aug. 24, 23
6	ISSUED FOR OWNER REVIEW	Nov. 22, 23

**ARCHITECT SEAL:**  
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**PROJECT TITLE:**  
**50 BAYSWATER AVENUE / 1088 SOMERSET STREET**

**OTTAWA ONTARIO**

**SHEET TITLE:**  
**SITE PLAN**

**DRAWN:** R.V. **CHECKED:** R.V.  
**SCALE:** 1:150 **SHEET No.:** SP-1  
**PROJECT No.:** 2028

**DWG #** D07-12-24-0