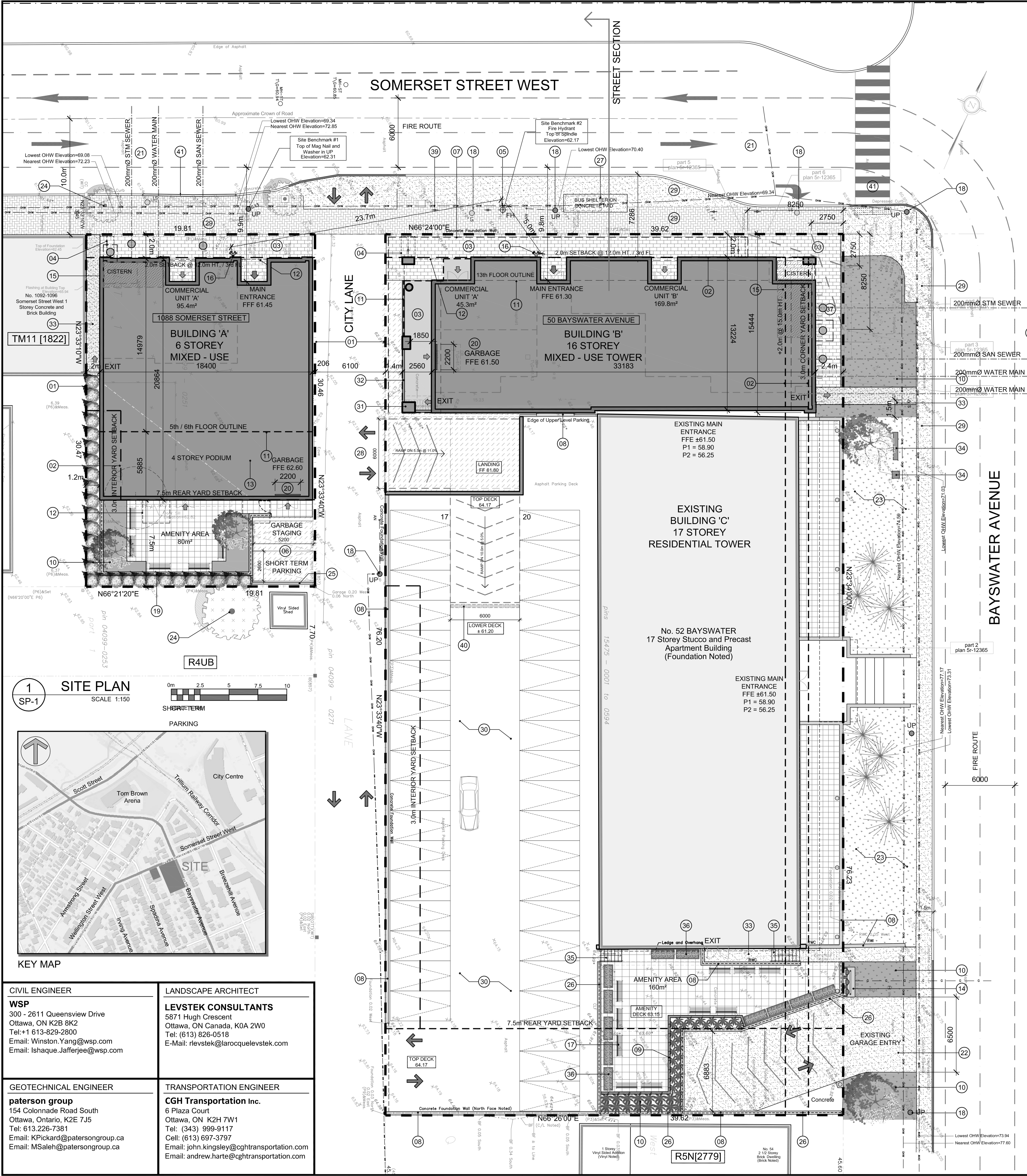




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LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF OTTAWA-CARLETON STANDARD CONDOMINIUM PLAN No. 475 and PART OF LOTS 1 AND 2 IN BLOCK Q
East Spadina Avenue
REGISTERED PLAN 73
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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
- SIAMSE 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

PROJECT INFORMATION

ZONING
Zoning By-law 2008-250 Consolidation
SITE AREA 1088 SOMERSET STREET WEST 603.3 sq. m. (6,494) sq. ft. 50 BAYSWATER AVENUE 3,019.6 sq. m. (32,502) sq. ft.

ZONING
BUILDING HEIGHT (50 BAYSWATER) 6 STOREYS / 20.0m
GRADE (50 BAYSWATER) AVERAGE MEAN GRADE CALCULATION 60.90m ASL
BUILDING HEIGHT (1088 SOMERSET) 6 STOREYS / 20.0m
GRADE (1088 SOMERSET) AVERAGE MEAN GRADE CALCULATION 61.95m ASL
FRONT YARD SETBACK MAXIMUM 3.0m
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m ht.) 2.0m
CORNER YARD SETBACK (50 BAYSWATER) 3.0m
CORNER YARD SETBACK (ABOVE 15m ht.) (50 BAYSWATER) +2.0m
INTERIOR SIDE YARD SETBACK 0.0m
INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL (1088 SOMERSET) 3.0m
REAR YARD SETBACK (1088 SOMERSET) 7.5m
REAR YARD SETBACK - 45° ANGULAR PLANE AT 15m ht. FROM SETBACK 45° @ 7.5m
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE 3.0m
AMENITY AREA - TOTAL PER UNIT 6.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT 3.0m²
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS 0.5 PER UNIT) - BLDG. 'C' 90
VEHICLE PARKING - RESIDENTIAL - BLDG. 'A' & 'B' 0
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS 0.1 PER UNIT) - BLDG. 'A', 'B' & 'C' 26
VEHICLE PARKING - COMMERCIAL RETAIL (NOT REQUIRED UNDER 500m² GFA) 0
BICYCLE PARKING - RESIDENTIAL (0.5 PER UNIT) - BLDG. 'A' & 'B' 51
BICYCLE PARKING - COMMERCIAL (1.0 PER 250m² GFA) 2
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH 6.0m / 6.7m

PROJECT STATISTICS

GROSS BUILDING - AREAS - BLDG. "A"
(CITY OF OTTAWA ZONING AREA)
BASEMENT LEVEL 0.0 sq. m.
GROUND FLOOR 95.4 sq. m.
2nd to 4th FLOOR 3 x 279.0 sq. m.
5th to 6th FLOOR 2 x 143.3 sq. m.
TOTAL AREA 1,219.1 sq. m.
UNIT STATISTICS
STUDIO UNIT 0
ONE BEDROOM 15
TWO BEDROOM UNIT 6
TOTAL 21
COMMERCIAL AREA 95.4 sq. m.

GROSS BUILDING - AREAS - BLDG. "B"
(CITY OF OTTAWA ZONING AREA)
PARKING LEVEL 0.0 sq. m.
GROUND FLOOR 215.2 sq. m.
2nd to 12th FLOOR 11 x 336.8 sq. m.
13th & 14th FLOOR 2 x 286.9 sq. m.
15th FLOOR 242.1 sq. m.
16TH FL - AMENITY / MECHANICAL LEVEL 0.0 sq. m.
TOTAL AREA 4,752.8 sq. m.
UNIT STATISTICS
STUDIO UNIT 1
ONE BEDROOM 53
TWO BEDROOM UNIT 26
TOTAL 80
COMMERCIAL AREA 215.2 sq. m.
GROSS BUILDING - AREAS - BLDG. "C"
(CITY OF OTTAWA ZONING AREA)
BUILDING 'C' GFA - ESTIMATE 10,219.3 sq. m.
BUILDING FOOTPRINT 8,636 sq. m.
UNIT COUNT 192
VEHICLE PARKING 172
BICYCLE PARKING 10,053.3 sq. m.
COMMERCIAL AREA - REMOVED 10,821 sq. m.
UNIT STATISTICS - TOTAL
BUILDING 'A' - PROPOSED 6 STOREY 21
BUILDING 'B' - PROPOSED 16 STOREY 80
BUILDING 'C' - EXISTING 17 STOREY 192
TOTAL 293
CAR PARKING - BLDG. 'A', 'B' & 'C'
REQUIRED by ZONING BY-LAW
BUILDING 'A' & 'B' - NOT REQUIRED 0
EXISTING BUILDING 'C' - 0.5 PER UNIT AFTER 12 90
VISITOR - 0.1 PER UNIT AFTER 12 26
COMMERCIAL - RETAIL - NOT REQUIRED UNDER 500m² GFA 0
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 31
2nd FLOOR SURFACE EXISTING 37
TOTAL 187

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR ROUND #1 COMMENT RESPONSE	Mar. 12, 25
2	ISSUED FOR OPA / ZBLA APPLICATION	Sept. 23, 24
3	REVISED AS PER UDPR COMMENTS - DRAFT	Mar. 12, 24
4	ISSUED FOR UDPR	Jan. 15, 24
5	ISSUED FOR GENERAL REVISION / REVIEW	Oct. 17, 23
6	ISSUED FOR PRE-CONSULT	Aug. 24, 23
7	ISSUED FOR OWNER REVIEW	Nov. 25, 22

AMENITY SPACE - BLDG. "A"
COMMUNAL EXTERIOR AT GRADE 80.0 sq. m.
1st FLOOR AMENITY ROOM 85.0 sq. m.
PRIVATE TERRACES / TERRACE 80.0 sq. m.
TOTAL 245.0 sq. m.
TOTAL COMMUNAL 165.0 sq. m.
REQUIRED - 5.0M² 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 260.0 sq. m.
TOTAL 580.0 sq. m.
TOTAL COMMUNAL 320.0 sq. m.
REQUIRED - 6.0M² PER UNIT (80) 480.0 sq. m.
REQUIRED COMMUNAL @ 50% 240.0 sq. m.

SOLID WASTE 21 + 80 UNITS
BLDG. 'A' - 21 UNITS (1Y² = 765 L)
GARBAGE 0.110 Y² PER UNIT 2.4 Y²
RECYCLING - GMP 0.018 Y² PER UNIT 0.4 Y²
RECYCLING - FIBRE 0.038 Y² PER UNIT 0.8 Y²
ORGANICS 1 - 240 L BIN PER PER 50 UNITS 1
BLDG. 'B' - 80 UNITS
GARBAGE 0.110 Y² PER UNIT 9 Y²
RECYCLING - GMP 0.018 Y² PER UNIT 2 Y²
RECYCLING - FIBRE 0.038 Y² PER UNIT 4 Y²
ORGANICS 1 - 240 L BIN PER PER 50 UNITS 2
Possible Commercial Patio
LANDSCAPE CURB: 150mm HT. MAXIMUM
EXISTING CITY RINGED BIKE RACK
TRENCH DRAIN AT BOTTOM OF RAMP
REMOVE EX. DEPRESSED STREET CURBS AND REPLACE WITH BARRIER CURB, RE-GRADE PAVERS AS REQUIRED
EXISTING CONCRETE CROSSWALK WITH TWSI

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE, REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE, REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- INDICATES DOOR TYPE, REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

BICYCLE PARKING - BLDG. 'A' & 'B'

REQUIRED: BLDG. 'A' - 21 UNITS
RESIDENCE - 0.5 PER UNIT 11
COMMERCIAL - 1 PER 250m² 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 250m² GFA 1
TOTAL 41
PROVIDED
BASEMENT LEVEL 80
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%

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