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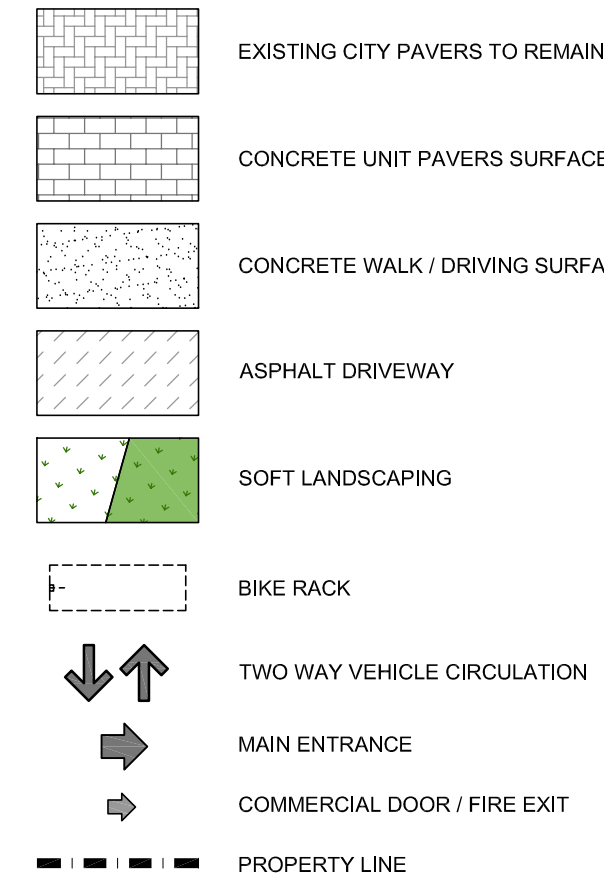
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LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 OTTAWA-CARLETON STANDARD CONDOMINIUM
 PART OF LOTS 1 AND 2 IN BLOCK Q
 East Spadina Avenue
 REGISTERED PLAN 73
 CITY OF OTTAWA
 Surveyed by Annis O'Sullivan, Vollebek Ltd.

SITE PLAN SYMBOLS



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. (233.0 sq. ft.) 50 BAYSWATER AVENUE 3,019.6 sq. m. (3,822.9 sq. ft.)
ZONING REQUIRED PROVIDED
 BUILDING HEIGHT (50 BAYS WATER) 6 STOREYS / 20.0m 16 STOREYS / 53.5m
 BUILDING HEIGHT (1088 SOMERSET) 6 STOREYS / 20.0m 6 STOREYS / 20.0m
 FRONT YARD SETBACK MAXIMUM 3.0m 2.0m
 FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m ht.) 2.0m 0.0m
 CORNER YARD SETBACK 3.0m 2.0m
 CORNER YARD SETBACK (ABOVE 15m ht.) +2.0m 0.0m
 INTERIOR SIDE YARD SETBACK 0.0m 1.2m / 0.2m / 1.4m
 INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL 3.0m 1.2m
 REAR YARD SETBACK 7.5m 8.0m
 REAR YARD SETBACK - (45° ANGULAR PLANE AT 15m ht. FROM SETBACK) 45° @ 7.5m 0.0m
 MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE 3.0m 0.0m
 AMENITY AREA - TOTAL PER UNIT 6.0m² 6.0m²
 AMENITY AREA - 50% COMMUNAL PER UNIT 3.0m² 3.0m²
 VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS 0.5 PER UNIT) - BLDG. 'C' 90 90
 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 500m² GFA) 0 4
 BICYCLE PARKING - RESIDENTIAL (0.5 PER UNIT) - BLDG. 'A' & 'B' 51 105
 BICYCLE PARKING - COMMERCIAL (1.0 PER 250m² GFA) 2 6
 AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH 6.0m / 6.7m 6.0m

PROJECT STATISTICS

GROSS BUILDING - AREAS - BLDG. 'A'	
(CITY OF OTTAWA ZONING AREA)	0.0 sq. m.
BASEMENT LEVEL	0.0 sq. m.
GROUND FLOOR	95.4 sq. m.
2nd to 4th FLOOR	3 x 279.0 sq. m. / 3 x 3,003 sq. ft.
5th to 6th FLOOR	2 x 143.3 sq. m. / 2 x 1,543 sq. ft.
TOTAL AREA	1,219.1 sq. m.
UNIT STATISTICS	0
STUDIO UNIT	15
ONE BEDROOM	6
TWO BEDROOM UNIT	21
COMMERCIAL AREA	95.4 sq. m.

GROSS BUILDING - AREAS - BLDG. 'B'
 PARKING LEVEL 0.0 sq. m.
 GROUND FLOOR 215.2 sq. m.
 2nd to 12th FLOOR 11 x 336.8 sq. m. / 3,716.8 sq. m.
 13th & 14th FLOOR 2 x 280.9 sq. m. / 2 x 3,115 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: 1 STUDIO UNIT, 53 ONE BEDROOM, 26 TWO BEDROOM UNIT, 80 TOTAL COMMERCIAL AREA.

GROSS BUILDING - AREAS - BLDG. 'C'
 BUILDING 'C' GFA - ESTIMATE 10,219.3 sq. m.
 BUILDING FOOTPRINT 802.3 sq. m.
 BUILDING FOOTPRINT 8.636 sq. m.
 UNIT COUNT 192
 VEHICLE PARKING 172
 BICYCLE PARKING 105
 COMMERCIAL AREA - REMOVED 1,005.3 sq. m.

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

REQUIRED: BLDG. 'A'	
RESIDENCE	- 0.5 PER UNIT 11
COMMERCIAL	- 1 PER 250m ² GFA 1
TOTAL	12

REQUIRED: BLDG. 'B'
 RESIDENCE - 0.5 PER UNIT 40
 COMMERCIAL - 1 PER 250m² GFA 1
 TOTAL 41

LOT COVERAGE - BLDG. 'A'

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

LOT COVERAGE - BLDG. 'B'

Category	Area (sq. m.)	%
PAVED SURFACE	1,243.5	41.2%
FOOTPRINT BUILDING 'B'	423.1	14.0%
FOOTPRINT BUILDING 'C'	802.3	26.8%
LANDSCAPE OPEN SPACE	560.7	18.2%
TOTAL	3,019.6	100.0%

AMENITY SPACE - BLDG. 'A'

Category	Area (sq. m.)
COMMUNAL EXTERIOR AT GRADE	80.0
1st FLOOR AMENITY ROOM	85.0
PRIVATE BALCONIES / TERRACE	90.0
TOTAL	255.0

AMENITY SPACE - BLDG. 'B'

Category	Area (sq. m.)
COMMUNAL EXTERIOR AT GRADE	160.0
COMMUNAL INTERIOR ROOF TOP	160.0
PRIVATE TERRACE / BALCONIES	260.0
TOTAL	580.0

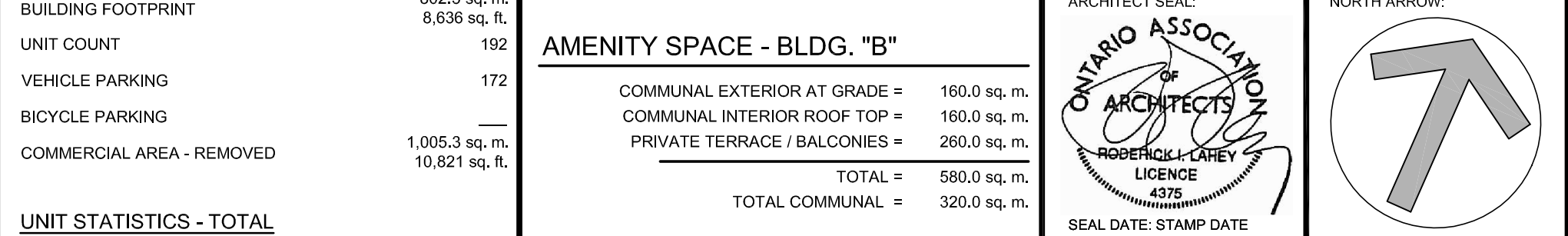
SOLID WASTE 21 + 80 UNITS

BLDG. 'A' - 21 UNITS
 GARBAGE 0.110 Y³ PER UNIT 2.4 Y³
 RECYCLING - GMP 0.018 Y³ PER UNIT 0.4 Y³
 RECYCLING - FIBRE 0.038 Y³ PER UNIT 0.8 Y³
 ORGANICS 1 - 240 L BIN PER PER 50 UNITS 1

BLDG. 'B' - 80 UNITS
 GARBAGE 0.110 Y³ PER UNIT 9 Y³
 RECYCLING - GMP 0.018 Y³ PER UNIT 2 Y³
 RECYCLING - FIBRE 0.038 Y³ PER UNIT 4 Y³
 ORGANICS 1 - 240 L BIN PER PER 50 UNITS 2

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR OPA / ZBLA APPLICATION	Aug. 02, 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



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

REQUIRED BY ZONING BY-LAW

Category	Required	Provided
EXISTING BUILDING 'C'	- 0.5 PER UNIT AFTER 12	90
VISITOR	- 0.1 PER UNIT AFTER 12	26
COMMERCIAL - RETAIL	- NOT REQUIRED UNDER 500m ² GFA	0
TOTAL	116	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 37
 TOTAL 187

50 BAYSWATER AVENUE / 1088 SOMERSET STREET

OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN:	CHECKED:
R.V.	R.V.

SCALE: 1:150
 SHEET No. SP-1

PROJECT No. 2028

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