

ZONING NOTES:
 CURRENT ZONING: **R41 (479)**
 PROPOSED ZONING: **TBD**

TOTAL DEVELOPMENT STATS		PROPOSED
AREA OF LOT		3,572 m ²
LOT WIDTH		66.5 m
LOT DEPTH		54 m
SETBACK ALONG O'CONNOR		3 m
SETBACK ALONG GILMOUR		2 m
SETBACK ALONG MACLAREN		0 m
REAR YARD SETBACK - EAST SIDE		2 m
MAXIMUM HEIGHT		100 m
MAX NUMBER OF STOREYS		30
TOTAL BUILDING AREA		1,656 m ²
TOTAL UNITS	541 UNITS	
TOTAL PARKING SPACES	339 SPACES	
TOTAL TOTAL RES. PARKING SPACES (0.50/UNIT)	289 SPACES	
TOTAL TOTAL VISITOR PARKING SPACES (0.17/UNIT)	50 SPACES	
TOTAL BICYCLE PARKING SPACES (0.5/UNIT)	XXX SPACES	

SOUTH PHASE - DEVELOPMENT STATS		PROPOSED
DEVELOPMENT STATS		
NUMBER OF STOREYS		28
MAXIMUM HEIGHT		90 m
TOTAL UNITS	259	
TOTAL GROSS FLOOR AREA	20,937 m ²	
TOTAL NET/LEASEABLE FLOOR AREA	16,942 m ²	
PARKING SPACES PROVIDED (VISITOR + RES.)	169	
BICYCLE PARKING SPACES PROVIDED	XXX	
STORAGE LOCKERS PROVIDED	XXX	

SOUTH PHASE - PARKING REQUIREMENTS	
1. REQUIRED PARKING	
LAND USE	PROVIDED VEHICLE PARKING
APARTMENT	143 RESIDENTIAL PARKING SPACES PROVIDED FOR 259 UNITS (0.5/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM
2. REQUIRED VISITOR PARKING	
LAND USE	PROVIDED VISITOR PARKING
APARTMENT	26 VISITOR PARKING SPACES PROVIDED FOR 259 UNITS * LOCATED IN PARKING GARAGE
TOTAL PARKING PROVIDED FOR PHASE 1	
	169 TOTAL PARKING SPACES 169 INTERIOR
3. BICYCLE PARKING	
3.1 REQUIRED BICYCLE PARKING SPACES	RESIDENTIAL (0.5 SPACE/UNIT - 130 SPACES REQUIRED)
3.2 PROVIDED BICYCLE PARKING = 139 (stockers may be considered which would up the ratio)	GROUND 52 spaces + 5 EXTERIOR SPACES P1 LEVEL 82 P2 LEVEL TBD
4. AMENITY SPACE REQUIREMENTS	
REQUIRED AMENITY SPACE 6 m ² REQUIRED PER UNIT	259 UNITS X 6 SQ.M. = 1554 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON -	777 SQ.M.
PROVIDED COMMON AMENITY SPACE -	777 SQ.M.

NORTH PHASE - DEVELOPMENT STATS		PROPOSED
DEVELOPMENT STATS		
NUMBER OF STOREYS		30
MAXIMUM HEIGHT		100 m
TOTAL UNITS	282	
TOTAL GROSS FLOOR AREA	22,101 m ²	
TOTAL NET/LEASEABLE FLOOR AREA	17,835 m ²	
PARKING SPACES PROVIDED (VISITOR + RES.)	170	
BICYCLE PARKING SPACES PROVIDED	XXX	
STORAGE LOCKERS PROVIDED	XXX	

NORTH PHASE - PARKING REQUIREMENTS	
1. REQUIRED PARKING	
LAND USE	PROVIDED VEHICLE PARKING
APARTMENT	142 RESIDENTIAL PARKING SPACES PROVIDED FOR 282 UNITS (0.5/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE AND PARKING PODIUM
2. REQUIRED VISITOR PARKING	
LAND USE	PROVIDED VISITOR PARKING
APARTMENT	28 VISITOR PARKING SPACES PROVIDED FOR 282 UNITS * LOCATED IN PARKING GARAGE
TOTAL PARKING PROVIDED FOR PHASE 2	
	170 TOTAL PARKING SPACES 170 INTERIOR
3. BICYCLE PARKING	
3.1 REQUIRED BICYCLE PARKING SPACES	RESIDENTIAL (0.5 SPACE/UNIT - 141 SPACES REQUIRED)
3.2 PROVIDED BICYCLE PARKING = 142 (stockers may be considered which would up the ratio)	GROUND 50 spaces + 10 EXTERIOR SPACES P1 LEVEL 82 P2 LEVEL TBD
4. AMENITY SPACE REQUIREMENTS	
REQUIRED AMENITY SPACE 6 m ² REQUIRED PER UNIT	282 UNITS X 6 SQ.M. = 1692 SQ.M. TOTAL AMENITY REQUIRED
REQUIRED AMENITY SPACE TO BE COMMON -	846 SQ.M.
PROVIDED COMMON AMENITY SPACE -	846 SQ.M.

LEGEND

<ul style="list-style-type: none"> PROPOSED FIRE ROUTE EXISTING BUILDING PROPOSED BUILDING BUILDING TO BE DEMOLISHED HMHO EXISTING TRAFFIC MAN HOLE MHO EXISTING TRAFFIC MAN HOLE MHO EXISTING MAN HOLE TSP EXISTING TRAFFIC LIGHT EH EXISTING FIRE HYDRANT CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS BIKE PARKING SPACE 	<ul style="list-style-type: none"> EDGE OF SIDEWALK PROPERTY LINE SETBACK PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7 EXTENT OF PRIVATELY OWNED SPACE CURB TO BE REBUILT ROLL CURB EXISTING UTILITY POLE FIRE DEPARTMENT CONNECTION 	<ul style="list-style-type: none"> Parking Ticket Dispenser Existing Pay & Display Existing Transit Stop Existing Catch Basin Proposed Catch Basin AS Signage for Accessible Parking Space FRS Signage for Fire Route Access Existing Sign Existing Bollard Existing Light Pole New Light Pole Proposed Wall Mounted Light Existing Street Lighting Box Existing Traffic Signal Box
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TAGGART REALTY MANAGEMENT

PROJECT TEAM

ARCHITECT
 HOBIN ARCHITECTURE
 PATRICK BISSON 613.238.7200

OWNERSHIP

PLANNING

CIVIL

LANDSCAPE ARCHITECT

TRANSPORTATION

ENVIRONMENTAL

01 20/10/02 issued for rezoning

no.	date	revision

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.

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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

HOBIN ARCHITECTURE

PROJECT/LOCATION:
 267 O'CONNOR

267 O'CONNOR

DRAWING TITLE:
 SITE PLAN

DRAWN BY: PB	DATE: 2020-10-02	SCALE: 1:150
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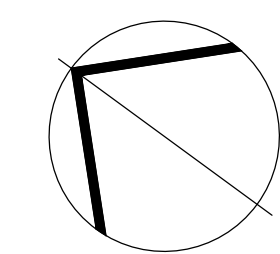
PROJECT:
1938

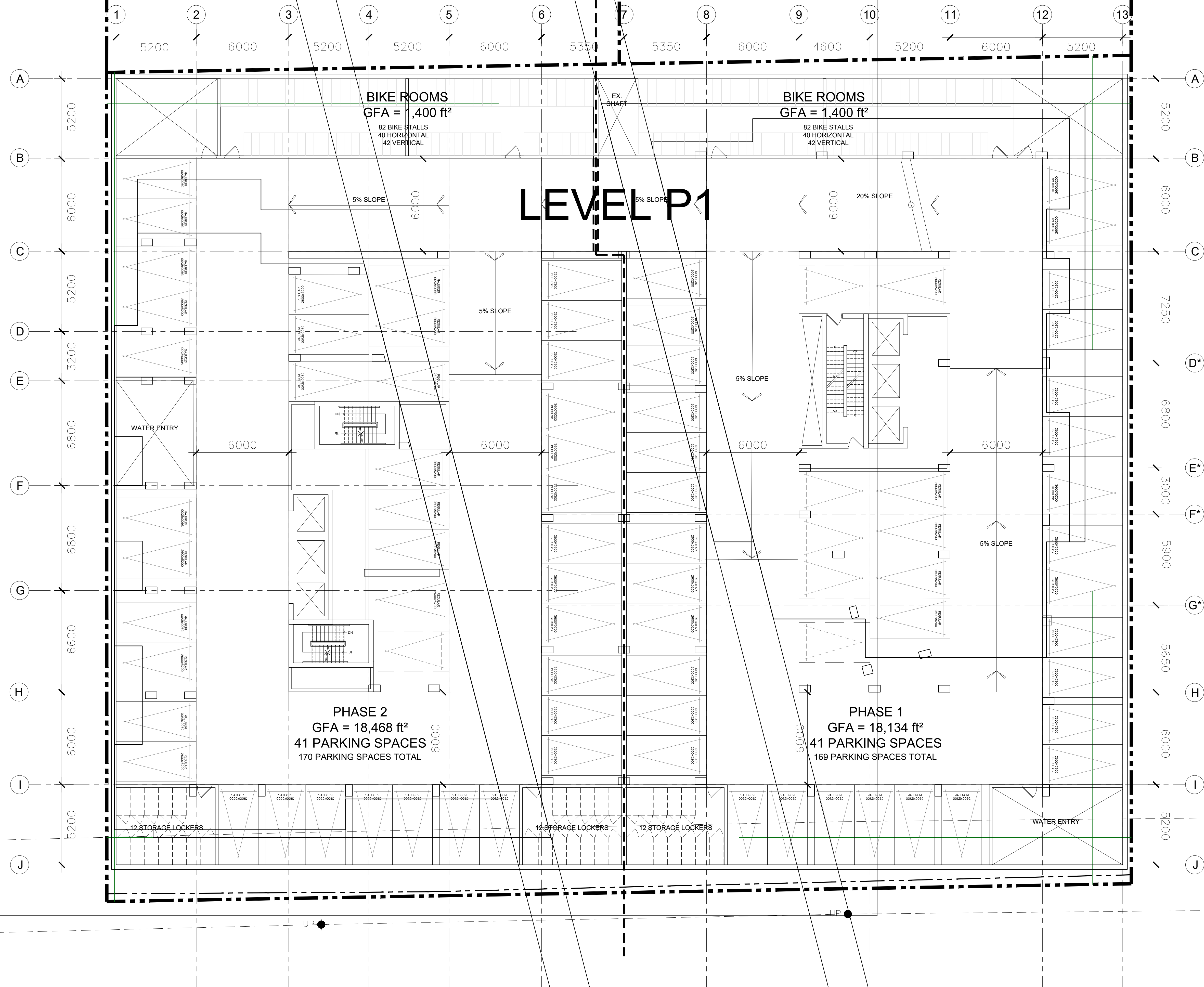
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A1-00

REVISION NO.:
007/21/9/01/85

DWG 18064

A1.00 SITE PLAN
 A1.00 1:150





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Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S3K7
T: 613-238-7200
F: 613-235-2065
E: mail@hobinarc.com
hobinarc.com



PROJECT/LOCATION:

267 O'CONNOR

267 O'CONNOR

DRAWING TITLE:

PARKING PLAN

DRAWN BY: PB

DATE: 2020-10-02

SCALE: 1:125

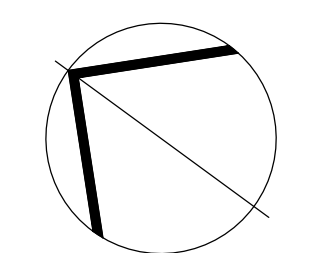
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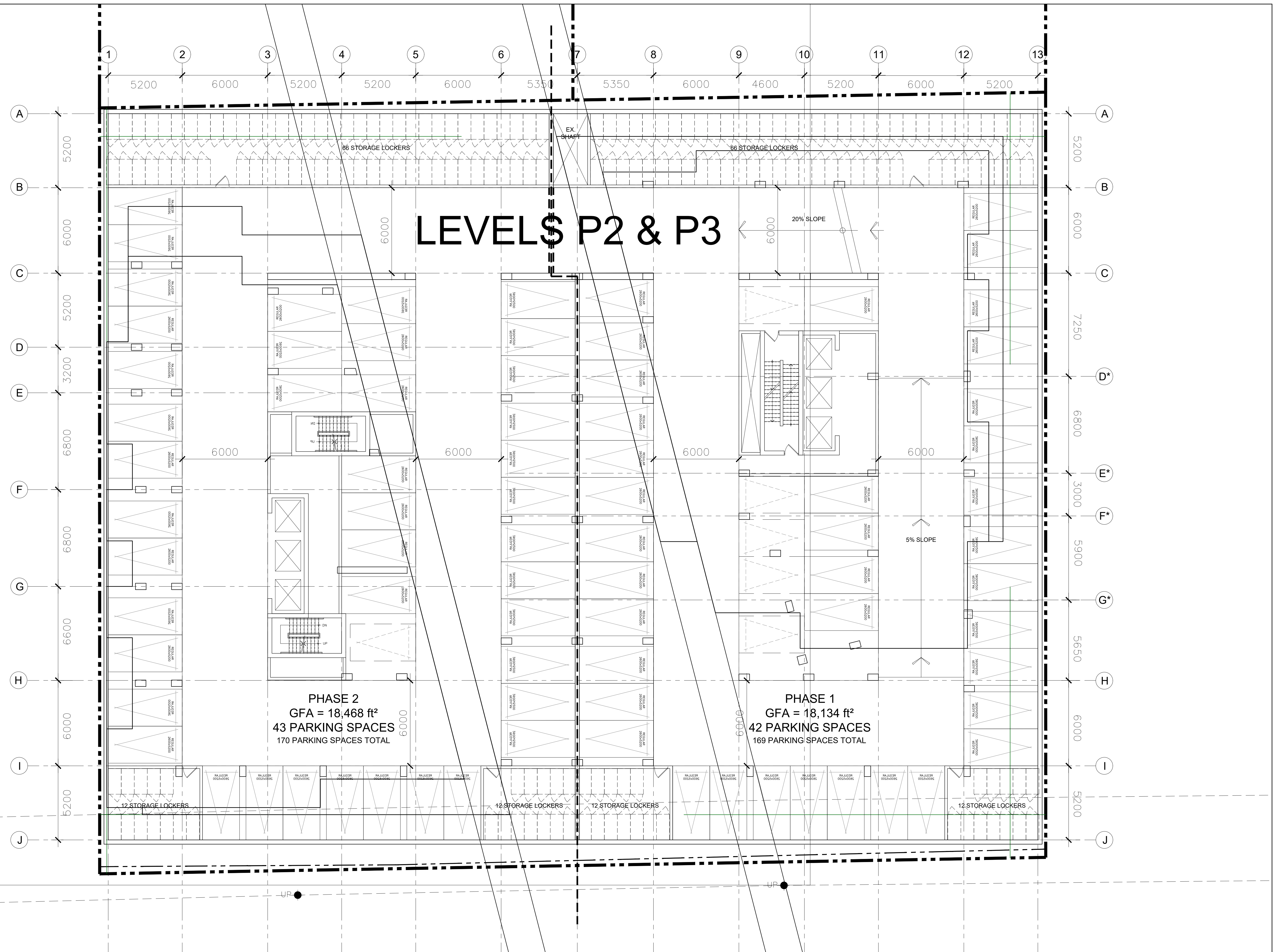
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007/21/9/01/86

DATE PLOT: DWGNAME





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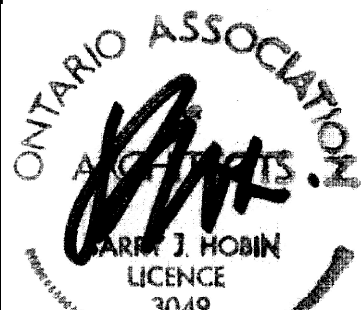
Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S3K7
T: 613-238-7200
F: 613-235-2065
E: mail@hobinarc.com
hobinarc.com



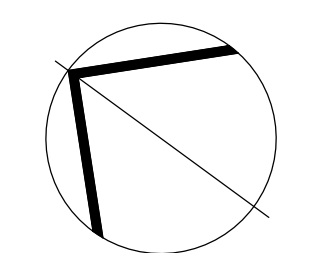
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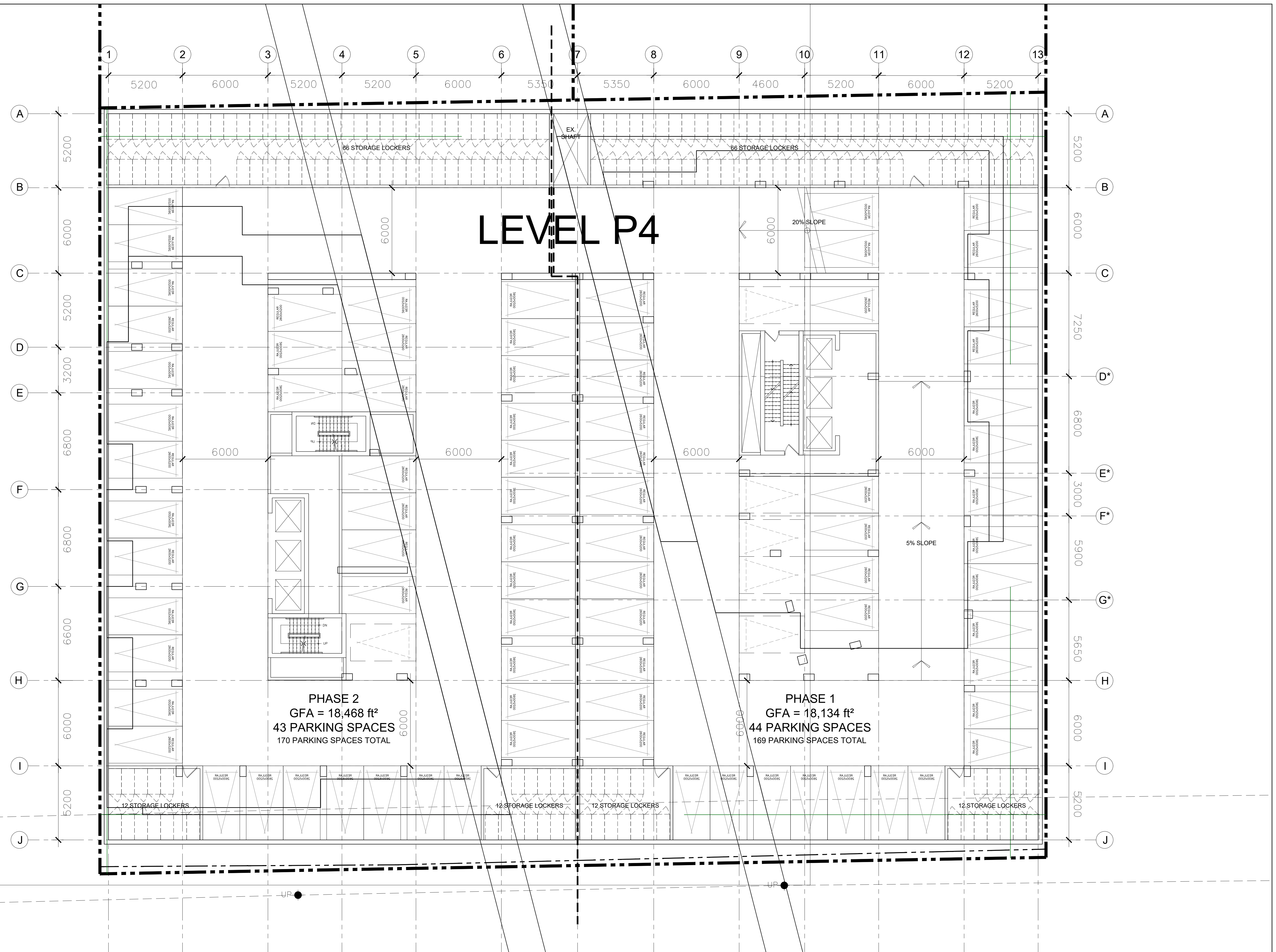
PROJECT/LOCATION:
267 O'CONNOR
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DRAWING TITLE:
PARKING PLAN

DRAWN BY: PB	DATE: 2020-10-02	SCALE: 1:125
PROJECT: 1938		DRAWING NO.:
 A2-02		REVISION NO.:

DWG 18064





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Hobin Architecture Incorporated
63 Pamela Street
Ottawa, Ontario
Canada K1S3K7
T: 613-238-7200
F: 613-235-2005
E: mail@hobinarc.com
hobinarc.com



HOBIN
ARCHITECTURE

PROJECT/LOCATION:
267 O'CONNOR
267 O'CONNOR

DRAWING TITLE:
PARKING PLAN

DRAWN BY: DATE: SCALE:
PB 2020-10-02 1:125

PROJECT:
1938

DRAWING NO.:
A2-01

REVISION NO.:

