

ZONING NOTES

CURRENT ZONING: NORTH PARCEL
 LOT AREA : 3,606 m²
 DEVELOPMENT STATS

DEVELOPMENT STATS	REQUIRED EXISTING BLDG.	PROPOSED
LOT WIDTH		MIN 33.2m MAX 66.5m
LOT DEPTH		MIN 36.4m MAX 72.0m
UNITS		
TOTAL UNITS		322
FRONT YARD SETBACK	KENT STREET	0 m
REAR YARD SETBACK		7.5 MIN. 3.0 m
CORNER SIDE YARD SETBACK	GILGOUR AVE.	0 m
CORNER SIDE YARD SETBACK	MACLAUREN AVE.	VARIES
BUILDING HEIGHTS		
PODIUM		24 m
34 STOREY TOWER		99 m
BUILDING AREA		
TOTAL GROSS		+/-320,744 sq.ft. (29,798 sq.m.)
TOTAL NET (RESIDENTIAL + COMMERCIAL/RETAIL)		+/-250,271 sq.ft. (23,251 sq.m.)
GROSS FLOOR AREA (city def.)		+/-250,271 sq.ft. (23,251 sq.m.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED APRIL 16, 2021 AND PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD

UNIT RATIOS

UNIT RATIOS	PROPOSED	322
TOTAL UNIT COUNT		
STUDIOS	33	10%
1 INTERNAL BEDROOM	2	1%
1 BEDROOM	106	33%
1 BEDROOM + DEN	51	16%
2 BEDROOM (1 INTERNAL)	17	5%
2 BEDROOM	110	34%
2 BEDROOM + DEN	3	1%

AMENITY SPACE REQUIREMENTS: 6 m² REQUIRED PER UNIT (322 X 6 SQ.M. = 1,932 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE) (966 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE

2,894 SQ.M. TOTAL AMENITY PROVIDED
1,826 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE

PARKING REQUIREMENTS: 322 units (*Reduced by 12) 310*0.5 = 155 + 310*0.1 = 31 = 186 (*all parking located below grade, required parking reduced by 10%) = 168 residential parking spaces required

PROVIDED RESIDENTIAL PARKING

185 RESIDENTIAL PARKING SPACES PROVIDED FOR 322 UNITS (0.57/UNIT)
PROVIDED VISITOR PARKING
31 VISITOR PARKING SPACES PROVIDED FOR 322 UNITS (0.10/UNIT)
216 TOTAL PARKING SPACES PROVIDED (*76 SHORT CAR PARKING SPACES (35% OF TOTAL PARKING))

BICYCLE PARKING REQUIREMENTS: 322 units * 0.5 = 161

PROVIDED BICYCLE PARKING

299 (152 VERTICAL + 147 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 322 UNITS (0.93/UNIT)
* LOCATED IN UNDERGROUND PARKING GARAGE AND AT GROUND LEVEL (NT)

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3	23-03-10	ISSUED FOR REZONING
2	21-09-02	ISSUED FOR REZONING
1	21-06-16	CITY OF OTTAWA PRECONSULTATION
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.

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PROJECT LOCATION:
359 KENT STREET
OTTAWA ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY: PB **DATE:** 23-03-10 **SCALE:** 1:150

PROJECT: 2027 **DRAWING NO.:** A100

REVISION NO.:

LEGEND:

PROPOSED FIRE ROUTE	EDGE OF SIDEWALK	CB	EXISTING CATCH BASIN
PROPOSED BUILDING	PROPERTY LINE	CB	PROPOSED CATCH BASIN
BUILDING TO BE DEMOLISHED	SETBACK	AS	SIGNAGE FOR ACCESSIBLE PARKING SPACE
MH	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	FRS	EXISTING SIGN
EXISTING MAN HOLE	CURB TO BE REBUILT	EL	EXISTING LIGHT POLE
EXISTING TRAFFIC LIGHT	ROLL CURB	EL	NEW LIGHT POLE
TSP	EXISTING UTILITY POLE	SL	PROPOSED WALL MOUNTED LIGHT
EH	EXTENT OF PARKING GARAGE BELOW	SL	EXISTING STREET LIGHTING BOX
EXISTING FIRE HYDRANT		TB	EXISTING TRAFFIC SIGNAL BOX
CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS			
BIKE PARKING SPACE			

0 5 10 15 20
SCALE 1 : 150

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no. date revision

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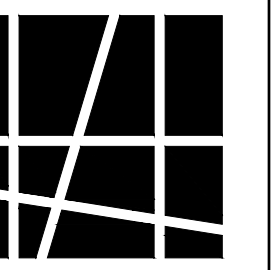
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ARCHITECTURE

PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
GROUND LEVEL

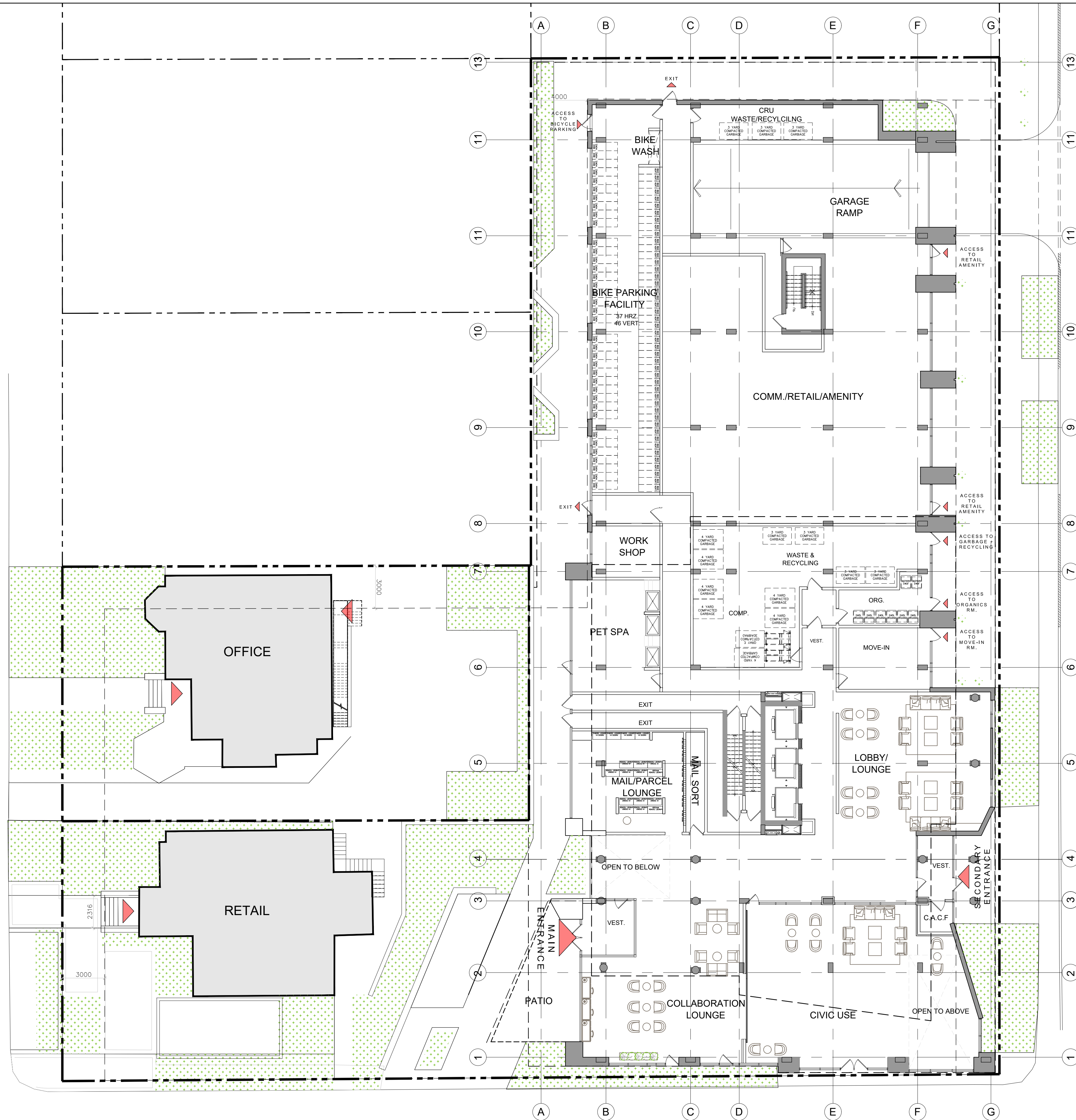
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PB 23-03-10 1:150

PROJECT:
2027

DRAWING NO.:

A200

REVISION NO.:



1 GROUND FLOOR PLAN
A2.06 1:150

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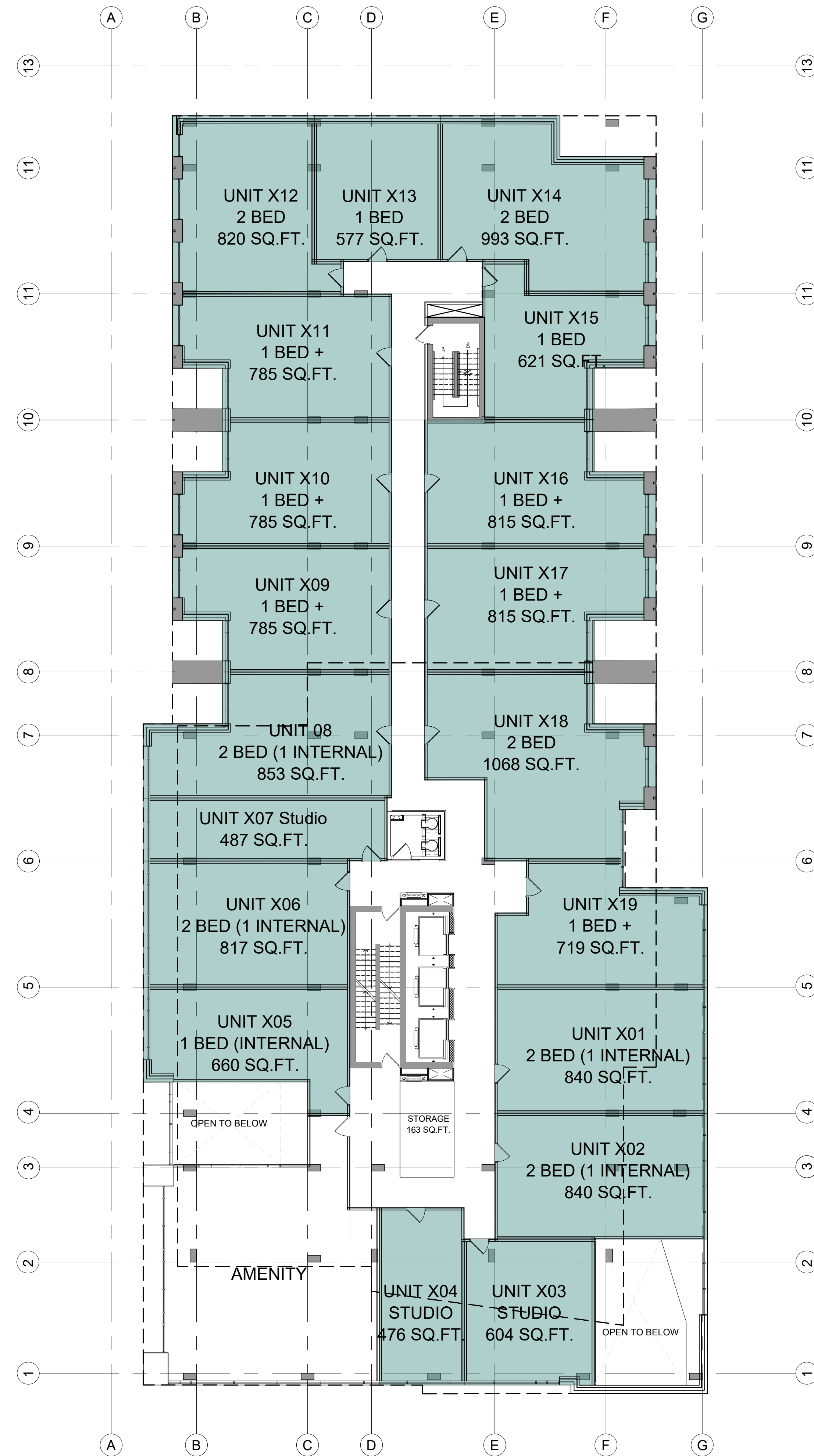
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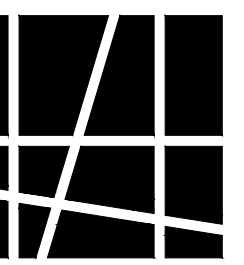
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ARCHITECTURE

PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
LEVEL 2

DRAWN BY:
PB

DATE:
23-03-10

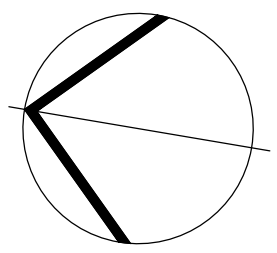
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1:150

PROJECT:
2027

DRAWING NO.:

A201

REVISION NO.:



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no.	date	revision

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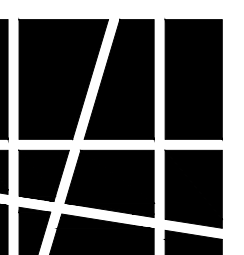
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PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
LEVELS 3-5

DRAWN BY:
PB

DATE:
23-03-10

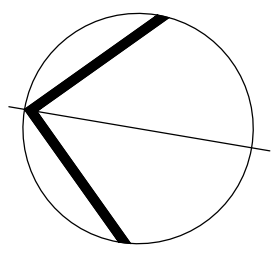
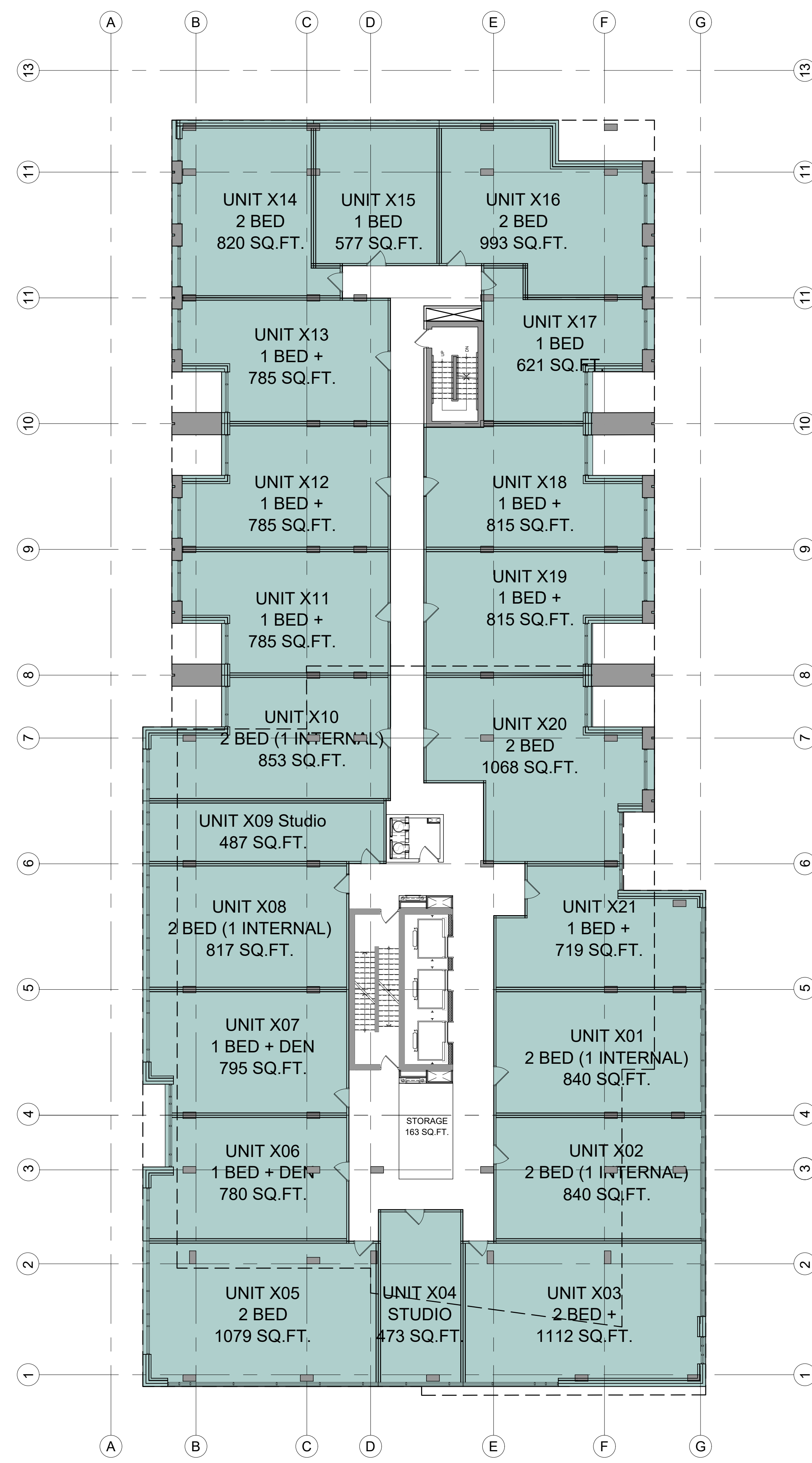
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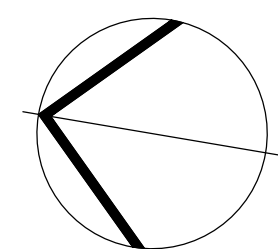
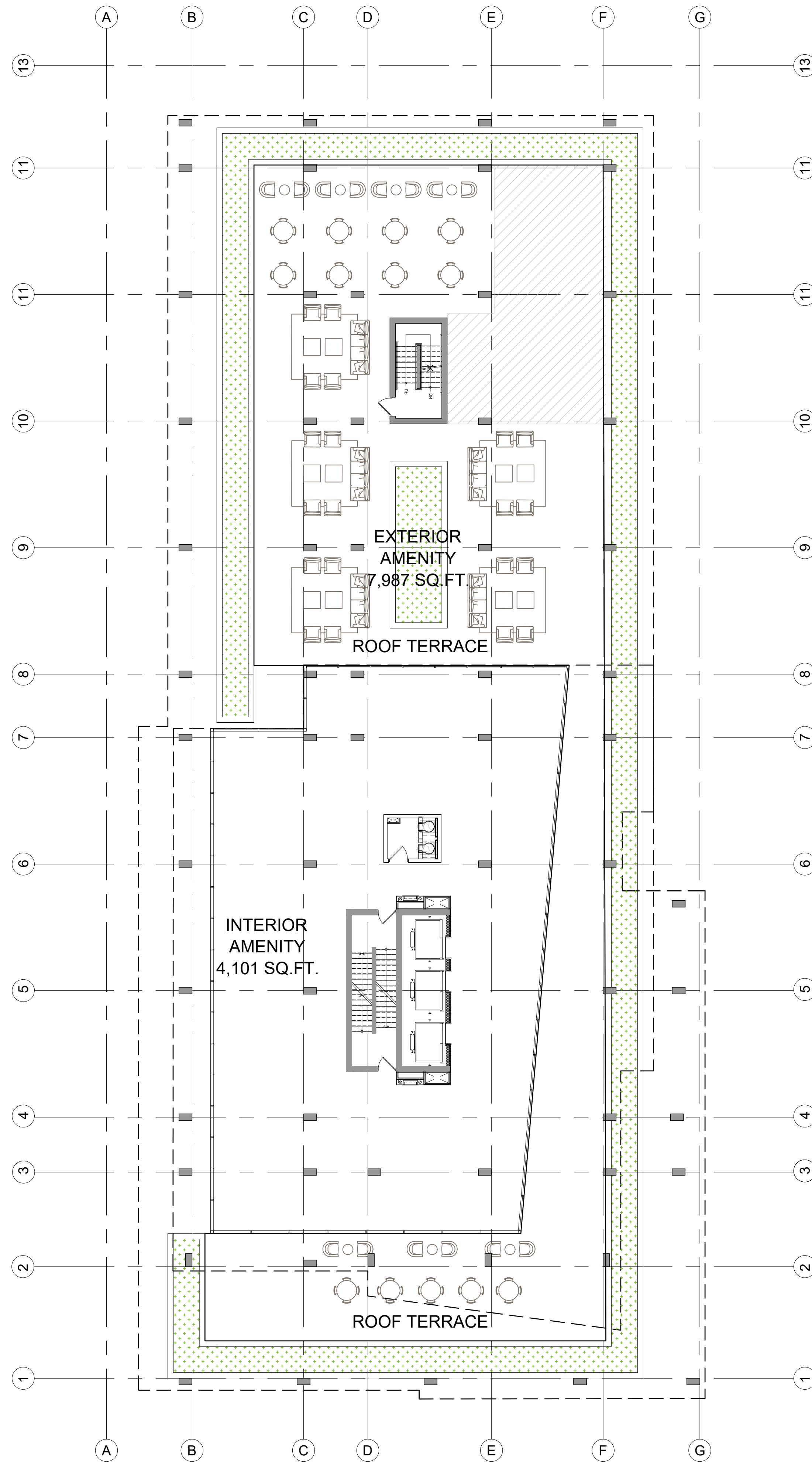
A202

REVISION NO.:



A202

REVISION NO.:



1 LEVEL 6 FLOOR PLAN
A2.09 1:150

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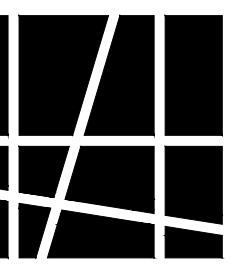
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PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
LEVEL 6

DRAWN BY:
PB

DATE:
23-03-10

SCALE:
1:150

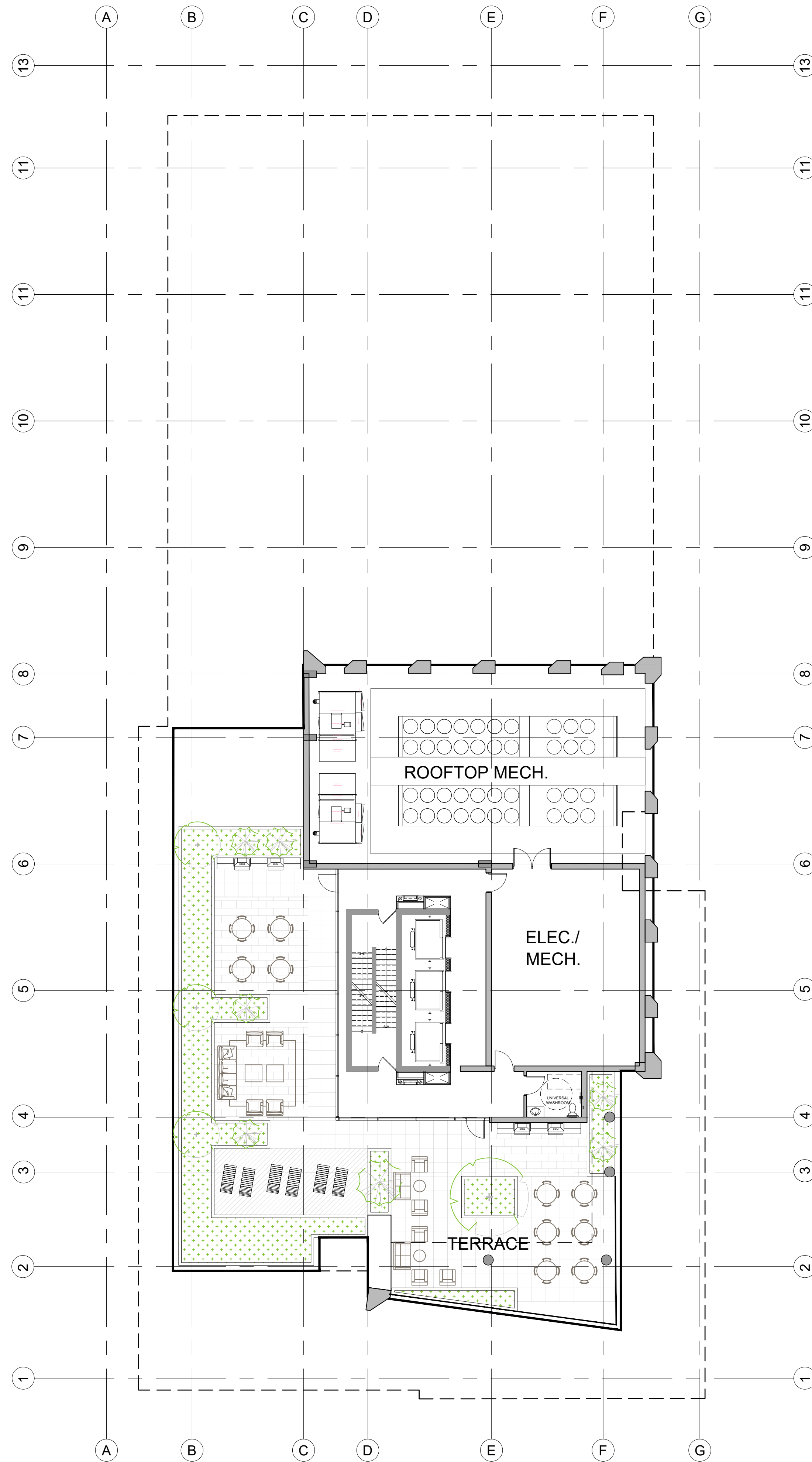
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2027

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A203

REVISION NO.:





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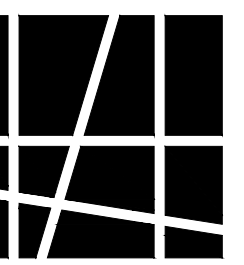
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PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
ROOFTOP

DRAWN BY: DATE: SCALE:
PB 23-03-10 1:150

PROJECT:
2027

DRAWING NO.:

A205

REVISION NO.:



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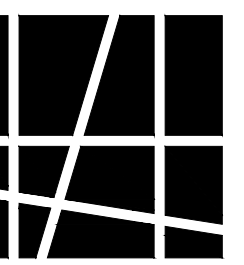
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PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 1

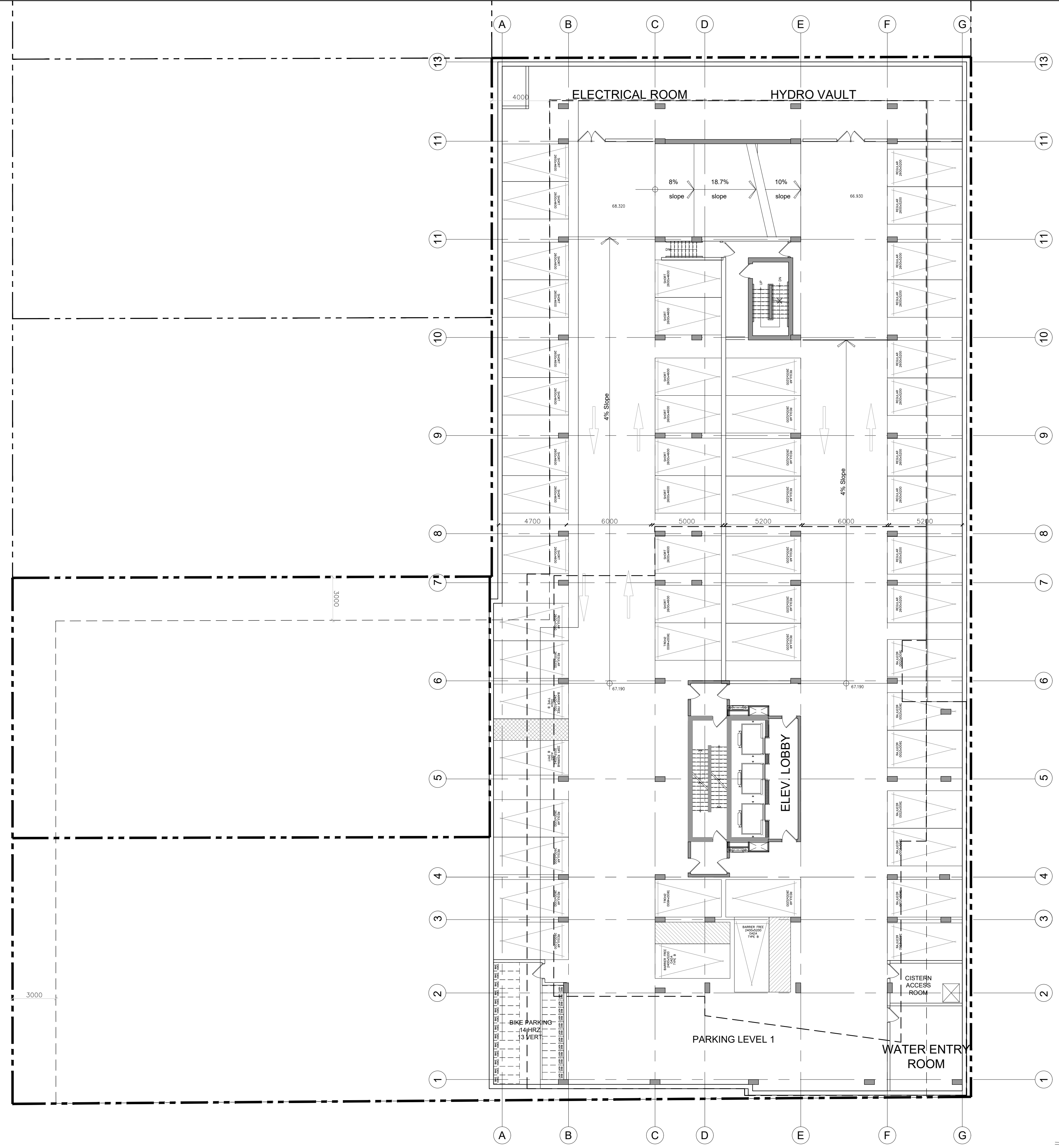
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PROJECT: 2027

DRAWING NO.:

A206

REVISION NO.:



1 PARKING LEVEL 1
A2.05 1:150

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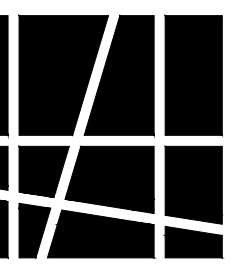
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PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 2

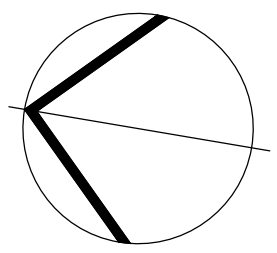
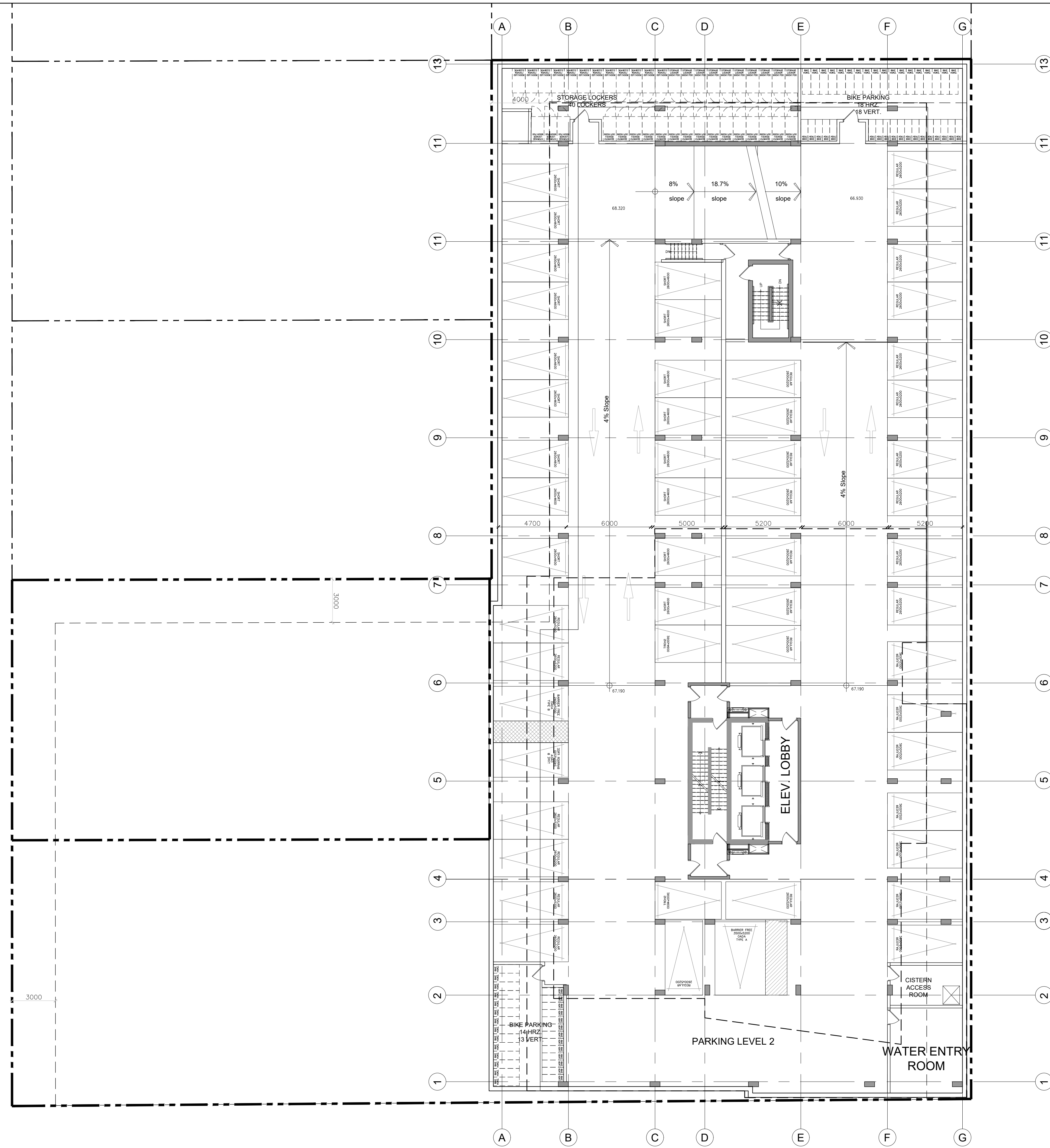
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PROJECT: 2027

DRAWING NO.:

A207

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1 PARKING LEVEL 2
A2.05 1:150

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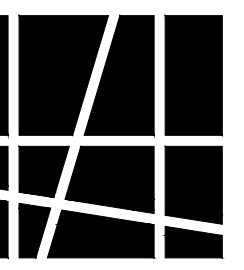
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359 KENT STREET

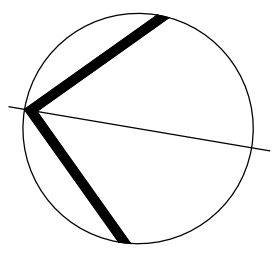
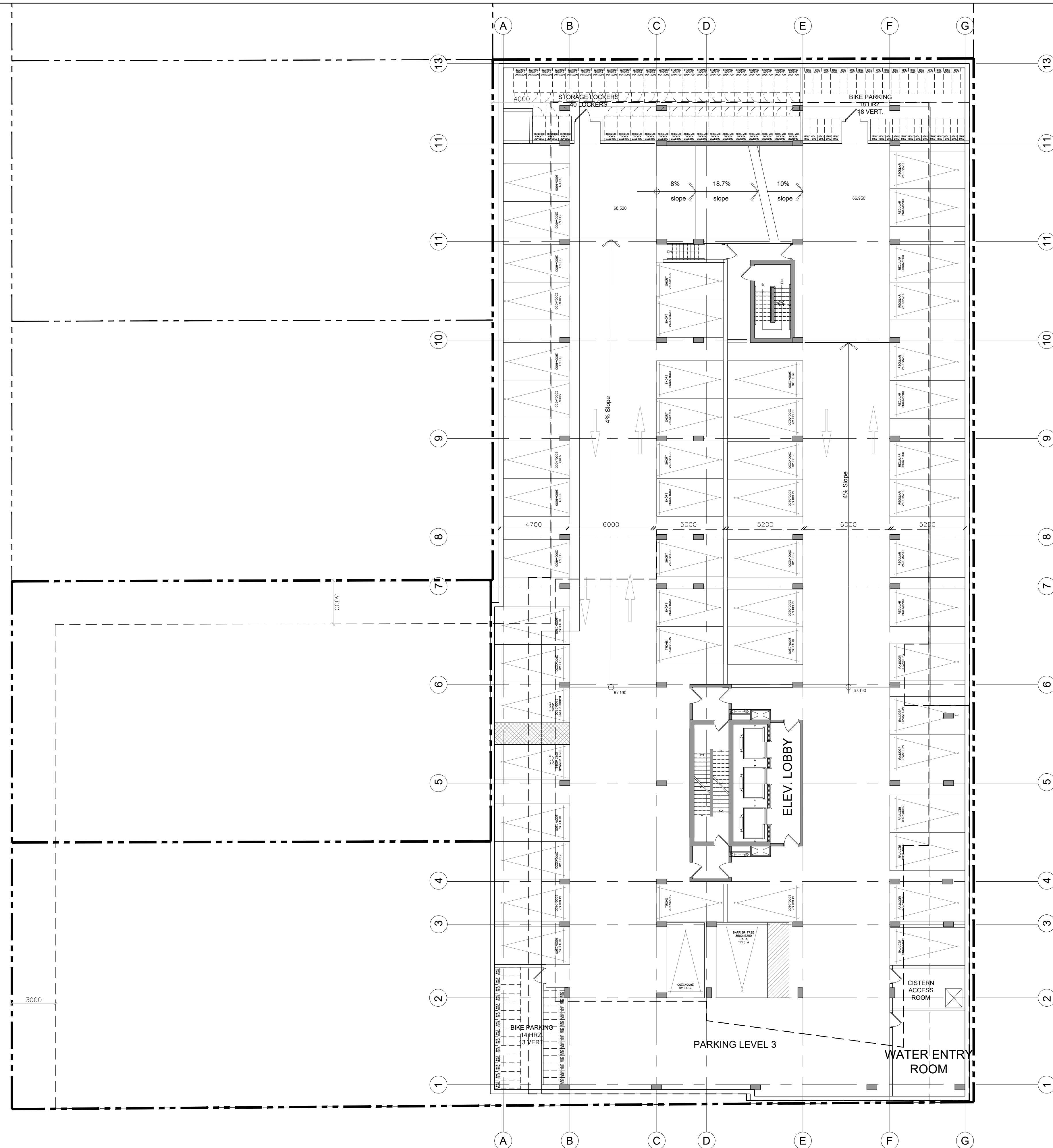
DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 3

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PROJECT: 2027

DRAWING NO.: A208

REVISION NO.:



1 PARKING LEVEL 3
A2.05 1:150

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no.	date	revision
2	23.03.10	ISSUED FOR REZONING
1	21.09.02	ISSUED FOR REZONING

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PROJECT/LOCATION:
359 KENT STREET

DRAWING TITLE:
FLOOR PLAN
PARKING LEVEL 4

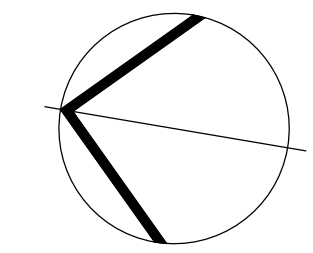
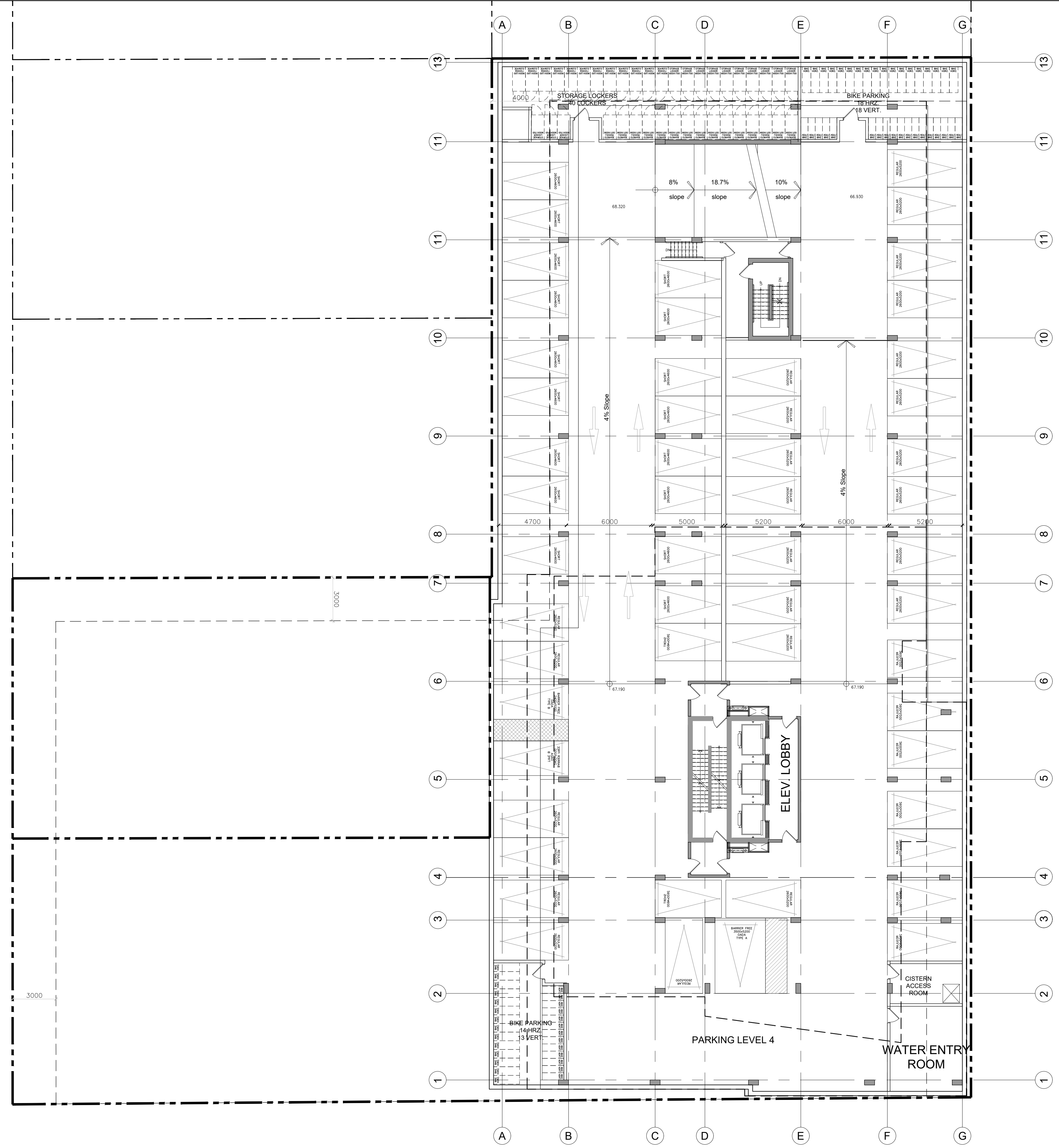
DRAWN BY: PB **DATE:** 23-03-10 **SCALE:** 1:150

PROJECT: 2027

DRAWING NO.: A209

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS
PATRICK BISSON
ARCHITECT
LICENCE 3049



1 PARKING LEVEL 4
A2.05 1:150

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1.000 FRENCH GLASS AS PER CITY BLDG SAFETY GUIDELINES OUTLINE 2.1, TYPED IN 3/4" MIN. H. & 3/4" MIN. W. GLASS PROVIDER FOR LOW REFLECTIVITY ONLY 1.4
2.0 GLASS PER FOR ALL BALCONY RAILINGS ON LEVEL 4
3.0 GLASS PER FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

2	230310	Issued for Rezoning
1	210820	Issued for Rezoning
no.	date	revision

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LEGEND:

NEW BUILD	
AF	ALUMINUM FLASHING
AP-1	ALUMINUM PANEL 1
AP-2	ALUMINUM PANEL 2
AP-3	ALUMINUM PANEL 3
BV-1	BRICK VENEER
MS-1	MASONRY 1
PC	PRECAST CONCRETE
GR	GLASS RAILING
SP	SPANDREL PANEL
VG	VISION GLASS

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PROJECT/LOCATION:
359 Kent

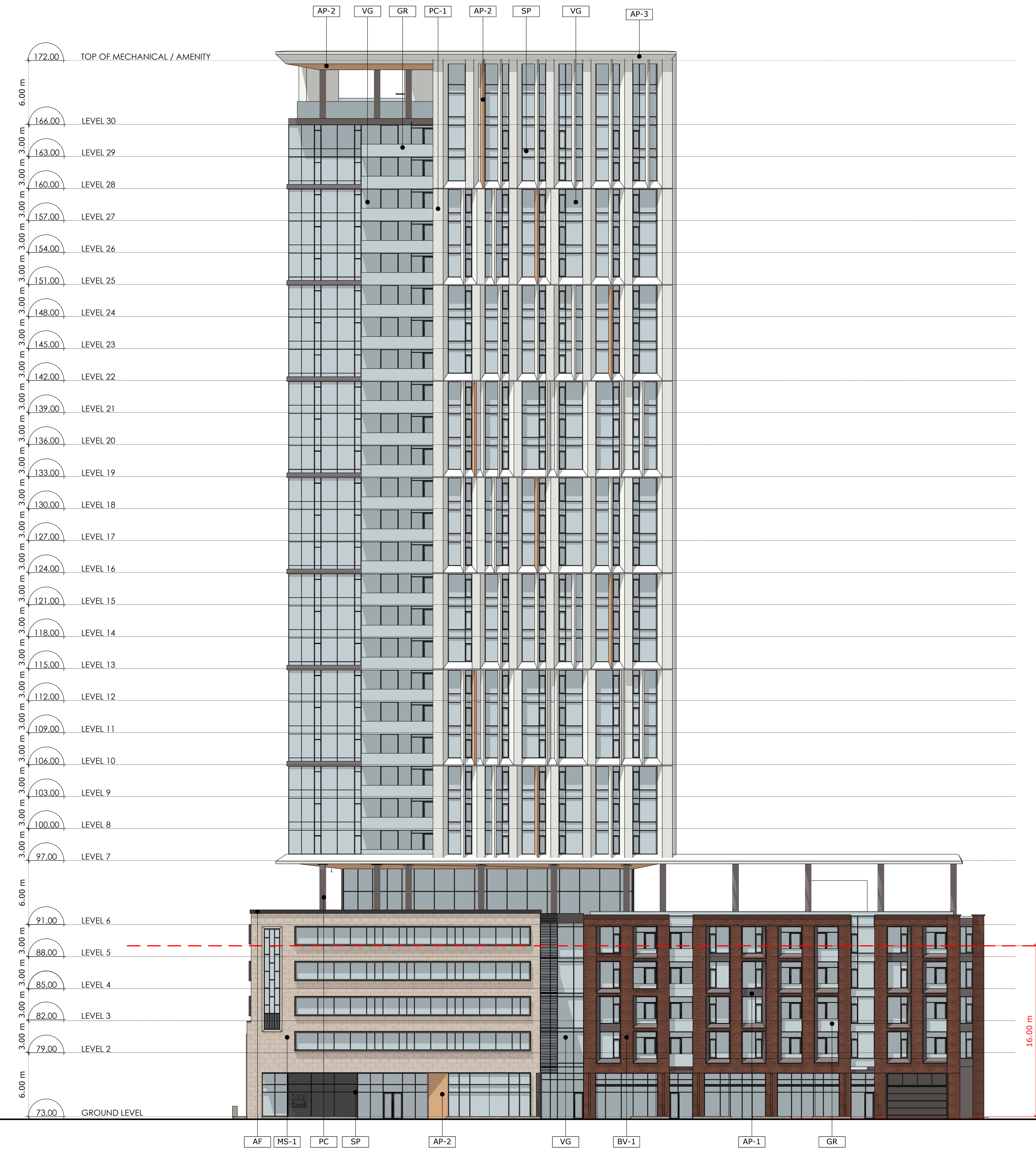
DRAWING TITLE:
ELEVATIONS

DRAWN BY: PB/KM **DATE:** 230310 **SCALE:** 1:250

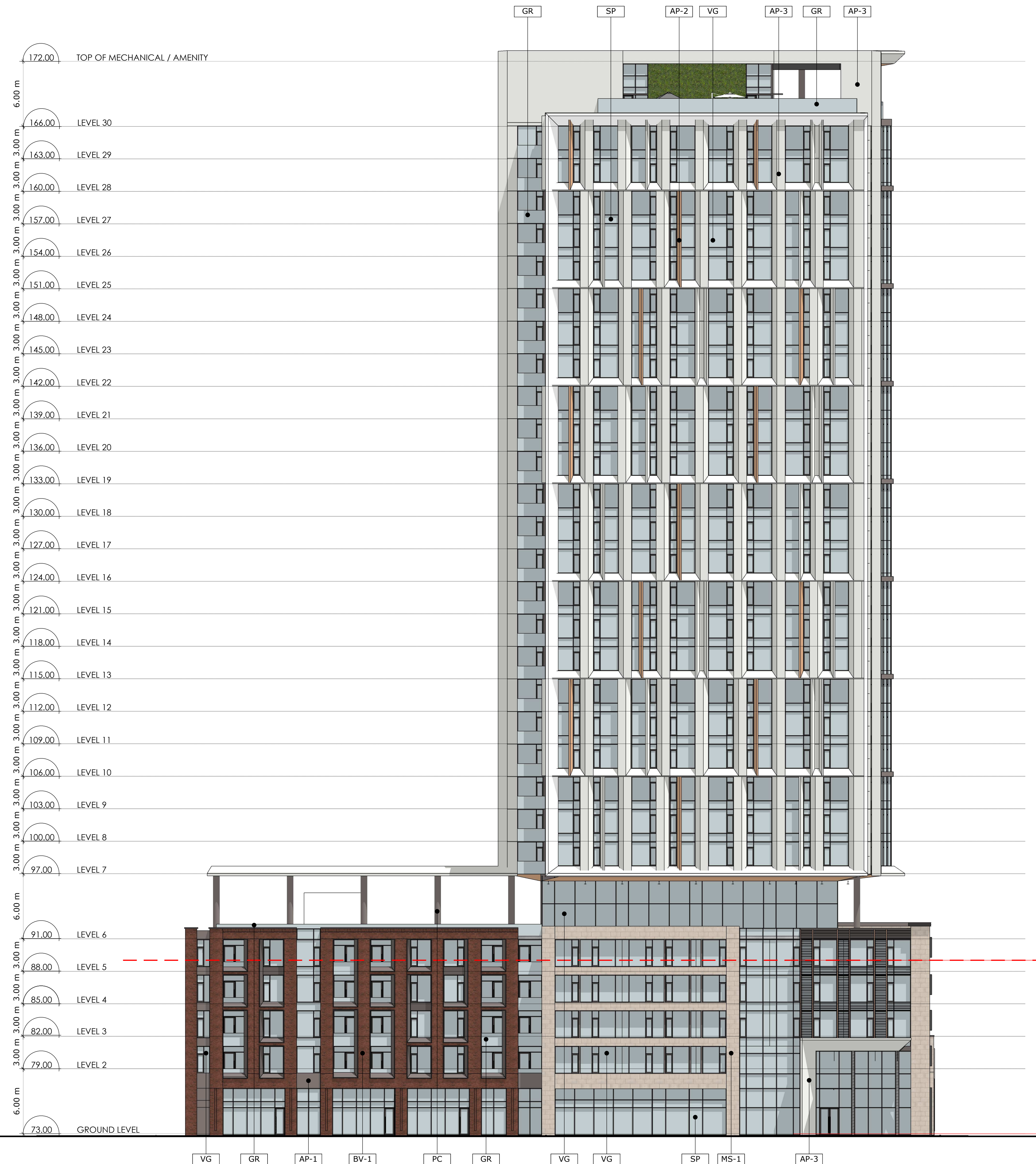
PROJECT: 2027

DRAWING NO.: A300

REVISION NO.:



1 SOUTH ELEVATION
A3.01 Scale: 1: 200



2 NORTH ELEVATION
A3.01 Scale: 1: 200

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WIND FRIENDLY GLASS: AS PER CITY OF WIND SAFETY GUIDELINES OUTLINE 2, TYPED WITH A MINIMUM OF 1.5% GLASS PROPORTION FOR LOW RISE BUILDINGS ONLY 1.4
 2. GLASS PROPORTION FOR ALL BALCONY RAILINGS ON LEVEL 4
 3. GLASS PROPORTION FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

2	230310	Issued for Rezoning
1	210820	Issued for Rezoning
no.	date	revision

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LEGEND:

NEW BUILD:	
AP	ALUMINUM FLASHING
AP-1	ALUMINUM PANEL 1
AP-2	ALUMINUM PANEL 2
AP-3	ALUMINUM PANEL 3
BV-1	BRICK VENEER
MS-1	MASONRY 1
PC	PRECAST COLUMN
GR	GLASS RAILING
SP	SPANDREL PANEL
VG	VISION GLASS

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HOBIN
 ARCHITECTURE

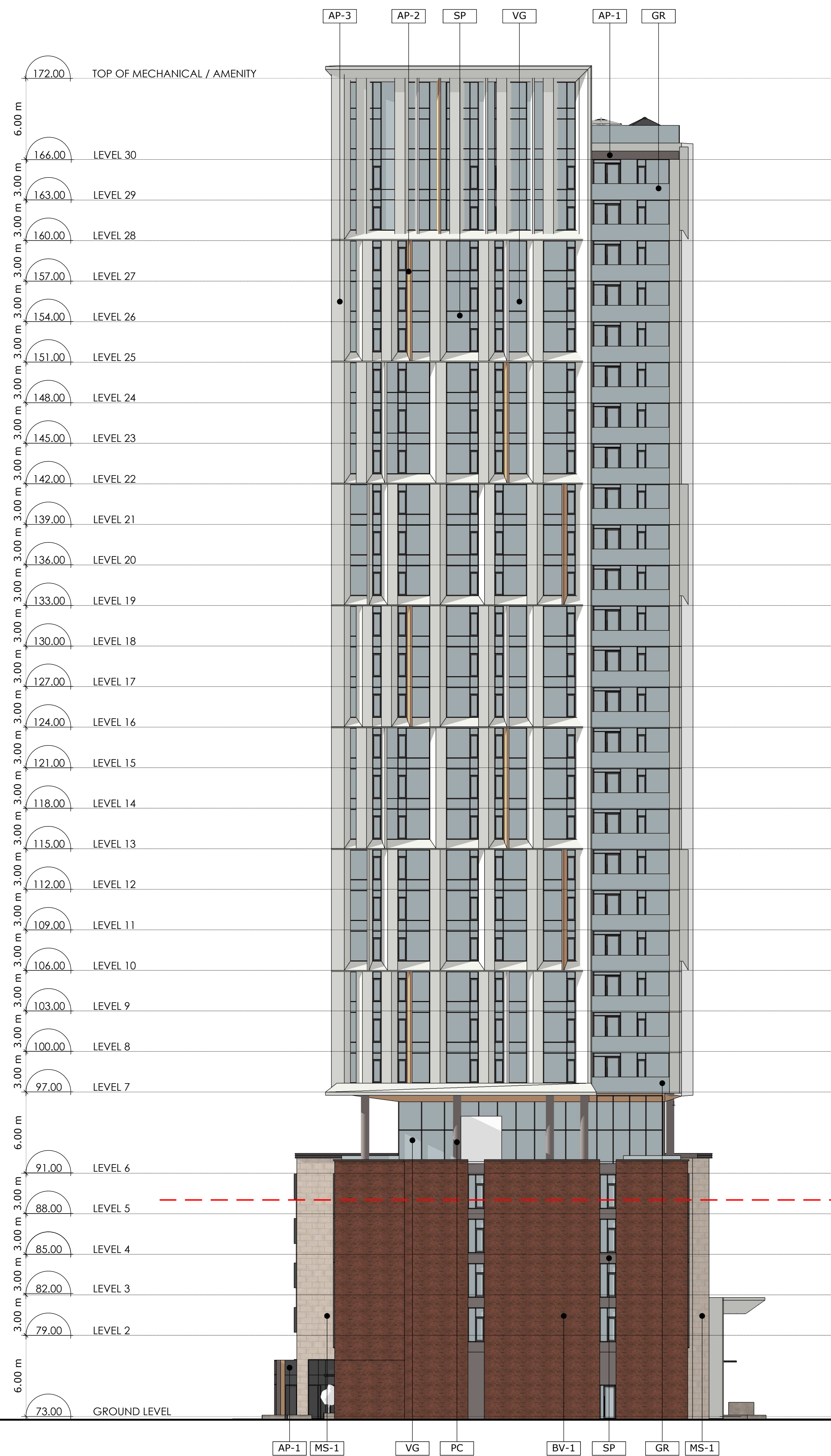
PROJECT/LOCATION:
 359 Kent

DRAWING TITLE:
 ELEVATIONS

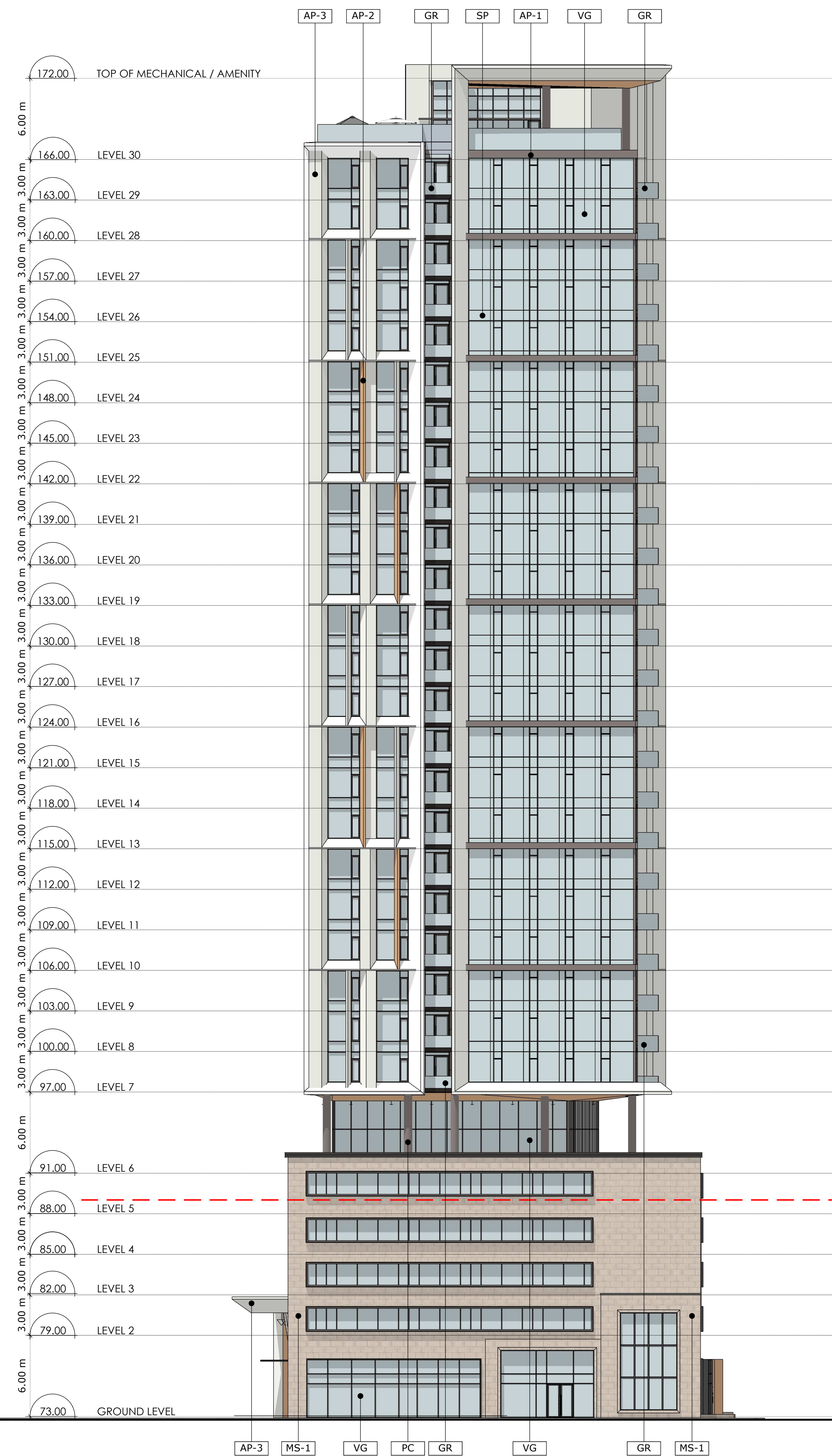
DRAWN BY: PB/KM DATE: 230310 SCALE: 1:250

PROJECT: 2027
 DRAWING NO.: **A301**
 REVISION NO.:





1 EAST ELEVATION
A3.00 Scale: 1: 200



2 WEST ELEVATION
A3.00 Scale: 1: 200

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WIND FRIENDLY GLASS: AS PER CITY/BIRD SAFE GUIDELINES OUTLINE 2, THROUGH GLASS AREA SHALL BE 10% GLASS PROVIDED FOR LOW REFLECTIVITY ONLY 14
10% GLASS PROVIDED FOR BALCONY RAILINGS ON LEVEL 4
10% GLASS PROVIDED FOR ALL BALCONY RAILINGS ON ROOF TERRACE LEVELS

2	230310	Issued for Rezoning
1	210820	Issued for Rezoning
no.	date	revision

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LEGEND:

NEW BUILD	
AP	ALUMINUM FLASHING
AP-1	ALUMINUM PANEL 1
AP-2	ALUMINUM PANEL 2
AP-3	ALUMINUM PANEL 3
BV-1	BRICK VENEER
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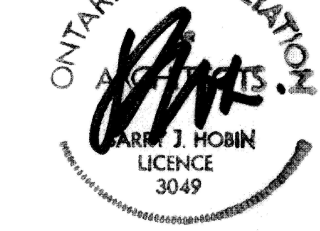


PROJECT/LOCATION:
359 Kent

DRAWING TITLE:
ELEVATIONS

DRAWN BY: PB/KM **DATE:** 230310 **SCALE:** 1:250

PROJECT: 2027 **DRAWING NO.:** A302



DRAWING NO.: A302

REVISION NO.: