



KILBORN PLACE

LAMIRA ST

SITE INFORMATION

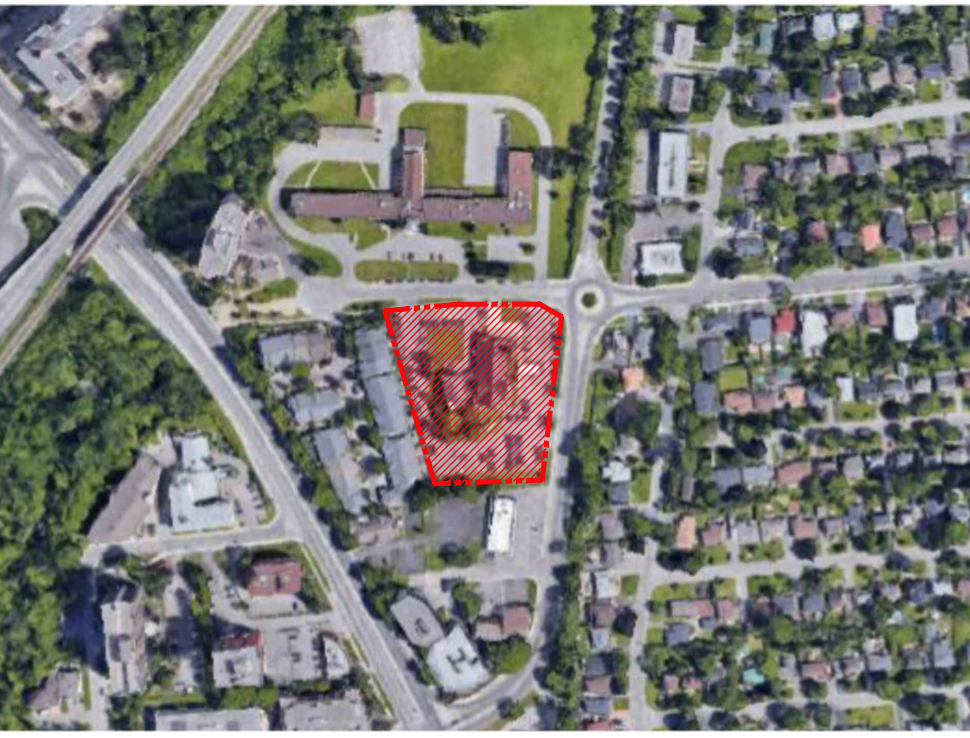
ZONING	I1A
SITE AREA	
Total Site Area:	8,503m ²
HEIGHT	Permitted 4 Storeys (12m)
SETBACKS	F.Y. S.Y. R.Y. 2.5m 2.5m 7.5m
MAX. FSI	2.0

DEVELOPMENT STATISTICS

HEIGHT	4 Storeys (12m)
GFA	Institutional Use 11,019m ²
TOTAL AREA	Institutional Use 12,964m ²
FSI	1.30
PARKLAND DEDICATION (10%) Provided	852m ²

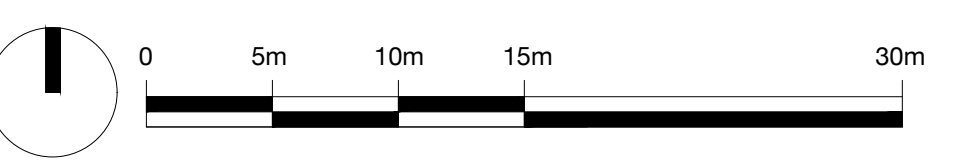
- NOTES**
- Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4.5m.
 - For the purpose of this concept, an average of 80m² (860sf) unit size is used to calculate approximate total number of units.
 - *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
 - The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
 - This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

**1244
KILBORN PLACE
OTTAWA
As-of-Right**



LEGEND

	PROPOSED BUILDING
	PARK SPACE
	AMENITY SPACE
	PROPERTY BOUNDARY
	SETBACKS
	HYDRO POLE



No.	REVISION	DATE	BY
7	CONCEPT PLAN	2022-11-07	DM
6	CONCEPT PLAN	2022-08-19	DM
5	CONCEPT PLAN	2022-08-05	DM
4	MASSING	2022.03.29	LC
3	CONCEPT PLAN	2022.01.07	TS
2	CONCEPT PLAN	2021.12.23	LC
1	BASE PLAN	2021.12.07	LC

CLIENT
ARCHDIOCESE OF OTTAWA

**FOTENN
Planning + Design**

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DESIGNED	TS
REVIEWED	TS
DATE	2021.12.23

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