



**KEY PLAN**

**PROPERTY DESCRIPTION**

EIGHT STOREY RESIDENTIAL BUILDING, THREE STOREY TOWNHOUSES & ONE-STOREY CHURCH

CITY OF OTTAWA PIN NUMBER: PART OF 04689 - 0001

MUNICIPAL ADDRESS: 8 Withrow Avenue

**SITE INFORMATION**

LOT AREA: 6,114 m<sup>2</sup>  
 LOT FRONTAGE: 57.9 m  
 LOT DEPTH: 104.72 m

**BUILDING INFORMATION**

BUILDING AREA: TOWNHOUSES: 775 m<sup>2</sup>, APARTMENT BUILDING: 771 m<sup>2</sup>, CHURCH: 535 m<sup>2</sup>  
 BUILDING FLOOR AREA: TOWNHOUSES: 2,325 m<sup>2</sup>, APARTMENT BUILDING: 4,462 m<sup>2</sup>, CHURCH: 535 m<sup>2</sup>  
 PROPOSED USE: APARTMENT DWELLING MID-RISE, TOWNHOUSES, CHURCH

**APARTMENT UNIT BREAKDOWN:**

FLOOR	UNIT TYPE	QUANTITY
FIRST FLOOR	0 UNITS	
SECOND FLOOR	9 UNITS (1x STUDIO, 4x 1BD, 2x 2BD, 2x 3BD)	
THIRD FLOOR	8 UNITS (0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD)	
FOURTH FLOOR	8 UNITS (0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD)	
FIFTH FLOOR	8 UNITS (0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD)	
SIXTH FLOOR	8 UNITS (0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD)	
TOTAL	57 UNITS (1x STUDIO, 22x 1BD, 20x 2BD, 14x 3BD)	

**TOWNHOME UNIT BREAKDOWN:**

FLOOR	UNIT TYPE	QUANTITY
WITHROW STACKED	12 UNITS (6x 2BD, 6x 3BD)	
ROSSLAND BACK TO BACK STACKED	15 UNITS (10x 2BD, 5x 3BD)	

**ZONING TABLE**

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA AM10	No Minimum	7,214m <sup>2</sup>
MINIMUM LOT AREA I1B	1000m <sup>2</sup>	
MINIMUM LOT WIDTH AM10	No Minimum	57.8m
MINIMUM LOT WIDTH I1B	30m	
FRONT YARD SETBACK AM10	No Minimum	4.76m
FRONT YARD SETBACK I1B	6m	
HYDRO SETBACK	6m	6m
MIN. INTER. SIDE YARD SETBACK AM10	No Minimum (abutting institutional)	1.5m - Levels 1 to 3 2.5m - Level 4
MIN. INTER. SIDE YARD SETBACK I1B	7.5m	
MIN. REAR YARD SETBACK AM10	7.5m	7.8m Midrise rear face against the R11f zone
MIN. REAR YARD SETBACK I1B	7.5m	8.1m @ Rossland Townhomes
MAXIMUM BUILDING HEIGHT AM10	30 metres but in no case greater than 18m storeys	26m (MID RISE BUILDING)
MAXIMUM BUILDING HEIGHT I1B	18m	
MAXIMUM FLOOR SPACE INDEX	N/A	37% = 367m <sup>2</sup>
LANDSCAPED AREA	30% = 341.7m <sup>2</sup>	37% = 367m <sup>2</sup>
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)		
Dwelling	1.2 spaces/unit = 84 x 1.2 = 100.8	0.5 spaces/unit = 84 x 0.5 = 42
Place of Worship	10 spaces per 100 sqm of assembly area = 10x(250) = 25	11 + 14 (off site)
Office	2.4 x (61m <sup>2</sup> / 100m <sup>2</sup> )	2.4 x (61m <sup>2</sup> / 100m <sup>2</sup> ) = 1.4
VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	0.2 / unit = 84 x 0.2 = 16.8	17 SPACES
AMENITY AREA REQUIREMENTS	6m <sup>2</sup> per dwelling unit = 504m <sup>2</sup> 50% Communal = 252m <sup>2</sup>	-575m <sup>2</sup> OUTDOOR AMENITY (including bicycle spaces) -100m <sup>2</sup> REAR SIDE YARD AMENITY -225m <sup>2</sup> INTERIOR ROOFTOP AMENITY -48m <sup>2</sup> BALCONIES TOTAL = 948m <sup>2</sup>
BICYCLE PARKING SPACES	0.5 per dwelling unit = 42	27 INTERIOR SPACES 1:1 ratio

**LEGEND**

- GRASS
- CONC. PAVERS TYPE 1
- UNIT PAVERS TYPE 1
- ASPHALT PAVING
- CONCRETE
- RIVER STONES. REFER TO LANDSCAPE
- FIRE ROUTE
- EXISTING FENCE
- NEW SCREEN FENCE
- NEW SOUND FENCE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- NEW FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- ELECTRICAL POST
- LIGHT STANDARD
- DEPRESSED CURB
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION TO DETERMINE EXISTING AVERAGE GRADE
- PROPOSED GROUND ELEVATION. REFER TO CIVIL

**NOTE:** 'X' indicates existing to remain

No. Date: 1 2023-06-30 ISSUED FOR REZONING SUBMISSION

Engineer / Engineer (Microturbine & Electrical): [Signature]

Engineer / Engineer (Structure / Structure): [Signature]

Architect / Architect (Landscape / Landscape): [Signature]

Engineer / Engineer (Civil / Civil): [Signature]

Client / Client: JULIAN OF NORWICH ANGLICAN CHURCH, Anglican Diocese of Ottawa

Architect / Architect: [Signature]

Fig. 1: 3500, Saint-Anthoine O, Montreal QC H3C 1A0 T: 514 885-9122

Fig. 2: 190 Somerset St W #208 Ottawa ON K2P 1A4 T: 613 954-1122

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Scale / Seal: [Signature]

Project / Project: THE ANHOR JULIAN OF NORWICH

8 WITHROW AVE, OTTAWA ONTARIO

Site Plan

Designé par / Drawn by: [Signature] No. projet / Project number: 2147

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