



KEY PLAN		1 2023-11-07 Rezone Phase 2 Pre-Consultation	
PROPERTY DESCRIPTION			
8 & 10 STOREY RESIDENTIAL BUILDINGS			
CITY OF OTTAWA PIN NUMBER		04751-0119	
MUNICIPAL ADDRESS		30 Clary Ave	
SITE INFORMATION			
LOT AREA:		20,680 sqm	
LOT FRONTAGE:		237.3m	
LOT DEPTH:		112.8m	
BUILDING INFORMATION			
BUILDING AREA: MARKET BUILDING = 994sqm, OAHs Building 830 sqm			
BUILDING FLOOR AREA: OAHs BLDG = 6080 sqm, MARKET BLDG = 12832 sqm, P1 = 2698sqm, P2 = 1953sqm			
PROPOSED USE: APARTMENT DWELLINGS			
UNIT BREAKDOWN - MARKET BUILDING:		UNIT MIX:	
LEVEL 1:	9 UNITS	4x 1BD, 2x 1BD+D, 1x 2BD, 2x 2BD+D	
LEVEL 2-4:	11 UNITS	2x 1BD, 4x 1BD+D, 3x 2BD, 2x 2BD+D	
LEVEL 5-15:	9 UNITS	5x 1BD, 1x 1BD+D, 3x 2BD	
LEVEL 16:	7 UNITS	3x 1BD, 2x 1BD+D, 2x 2BD	
TOTAL		148 UNITS	
UNIT BREAKDOWN - OAHs BUILDING:		UNIT MIX:	
LEVEL 1:	6 UNITS	4x 1BD, 2x 2BD	
LEVEL 2-6:	12 UNITS	6x 1BD, 1x 1BD+D, 4x 2BD, 1x 2BD+D	
TOTAL		66 UNITS	
MARKET & OAHs BUILDINGS TOTAL		214 UNITS	
ZONING TABLE			
CITY OF OTTAWA ZONING BY-LAW No. 2008-256		[1A][314]H(13.8)	
REQUIRED		PROPOSED	
MINIMUM LOT AREA	400m ²	TOTAL LOT AREA = 20,680sqm	
MINIMUM LOT WIDTH	15m	237.3m	
MINIMUM FRONT YARD SETBACK	3m	22.7m	
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	10.5m	
MINIMUM REAR YARD SETBACK	Abutting R1, R2 or R3: 7.5m Other cases: 4.5m	6.19m	
MAXIMUM BUILDING HEIGHT	13.8m	MARKET BUILDING = 48.75m (WITHOUT PENTHOUSE) 53.75m (WITH PENTHOUSE) OAHs 19m (WITHOUT PENTHOUSE) 16.4m (WITH PENTHOUSE)	
VEHICLE PARKING REQUIREMENTS (AREA 2)	No off-street motor vehicle parking is required to be provided within Area 2 (By-law 2016-249)	MARKET BUILDING = 148 UNITS X 0.2 SPACES = 30 VISITOR PARKING SPACES OAHs = 66 UNITS X 0.2 = 14 VISITOR SPACES	
VISITOR VEHICLE PARKING REQUIREMENTS	0.2 Spaces per unit On-site (1) within Area 2, 1' x 14' 2" (in similar parking spaces are required for the first motor dwelling unit on site (By-law 2016-249). On-site (1) within Area 2, 1' x 14' 2" (in similar visitor parking spaces are required for the first motor dwelling unit on site (By-law 2016-249).	MARKET BUILDING = 148 UNITS X 0.2 SPACES = 30 VISITOR PARKING SPACES OAHs = 66 UNITS X 0.2 = 14 VISITOR SPACES	
AMENITY AREA REQUIREMENTS	6m ² per dwelling unit, and 10% of the gross floor area of each housing unit. Minimum 5% of the required total amenity area to be communal. MARKET = 6m ² x 148 units = 888sqm OAHs = 6m ² x 66 units = 396 sqm	MARKET BUILDING = 832 sqm PRIVATE 654 sqm COMMUNAL 1088 sqm TOTAL OAHs BUILDING = 847 sqm (ALL COMMUNAL)	
BICYCLE PARKING SPACES	0.5 per dwelling unit	MARKET BUILDING = 124 HORIZONTAL SPACES STACKED = 18 X 2 X 36 SPACES 180 SPACES TOTAL OAHs = 33 HORIZONTAL STACKED = 16 X 2 X 32 SPACES 66 SPACES TOTAL	

LEGEND	
	SOFT LANDSCAPING
	PAVERS REFER TO LANDSCAPE
	ASPHALT PAVING
	CONCRETE
	RIVERSTONE REFER TO LANDSCAPE
	EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING FENCE
	NEW BOARD FENCE REFER TO LANDSCAPE
	LOT LINE
	SETBACK LINE
	DESIGNATED BUILDING ENTRANCE / EXIT
	FIRE HYDRANT, REFER TO CIVIL
	CATCH BASIN
	MANHOLE
	FD FLOOR DRAIN
	UP UTILITY POLE
	OW OVERHEAD UTILITY WIRES
	L.S. LIGHT STANDARD
	DC DEPRESSED CURB
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	EXISTING TREE (REFER TO LANDSCAPE DRAWINGS)
	NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	NEW GROUND ELEVATION REFER TO CIVIL
NOTE: 'X'-E INDICATES EXISTING TO REMAIN	



Project: THEIA - FIRST UNITARIAN	
30 Clary Avenue Ottawa ON	
SITE PLAN	
Drawn by: RYAN ZIK	Project Number: 2214
Checked by: RC	Design Number: A010
Scale: 1:250	Date: 2023-08-01