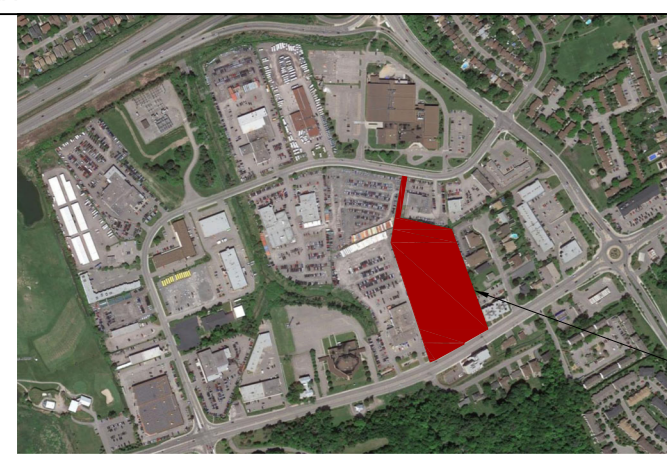


KEY PLAN



PROPOSED SITE

PROPERTY DESCRIPTION

5 NEW RESIDENTIAL BUILDINGS + 2 RESIDENTIAL / MIXED-USE BUILDINGS

CITY OF OTTAWA PIN NUMBER: 04392-0959

MUNICIPAL ADDRESS: 1887 ST JOSEPH BLVD

SITE INFORMATION

LOT AREA: 23,091.56 m²

LOT FRONTAGE: 68.42m

LOT DEPTH: 213.19m

BUILDING INFORMATION

TOTAL BUILDING AREA: 82355 m²

RESIDENTIAL: 81620 m², RETAIL: 735 m²

PROPOSED USE: APARTMENT DWELLINGS, RETAIL

APARTMENT UNIT BREAKDOWN:

BUILDING A1:	195 UNITS	STUDIO #73	1 B0 = 78	2 B0 = 44
BUILDING A2:	188 UNITS	STUDIO #60	1 B0 = 42	2 B0 = 26
BUILDING B1:	127 UNITS	STUDIO #14	1 B0 = 80	2 B0 = 30
BUILDING B2:	87 UNITS	STUDIO #15	1 B0 = 34	2 B0 = 40
BUILDING C1:	122 UNITS	STUDIO #34	1 B0 = 51	2 B0 = 47
BUILDING C2:	121 UNITS	STUDIO #33	1 B0 = 53	2 B0 = 28
BUILDING D:	236 UNITS	STUDIO #89	1 B0 = 112	2 B0 = 24
TOTAL:	1075 UNITS			

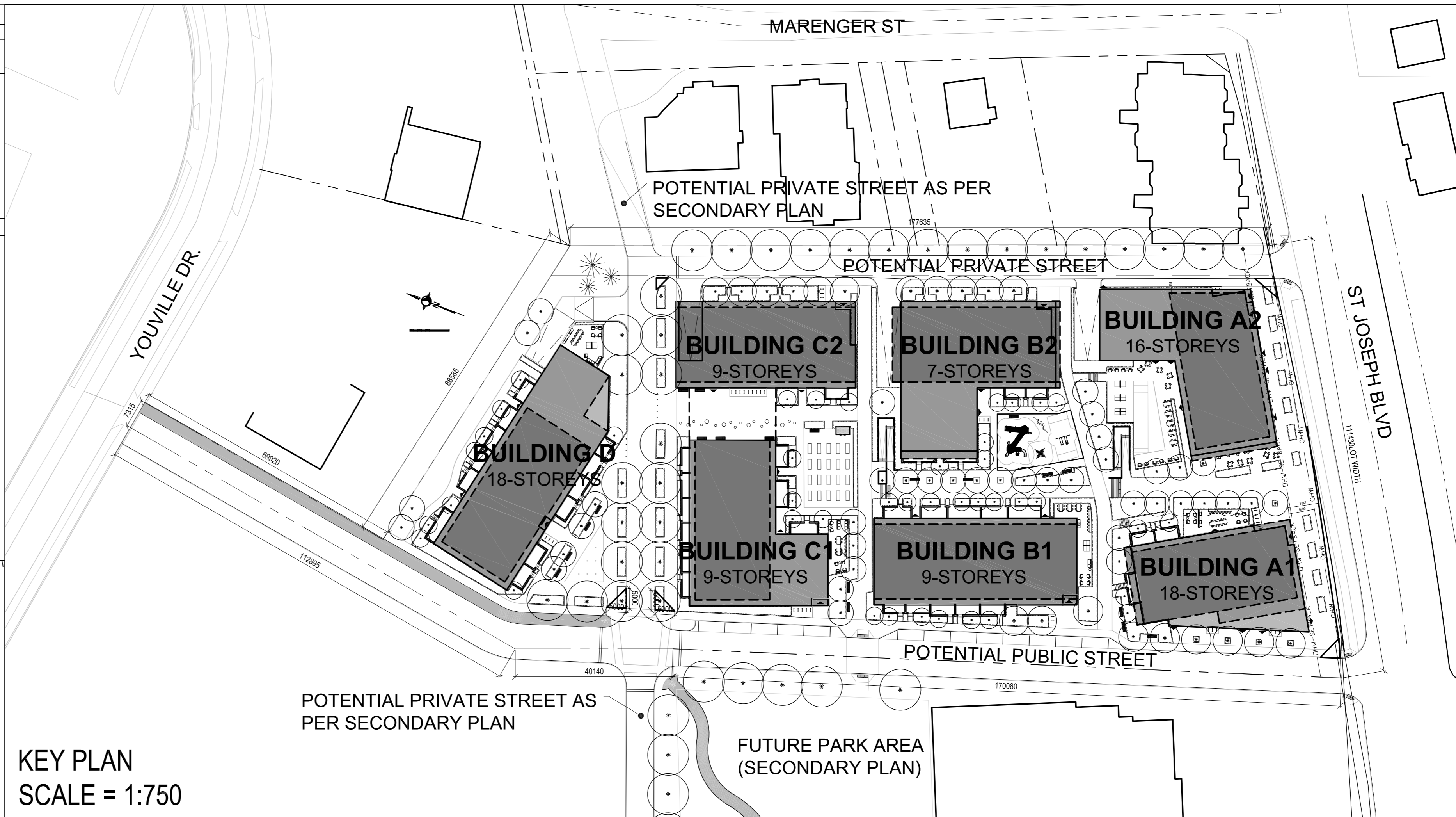
ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2009-259

	REQUIRED	PROPOSED
MINIMUM LOT AREA	1800m ²	23,091.56 m ²
MINIMUM LOT WIDTH	24m	111.4m
FRONT YARD SETBACK	4m (Non-residential or mixed-use) 6m (Residential building)	6.3m
HYDRO SETBACK	6m	6m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5 m	11.1 m
MINIMUM REAR YARD SETBACK	7.5 m	11.3 m
MAXIMUM FLOOR SPACE INDEX	3 (Table 185A(i))	3.5 (82355 m ² /23091.56 m ²)
VEHICLE PARKING REQUIREMENTS	No requirements other than Visitor Parking (AREA Z)	495 SPACES (P1 & P2)
VISITOR PARKING REQUIREMENTS (AREA Z)	0.1 Parking Spaces/Dwelling unit, less first 12 units, max 30 spaces per building	A1= 18 A2= 18 B1= 12 B2= 8 C1= 5 C2= 11 D= 23 TOTAL = 95
RETAIL PARKING REQUIREMENTS (AREA Z)	0	12 (Street Parking)
AMENITY AREA REQUIREMENTS	6m ² per dwelling unit A1= 1170 m ² A2= 1158 m ² B1= 765 m ² B2= 534 m ² C1= 384 m ² C2= 720 m ² D= 1410 m ² TOTAL = 6150 m ²	A1= 1205 m ² A2= 1279 m ² B1= 950 m ² B2= 807 m ² C1= 919 m ² C2= 1347 m ² D= 1487 m ² TOTAL = 8109 m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 538 spaces	1479 Interior Storage Spaces 44 Exterior Spaces

LEGEND

SOFT LANDSCAPING	FIRE HYDRANT: REFER TO LOCAL CATCH BASIN	NEW TREE: REFER TO LANDSCAPE DRAWINGS
ASPHALT PAVING	MANHOLE	NEW SHRUBS: REFER TO LANDSCAPE DRAWINGS
RIVERSTONE: REFER TO LANDSCAPE	FLOOR DRAIN	UNIT PAVING: REFER TO LANDSCAPE
EXISTING BUILDING ELEMENT TO BE REMOVED	UTILITY POLE	CONCRETE
EXISTING FENCE	OVERHEAD UTILITY WIRES	EXISTING GROUND ELEVATION TO SETTING EXISTING (AVERAGE GRADE)
NEW BOARD FENCE: REFER TO LANDSCAPE	LIGHT STANDARD	NEW GROUND ELEVATION: REFER TO LOCAL
LOT LINE	DEPRESSED CURB	EMERGENCY OVERFLOW ROOF SCUPPER
SETBACK LINE	EXISTING TREE TO REMAIN: REFER TO LANDSCAPE DRAWINGS	ROOF DRAIN
DESIGNATED BUILDING ENTRANCE / EXIT		NOTE: 'X' INDICATES EXISTING TO REMAIN



KEY PLAN
SCALE = 1:750



No.	Date	ISSUED FOR
1	2023-05-31	CLIENT REVIEW
2	2023-10-25	REZONING PHASE 3 PRE-CONSULTATION

Architect: D. M. M. / J. M. M. Designer

Urbanist: L. M. M. Designer

Architect: A. M. M. / P. M. M. Landscape

Engineer: C. M. M. / D. M. M. Civil

Engineer: C. M. M. / M. M. M. Mechanical

Engineer: C. M. M. / B. M. M. Electrical

Engineer: C. M. M. / S. M. M. Structural

Client: Client

Architect: A. M. M. / P. M. M. Landscape

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Scale: 1:500

Notes:
1. The information in this plan is for informational purposes only and does not constitute a contract.
2. The information in this plan is for informational purposes only and does not constitute a contract.
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Project: 1887 ST JOSEPH MIXED-USE RE-ZONING

1887 ST JOSEPH
Ottawa ON

Site Plan

Drawn by: D. M. M. / P. M. M. Landscape
RC: M.D.
Scale: 1:250

Date: 2023-06-08

A010