

EXTERIOR DOOR LEGEND:

BUILDING ENTRANCE / EXIT

PRINCIPAL ENTRANCE (& TRAVEL PATH EXIT)

EXIT AT REQUIRED TRAVEL PATH

GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:

PART LOT 10
REGISTERED PLAN 152
CITY OF OTTAWA

SURVEY BY: ANNIS O'SULLIVAN VOLLEBEK LTD.
PIN 04025 - 0086

SITE AND BUILDING DATA:

SITE BOUNDARY AREA	2013 m ²
NEW BUILDING HEIGHT	20M
(1.) GROSS BLDG AREA (*1)	7,301 m ² 78,590 ft ²
(2.) GROSS FLR AREA (*2)	5,652 m ² 60,837 ft ²

[*] SEE GROSS BUILDING AREA NOTES BELOW

GENERAL NOTES:

1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.

GROSS BUILDING AREA:

1. (ONTARIO BUILDING CODE DEFINITION): THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.

2. *GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW): DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS: GROSS LEASABLE FLOOR AREA MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:

3. INTERIOR PARKING / LOADING (DRIVE THRU).

4. FLOOR AREA OCCUPIED BY SHARED MECHANICAL SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)

5. COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)

6. BICYCLE PARKING; MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;

7. COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)

8. COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

[*] DEFICIENCIES - SEE REPORT

ZONING DESIGNATIONS (PART 10):
GM ZONE (TABLE 187)

ZONING PROVISIONS

MINIMUM LOT WIDTH (m):	N/A
MINIMUM LOT AREA (m ²):	3m [2m (PROPOSED)]; 7.5 m
MINIMUM FRONT YARD SETBACK:	3 m
MINIMUM REAR YARD SETBACK:	3 m
MINIMUM INTERIOR SIDE YARD SETBACK:	3 m
MINIMUM CORNER SIDE YARD SETBACK:	3 m

BUILDING HEIGHT:

MAXIMUM (GM ZONES) GM1 (TBL 187): 18 m

PROPOSED: *19.5 m

LANDSCAPING (SECTION 110) GM ZONE:

(15%) LANDSCAPE OF PARKING AREA & 1.5 M BUFFER

PARKING AREA PROVIDED	MIN. LANDSCAPE REQUIREMENT OF 15%
751 m ²	

GARBAGE ROOM REQUIREMENTS:

CONTAINER (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

FIBRE RECYCLING (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

GLASS, METAL & PLASTIC RECYCLING (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

ORGANICS (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

AMENITY AREAS (SECTION 137):

TOTAL AMENITY AREA:

TOTAL REQUIRED: 6 m² / UNIT: [76 x 6 m²] = 456 m²

TOTAL PROVIDED: 492 m²

COMMUNAL AMENITY:

COMMUNAL REQUIRED: 50% TOTAL AMENITY: [492 m² / 2] = 246 m²

COMMUNAL PROVIDED: 1,003 m²

AMENITY EXTERIOR (BALCONIES)

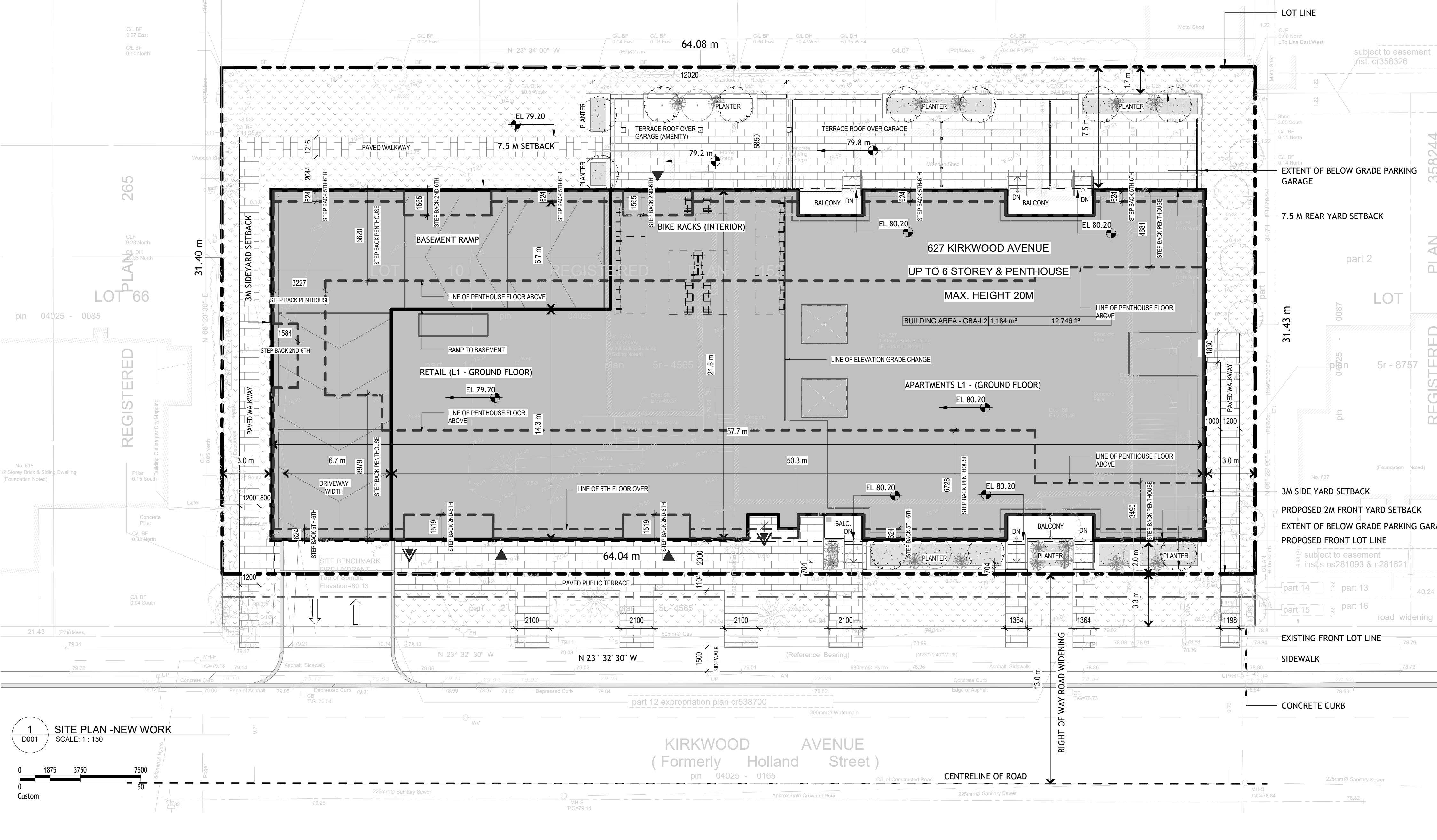
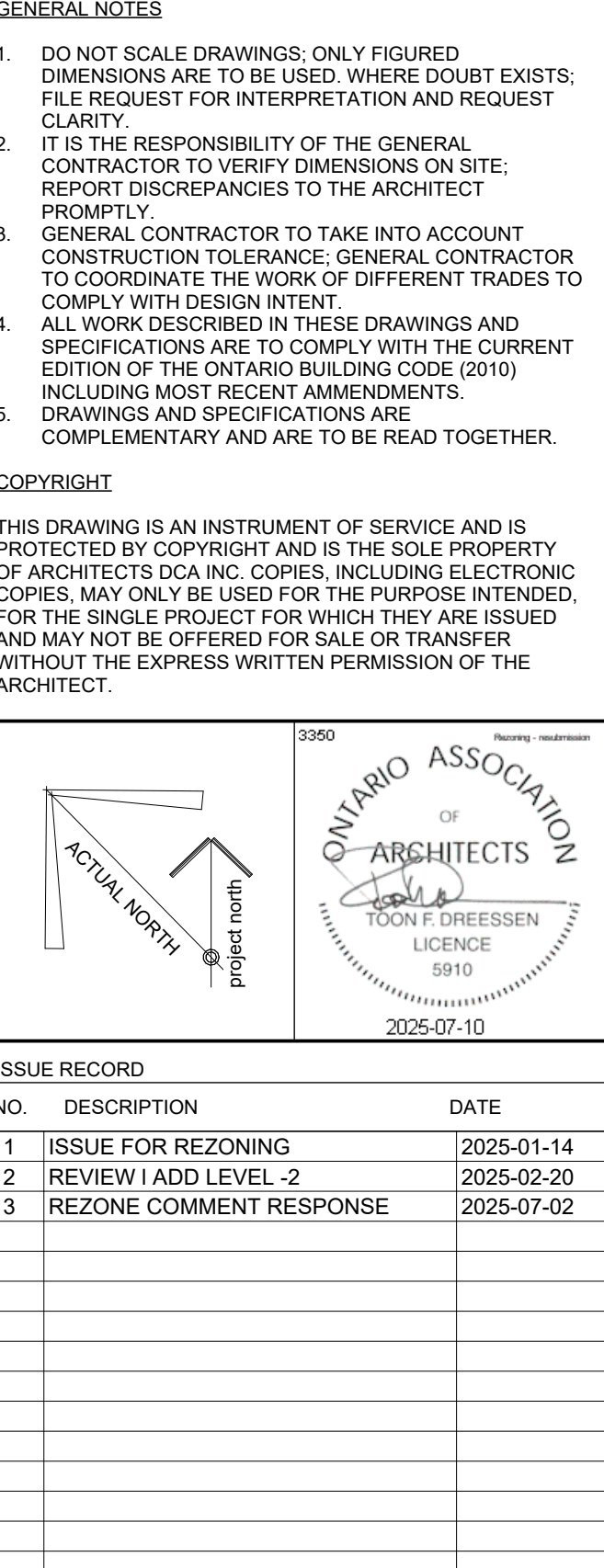
-	Area	SF
AMENITY BALC.	513 m ²	5,517 ft ²

AMENITY EXTERIOR (COMMUNAL)

-	Area	SF
AMENITY EXT. (ROOF)	132 m ²	1,417 ft ²

AMENITY TOTAL (EXTERIOR & GFA COMMUNAL)

Area	SF
930 m ²	10,008 ft ²



PARKING LEGEND

TYPICAL BIKE RACK

TYPICAL PARKING

TYPICAL BF PARKING (TYPE A)

VEHICLE PARKING (SECTION 101): PART 4, 101. (3).

REFERENCE : [AREA X] - SCHEDULE 1A

PERSONAL SERV. BUS. (N64): REQUIRED: [3.4 Per 100 m² Excl. 200m²]: EA UNIT < 200 m² = 0

MID-RISE MIXED APARTM. (R15): REQUIRED: [0.5 Per Unit, Excl. 12]: (0.5 x (76-12)) = 32

VISITOR PARKING (102. (3)): REQUIRED: [0.1 Per Unit, Excl. 12]: (0.1 x (76-12)) = 7

MINIMUM REQUIRED: *39

PARKING FOR THE PHYSICALLY DISABLED (PARKING BYLAW 2003-530, SECTION 122):

MINIMUM REQUIRED: -No. [1x TYPE 'A' 12 TYPE 'B']

NUMBER PROVIDED: -No. [2x TYPE 'A' 12 TYPE 'B']

(*) PARKING PROVIDED: PARKING BAY TYPE:

PARK-5-2X2-6	1. SITE PARKING	44
PARK-PARALLEL	2. PARALLEL PARKING	10
PARK-BF-5-2X3-4-TYPE-A	3. BARRIER FREE BAY TYPE A	2
PARK-5-2X2-6-TYPE-B	4. BARRIER FREE TYPE B	2
PARKING TOTAL PROVIDED:		58

BICYCLE PARKING (SECTION 111):

MINIMUM REQUIRED: [0.5 Per Unit]: 0.5 x 76 = 38

NUMBER PROVIDED: 74

BIKE RACK PROVIDED:

	No.
PARK-BIKE-HOR-1-RING	30
PARK-BIKE-VERT-1-RING	44
BIKE TOTAL PROVIDED:	74

LOADING ZONE (SECTION 113):

MINIMUM REQUIRED: -

NUMBER PROVIDED: -

GROSS FLOOR AREA (*2) - COMMERCIAL

-	Area	SF
COMMERCIAL	216 m ²	2,330 ft ²

GROSS FLOOR AREA (*2) - COMMUNAL AMENITY

-	Area	SF
GROSS FLR AREA (*2)	286 m ²	3,074 ft ²

GROSS FLOOR AREA (*2) - APARTMENTS

-	Area	SF
APARTM.	5,150 m ²	55,433 ft ²

L1 - L6 - APARTMENT COUNT

Name	Count
1 BED	33
1 BED + DEN	27
2 BED	16
TOTAL APARTMENTS L1 - L6.....	76

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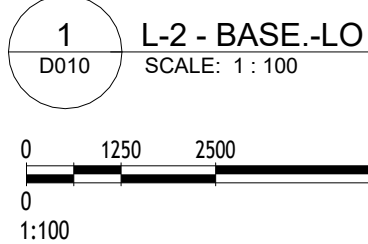
627 KIRKWOOD AVENUE PROPOSAL

DRAWING TITLE

SITE PLAN - NEW WORK

DATE OCT-24	DRAWN Author	JOB NO. 3350	DRAWING NO. D001
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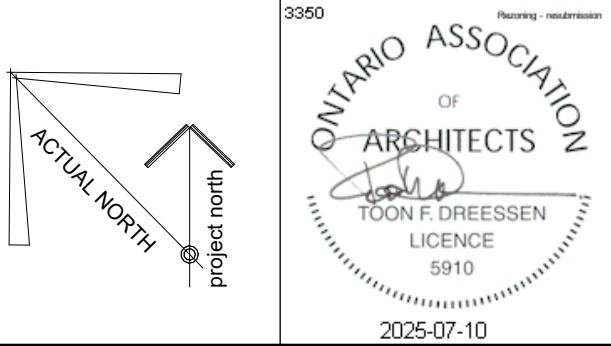
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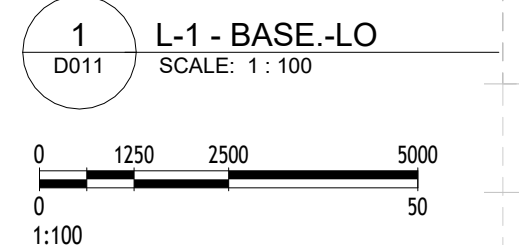
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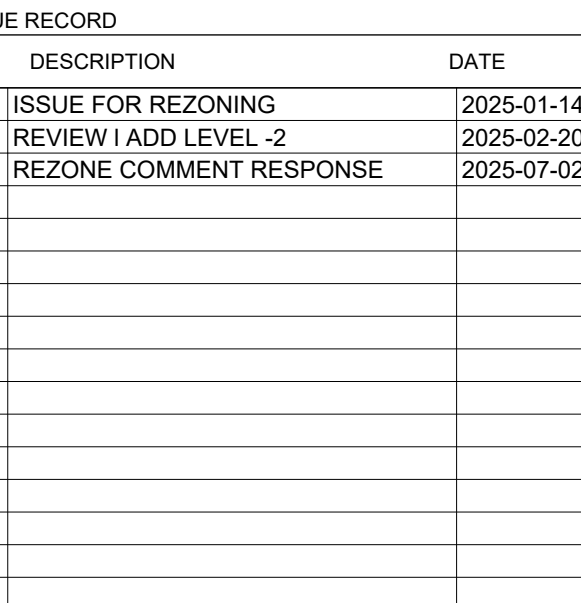
BASEMENT FLOOR LEVEL -2

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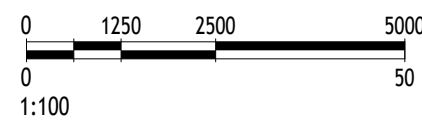
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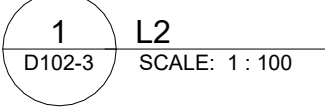
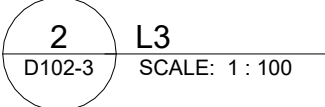
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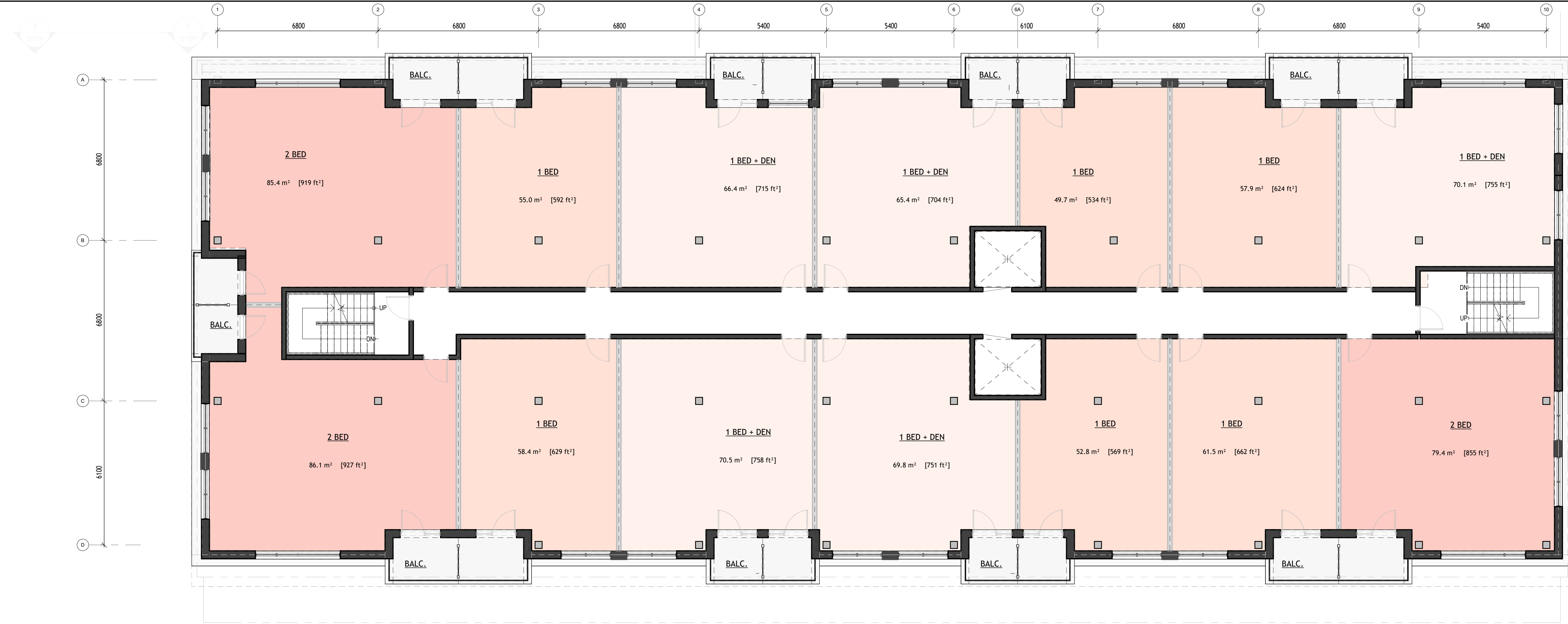


FIRST FLOOR APARTMENTS (L1)		
Name	Count	Comments
1 BED	3	APARTM.
1 BED + DEN	2	APARTM.
2 BED	1	APARTM.

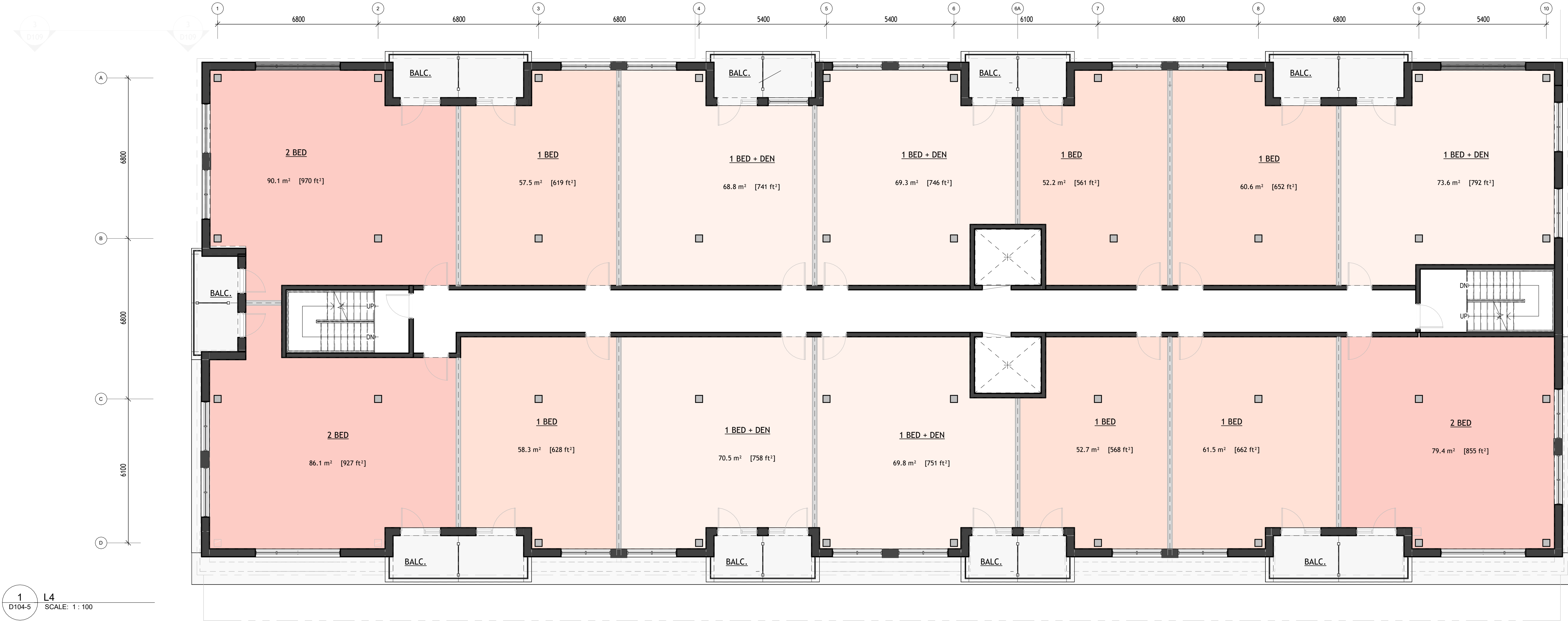
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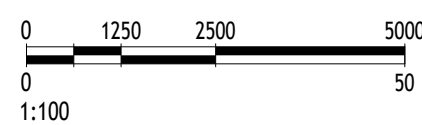
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2 L5
D104-5 SCALE: 1 : 100



1 L4
D104-5 SCALE: 1 : 100



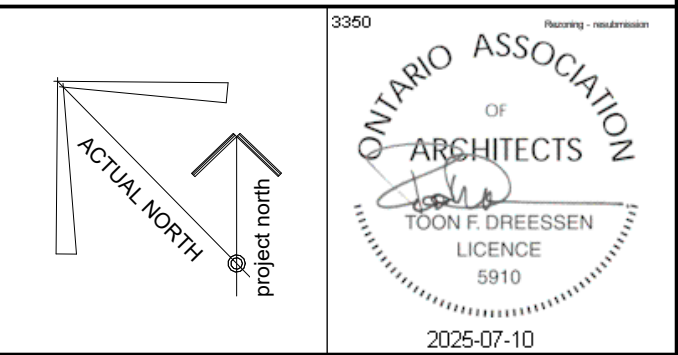
FIFTH FLOOR APARTMENTS		
Name	Count	Comments
1 BED	6	APARTM.
1 BED + DEN	5	APARTM.
2 BED	3	APARTM.

FOURTH FLOOR APARTMENTS		
Name	Count	Comments
1 BED	6	APARTM.
1 BED + DEN	5	APARTM.
2 BED	3	APARTM.

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ISSUE RECORD		
NO.	DESCRIPTION	DATE
1	ISSUE FOR REZONING	2025-01-14
2	REVIEW I ADD LEVEL -2	2025-02-20
3	REZONE COMMENT RESPONSE	2025-07-02

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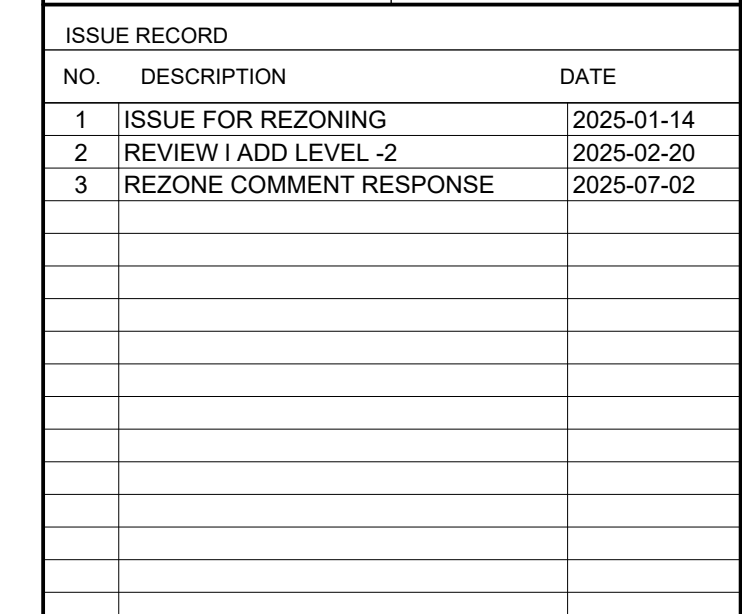
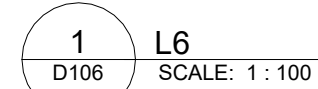
**627 KIRKWOOD AVENUE
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DRAWING TITLE

**FOURTH AND FIFTH FLOOR
PLAN**

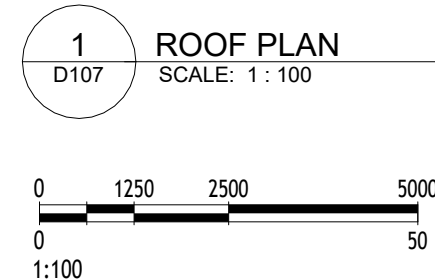
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SIXTH FLOOR APARTMENTS		
Name	Count	Comments
1 BED	6	APARTM.
1 BED + DEN	5	APARTM.
2 BED	3	APARTM.



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