

ZONING BY-LAW 2008-250

REQUIRED

GRADE (GEODETIC ELEVATION)	62.50m
BUILDING HEIGHT - 12 STOREYS	39.5m
BUILDING HEIGHT - AMENITY / MECHANICAL	43.5m
FRONT YARD SETBACK	0.8m
REAR YARD SETBACK	2.7m
CORNER YARD SETBACK	1.8m & 1.9m
TRANSPARENT GLAZING (GROUND FLOOR FACADE)	0.5%
RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS)	0.05
VISITOR PARKING PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m ² OF GFA
BICYCLE PARKING PER UNIT	1.0
COMMERCIAL BICYCLE PARKING	1.0 per 250m ² OF GFA
AMENITY AREA - PER UNIT	6.0 sq. m
MINIMUM DRIVEWAY WIDTH	3.0m

SITE PLAN SYMBOLS

- UNIT PAVERS ON CITY BOULEVARD
- PROPOSED CONCRETE SURFACE
- UNIT PAVER SURFACE
- PRIVATE WALKWAYS
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT BALCONY DOOR / FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS
- EXISTING TREE TO BE REMOVED

- DRAWING NOTES**
- 1 PROPERTY LINE
 - 2 BUILDING SETBACKS AT GRADE - SEE SCHEDULE
 - 3 CORNER SITE TRIANGLE, LOW SHRUBS ONLY
 - 4 HARD SURFACE PAVING, SEE LANDSCAPE PLAN
 - 5 CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
 - 6 1.8m WIDE CITY SIDEWALK AND STREET CURB
 - 7 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 8 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
 - 9 EXISTING FIRE HYDRANT
 - 10 OUTLINE OF PRIVATE TERRACE ABOVE
 - 11 EXISTING TREE TO BE REMOVED
 - 12 OUTLINE OF UPPER FLOORS
 - 13 EXISTING BUILDING TO BE REMOVED
 - 14 EXISTING UTILITY POLE TO BE REMOVED
 - 15 1200mm HT. BLACK METAL PICKET FENCE
 - 16 OUTLINE OF AMENITY / MECHANICAL LEVEL
 - 17 PROPOSED SERVICES
 - 18 GAS EQUIPMENT LOCATION
 - 19 EXISTING STREET LIGHT
 - 20 EXISTING UTILITY POLE, RELOCATE AS REQUIRED
 - 21 SIAMSE CONNECTION
 - 22 PRIVATE WALKWAY TO GROUND FLOOR UNIT
 - 23 INTAKE / EXHAUST GRILL
 - 24 SEAT WALL, SEE LANDSCAPE FOR DETAILS
 - 25 BICYCLE PARKING SPACE WITH RACK
 - 26 EXISTING CITY PAVERS, RE-INSTATE AS REQUIRED
 - 27 OUTLINE OF BELOW GRADE PARKING GARAGE
 - 28 GROUND FLOOR CANOPY
 - 29 DEPRESSED CURB AND WALK
 - 30 EXISTING STREET PARKING
 - 31 PROPOSED LIGHTING, SEE ELECTRICAL FOR COMPLETE ELECTRICAL PLAN & TYPE

PROVIDED

12 STOREY BUILDING HEIGHT	39.5m
AMENITY / MECHANICAL LEVEL BUILDING HEIGHT	4.0m
FRONT YARD SETBACK	0.9m
CORNER YARD SETBACK - EAST	2.0m
CORNER YARD SETBACK - WEST	1.8m
REAR YARD SETBACK	2.7m
PARKING - PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING - PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m ² OF GFA
BICYCLE PARKING - PER UNIT	0.5
COMMERCIAL BICYCLE PARKING	1 per 250m ² OF GFA
AMENITY AREA - PER UNIT	6.0 sq. m

PROJECT STATISTICS

GROSS BUILDING FLOOR AREA
(CITY-PLANNING DEFINITION)

BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	1,349.8 sq. m
2nd FLOOR	1,667.4 sq. m
3rd FLOOR	1,711.6 sq. m
4th FLOOR	1,711.6 sq. m
5th - 7th FLOOR	3 x 1,414.7 sq. m = 4,244.2 sq. m
8th & 9th FLOOR	2 x 1,407.1 sq. m = 2,814.2 sq. m
10th FLOOR	2 x 1,148.8 sq. m = 2,297.6 sq. m
11th & 12th FLOOR	2 x 1,063.3 sq. m = 2,126.6 sq. m
MECHANICAL / AMENITY LEVEL	0.0 sq. m
TOTAL AREA ABOVE GRADE	16,765.5 sq. m
	180,462 sq. ft.

UNIT STATISTICS

STUDIO	10
1 BEDROOM UNIT	151
2 BEDROOM UNIT	82
TOWN HOUSE UNIT (2 LEVEL)	9
TOTAL	252
COMMERCIAL UNIT	747.1 sq. m
	8,042 sq. ft.

CAR PARKING

REQUIRED

10% REDUCTION WHEN ALL SPACES ARE BELOW GRADE FOR ZONING SECTION 101 (b) (c) ONLY

RESIDENCE	- 0.5 PER UNIT (252 UNITS) AFTER 12 UNITS, 10% REDUCTION	108
VISITOR	- 0.1 PER UNIT (252 UNITS)	24
COMMERCIAL RETAIL	- OVER 500m ² , 1.25 per 100m ²	0
TOTAL		132

BICYCLE PARKING

REQUIRED

RESIDENCE	- 1.0 PER UNIT (252 UNITS)	252
COMMERCIAL	- 1 per 250 M ² OF GFA	3
TOTAL		255

AMENITY AREA

AT GRADE EXTERIOR - PRIVATE YARDS	160.0 sq. m
AT GRADE EXTERIOR - COMMUNAL	450.0 sq. m
GROUND FLOOR INTERIOR - COMMUNAL	45.0 sq. m
AMENITY LEVEL INTERIOR - COMMUNAL	300.0 sq. m
AMENITY LEVEL EXTERIOR - COMMUNAL	250.0 sq. m
5th & 10th FLOOR TERRACE - PRIVATE	620.0 sq. m
BALCONIES (ALL LEVELS) - PRIVATE	600.0 sq. m
TOTAL	2,425.0 sq. m
TOTAL COMMUNAL	1,045.0 sq. m

SITE COVERAGE

BUILDING FOOTPRINT	69.6%	2,030.6 sq. m
DRIVING SURFACE	0.4%	11.4 sq. m
LANDSCAPE AREA	30.0%	875.0 sq. m
TOTAL	100.0%	2,917.0 sq. m

REFUGE REQUIREMENT
(252 UNITS)

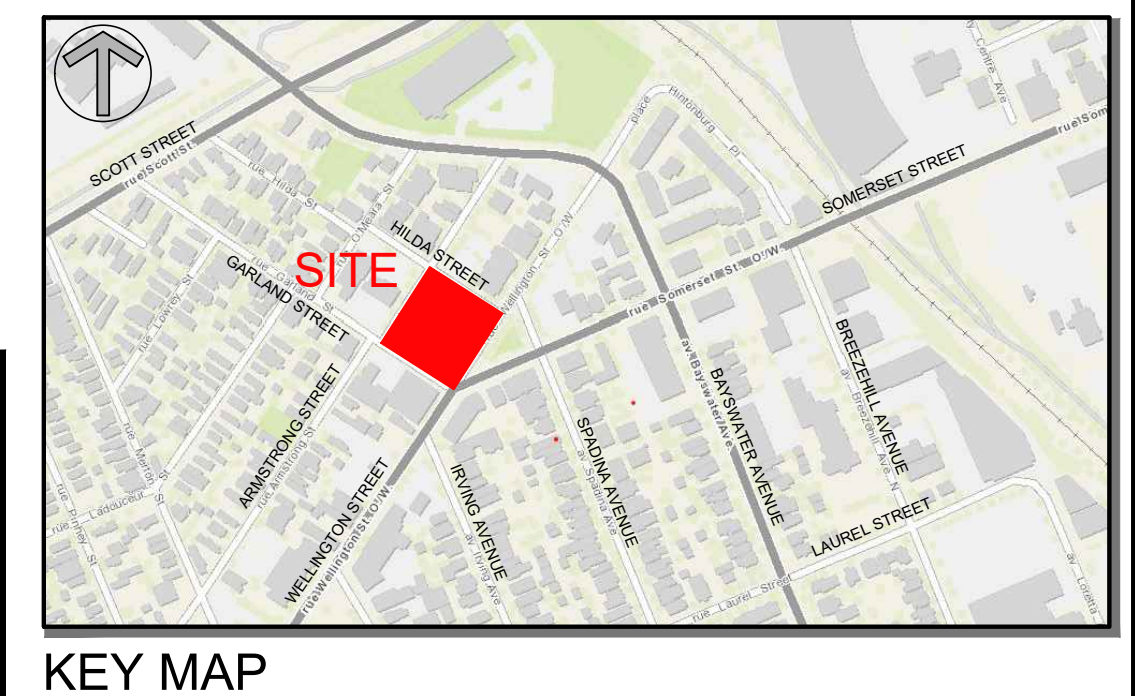
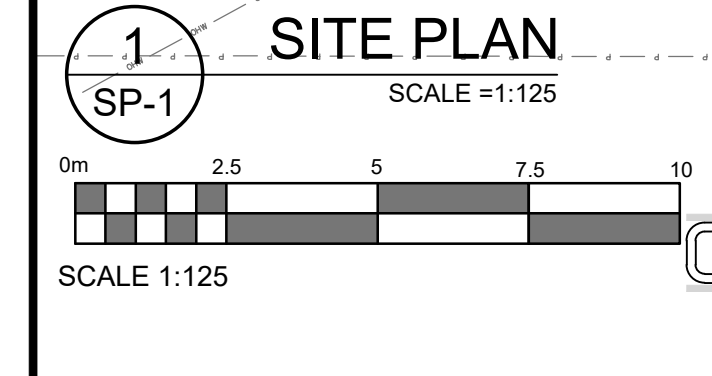
GARBAGE	- 0.11 PER UNIT	28 YARDS
RECYCLING GMP	- 0.018 PER UNIT	5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	10 YARDS
ORGANICS	- 240L PER 50 UNITS	5

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER



LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 7, 8, 9 and 10 PART OF LOT 11 REGISTERED PLAN 89 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1 COMMENTS	Dec. 12. 22
2	ISSUED FOR TENDER	Dec. 9. 22
3	ISSUED FOR BUILDING PERMIT	Dec. 2. 22
4	ISSUED FOR CONSULTANT REVIEW	Nov. 25. 22
5	ISSUED FOR LDRP SPC SUBMISSION	Nov. 09. 22
6	ISSUED FOR OWNER / CONSULTANT REVIEW	Oct. 27. 22
7	ISSUED FOR GENERAL UPDATES	Aug. 31. 22
8	ISSUED FOR GENERAL UPDATES	July 19. 22
9	ISSUED FOR SPC APPLICATION	Mar. 16. 22
10	ISSUED FOR OWNER / CONSULTANT REVIEW	Dec. 09. 21
11	ISSUED AS PER CITY COMMENTS	June 16. 21
12	ISSUED FOR ZA & OPA ROUND 1 COMMENT	Apr. 07. 21
13	ISSUED FOR ZA & OPA APPLICATION	Nov. 16. 20
14	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 05. 20
15	ISSUED FOR ZA & OPA (DRAFT)	Sept. 16. 20
16	ISSUED FOR REVISED DESIGN	Aug. 20. 20
17	ISSUED FOR DESIGN CONCEPT	Mar. 17. 20

CLIENT:
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ML DEVCO
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PROJECT TITLE:
THE SOMERWELL

979 to 961 WELLINGTON STREET
26 to 40 ARMSTRONG STREET
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV
CHECKED: S.S.
SCALE: 1:125
SHEET No.: SP-1
PROJECT No.: 1945