



1 SITE PLAN
A001
1:100

PROJECT INFORMATION:	
ADDRESS: 93 NORMAN ST. OTTAWA, ON	
ZONING: RS (2147) S(329)	
SITE AREA: 2,356.2m ² (25,361ft ²)	
PERFORMANCE STANDARDS	
REQUIRED	PROPOSED
BUILDING HEIGHT	29.5m MAX. 29.5m
FRONT YARD SETBACK	3.0m MIN. 3.0m
WEST SIDE YARD SETBACK	2.0m MIN. 2.0m
REAR YARD SETBACK (TOWER)	5.5m MIN. 5.5m
REAR YARD SETBACK (PARKING)	0.0m MIN. 1.0m
EAST SIDE YARD SETBACK	1.5m MIN. 1.5m
LANDSCAPED AREA (35%)	824.7m ² MIN. 836.2m ²
AMENITY SPACE	732 m ² MIN. 1728m ²
6 m ² x 122 UNITS	368 m ² MIN. 599 m ²
50% FOR COMMUNAL SPACE	
VEHICULAR PARKING SPACES	
10 VISITOR	10
XX RESI.	78
XX NON-RESI.	
XX MIN.	1
ACCESSIBLE VEHICULAR PARKING SPACES	
BY-LAW NO. 2017-301 C)	
1 x 122 UNITS (RESIDENTIAL)	131
BI-CYCLE PARKING SPACES	
DRIVE AISLE WIDTH	6.0m MIN. 6.0m
LOADING SPACES	0 MIN. 0
STORAGE LOCKERS	XX MIN. 76

BUILDING STATISTICS:			
GROSS FLOOR AREAS (CITY OF OTTAWA ZONING BY-LAW DEFINITION)			
PARKING LEVELS	GROSS FLOOR	NET FLOOR	GROSS FLOOR
2ND FLOOR	1072 m ²	11534 m ²	13551 m ²
3RD FLOOR	1259 m ²	13294 m ²	15294 m ²
4TH FLOOR	1087 m ²	11701 m ²	13701 m ²
5TH FLOOR	1094 m ²	11777 m ²	13777 m ²
6TH FLOOR	1094 m ²	11777 m ²	13777 m ²
7TH - 8TH FLOOR	1034 m ²	11131 m ²	13131 m ²
9TH FLOOR	471 m ²	5068 m ²	5939 m ²
MECHANICAL/AMENITY PH	0 m ²	0 m ²	0 m ²
TOTAL	17755 m ²	193476 m ²	
CONSTRUCTION AREA			
P2 PARKING	2174 m ²	23405 m ²	
P1 PARKING	2174 m ²	23405 m ²	
1 - GROUND FLOOR	1500 m ²	16148 m ²	
2ND FLOOR	1490 m ²	16033 m ²	
3RD FLOOR	1465 m ²	15769 m ²	
4TH FLOOR	1314 m ²	14147 m ²	
5TH FLOOR	1257 m ²	13528 m ²	
6TH FLOOR	663 m ²	7136 m ²	
7TH-8TH FLOOR	1326 m ²	14270 m ²	
9TH FLOOR	561 m ²	6040 m ²	
MECHANICAL/AMENITY PH	384 m ²	4135 m ²	
TOTAL (ABOVE GRADE)	9960 m ²	107205 m ²	
UNIT STATISTICS			
	COUNT	BARRIER FREE	
1 Bedroom	61	10	8%
1 Bedroom & Den	13	0	0%
2 Bedroom	32	9	7%
2 Bedroom & Den	4	0	0%
3 Bedroom	1	0	0%
Studio	11	2	2%
TOTAL	122	21	17%

LEGAL DESCRIPTION:
LOTS 1503, 1504, 1505, 1506, 1507 REGISTERED PLAN 38 CITY OF OTTAWA MUNICIPALITY OF OTTAWA-CARLETON STANTEC GEOMATICS LTD.

PROJECT DEVELOPER:
TAMARACK HOMES
3187 ALBION ROAD SOUTH OTTAWA, ONTARIO K1V 8Y3
(613) 521-3000
aturner@taggart.ca

URBAN PLANNER:
FOTEMIN
396 COOPER ST. SUITE 300 OTTAWA, ONTARIO K2P 2H7
(613) 730-5708
info@fotemin.com

CIVIL ENGINEER:
IBI GROUP
333 PRESTON ST. UNIT 400 OTTAWA, ONTARIO K1V 5N4
(613) 226-5311
ibitw@ibigroup.com

LANDSCAPE ARCHITECT:
LASHLEY + ASSOCIATES
950 GLADSTONE AVE. SUITE 202 OTTAWA, ONTARIO K1V 3E6
(613) 233-8579
info@lashleya.com

SURVEYOR:
STANTEC GEOMATICS LTD.
1331 CLYDE AVE. SUITE 400 OTTAWA, ONTARIO K2C 3G4
(613) 722-4420

- SITE PLAN SYMBOLS:**
- PROPERTY LINE
 - - - OUTLINE OF UNDERGROUND PARKING
 - [Pattern] NEW CONCRETE SIDEWALK
 - [Pattern] EXISTING CONCRETE SIDEWALK
 - [Pattern] NEW CONCRETE UNIT PAVERS
 - [Pattern] EXISTING CONCRETE UNIT PAVERS
 - [Pattern] NEW ASPHALT DRIVING SURFACE
 - [Pattern] EXISTING ASPHALT DRIVING SURFACE
 - [Pattern] SAWCUT ASPHALT
 - [Pattern] NEW CONCRETE PAD
 - [Pattern] EXTERIOR ROOFTOP TERRACE
 - [Pattern] SOFT LANDSCAPING
 - [Pattern] EXTENT OF ROOF PROJECTION
 - [Symbol] TWO WAY VEHICLE CIRCULATION
 - [Symbol] MAIN ENTRANCE
 - [Symbol] COMMERCIAL ENTRANCE / FIRE EXIT
 - [Symbol] EXTERIOR BICYCLE PARKING SPOT WITH BOLLARD STYLE BIKE RACK

- DRAWING NOTES:**
- 1 HARD SURFACE PAVING, SEE LANDSCAPE PLAN
 - 2 PROPERTY LINE
 - 3 BUILDING SETBACKS
 - 4 BENCH
 - 5 VEHICLE ENTRANCE RAMP (HEATED) TO UG PARKING GARAGE
 - 6 REPLACE CITY SIDEWALK & CURB WITH NEW 2.0 METRE WIDE SIDEWALK & CURB, TO CITY STANDARDS
 - 7 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 8 WALL MOUNT UPDOWN LIGHT
 - 9 SIAMESE CONNECTION
 - 10 WOOD GUARDRAIL FENCE MOUNTED ATOP CONC. WALL
 - 11 EXISTING ASPHALT RECREATION PATH
 - 12 PRIVATE TERRACES FOR GROUND FLOOR UNITS
 - 13 AIR INTAKE/EXHAUST GRILL
 - 14 CONCRETE STEPS c/w SNOW MELT SYSTEM. SEE LANDSCAPE
 - 15 PRIVACY SCREEN
 - 16 EDGE OF RAISED LANDSCAPED PATIO
 - 17 MANHOLE COVER
 - 18 GATE
 - 19 BARRIER-FREE RAMP (c/w SNOW MELT SYSTEM)
 - 20 SURFACE-MOUNTED PLANTER. SEE LANDSCAPE
 - 21 GAS METER EQUIPMENT ON CONCRETE PAD



[Signature]
DOUGLAS JAMES, MCIP, FPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 11:42 am, Nov 25, 2021

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.
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No.	DESCRIPTION	DDMMYY
16	ISSUED FOR BP COMMENTS	2021-11-10
11	ISSUED FOR BUILDING PERMIT	2021-09-13
10	ISSUED FOR COORDINATION	2021-09-01
9	ISSUED FOR 90% REVIEW	2021-08-24
8	ISSUED FOR 75% REVIEW	2021-08-13
7	ISSUED FOR SPA RESUBMISSION	2021-07-30
6	ISSUED FOR FOUNDATION PERMIT	2021-07-26
5	ISSUED FOR COORDINATION	2021-07-23
4	ISSUED FOR 60% REVIEW	2021-06-29
3	ISSUED FOR UDRP COMMENTS RESPONSE	2021-06-04
1	ISSUED FOR SITE PLAN APPROVAL	2021-03-08

ARCHITECT SEAL:
RODERICK LASHLEY
LICENCE 4978

NORTH ARROW:
↑
TRUE NORTH

CLIENT:
TAGGART REALTY MANAGEMENT
TAGGART

ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
1.613.724.9932 1.613.724.1209 www.rodericklashley.ca

PROJECT TITLE:
93 NORMAN

93 NORMAN ST

SHEET TITLE:
SITE PLAN

DRAWN: VM
CHECKED: KR

SCALE: As indicated
SHEET No: **A001**

PROJECT No: 2032

PAPER SIZE: ISO Full Sheet B1 (707.00 x 1000.00mm)
PLOT SCALE: 1:1
UR-141-P01 (at: local\F\mccarney\My Documents\2032 - 93 Norman St\Central Model - McCahey\20661.rvt)
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