

ZONING TABLE		
Current Zoning	M(C)350/569	
Site Area	2,550sq	
Number of Dwelling Units	97 UNITS	
	1 BEDROOM	114
	2 BEDROOM	10
	3 BEDROOM	23
	4 BEDROOM	54
	5 BEDROOM	2
TOTAL	248	.7%

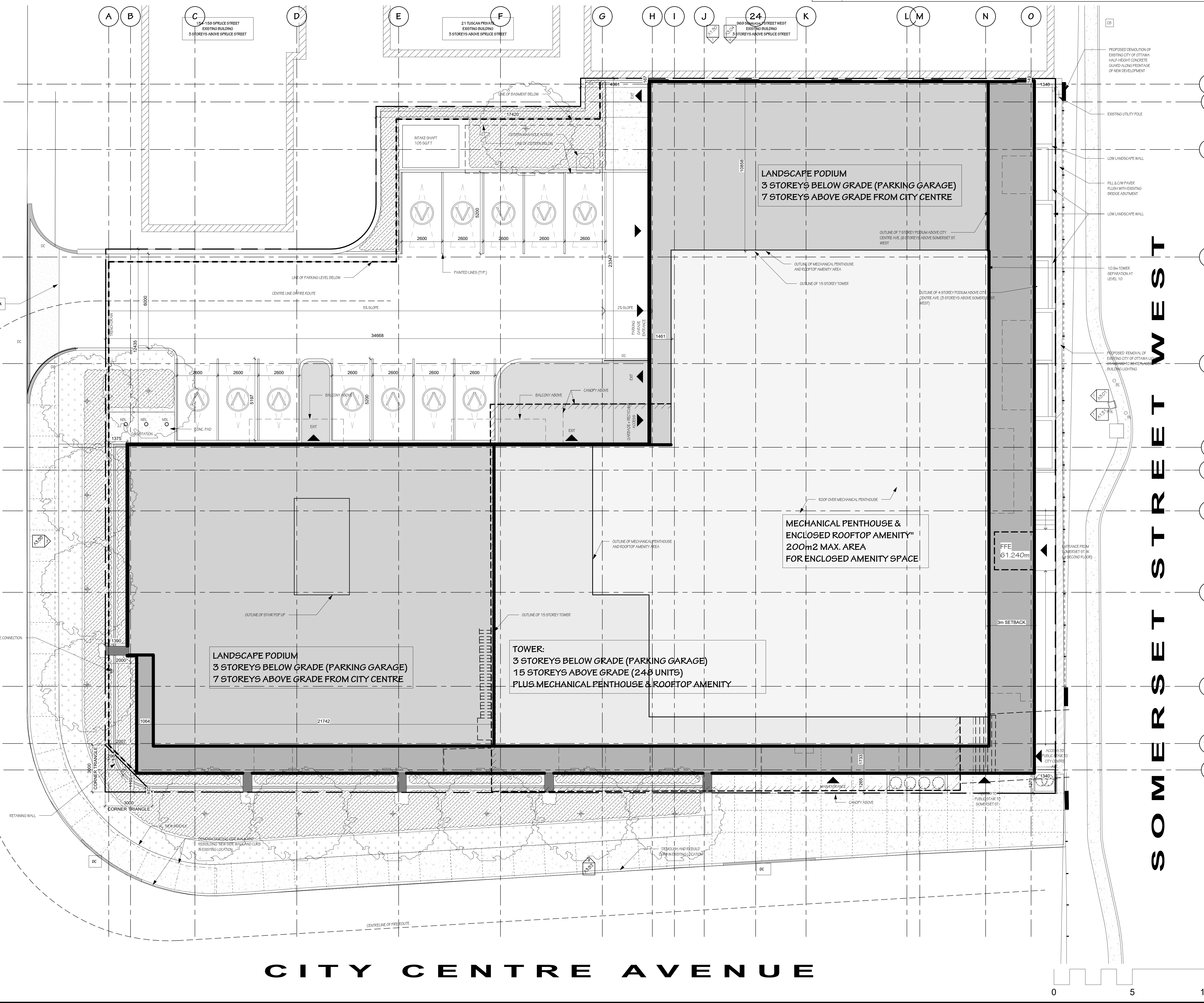
	REQUIRED	PROPOSED
Lot Width		45.0m PER SQUARE
Lot Frontage		60.0m PER SQUARE
Front Yard - Somerset St. W.	NO MINIMUM, 3m AT LEVEL 4	VARIABLE 1.0, 3m AT LEVEL 4
Rear Yard - Spruce St.	NO MINIMUM	VARIABLE 1.4 - 2.0m
Side Yard - City Centre Ave.	NO MINIMUM	VARIABLE 1.1 - 1.2m
Interior Side Yard	NO MINIMUM	VARIABLE - 0.1m
Maximum Building Height	102.88m ASL per Schedule 169 Site exception below	
Number of Storeys	15 STOREYS	
Building Area	1700 m ²	
Area Typical Floor Plate	856 m ²	
Area Total Gross Building Area	41,224.87 m ² (218,819 SQFT)	
Area Total Gross Building Area	41,224.87 m ² (170,942 SQFT)	
Amenity Area		Private Amenity Space 1,148m ²
Total of (net) per dwelling unit of which 50% is required to be communal		Common Amenity Space 827m ²
		Total Amenity Space 2,075m ²
Percentage of Site Landscaping	50% of site to be landscaped	Landscaped Area - 193m ²
15% of site to be landscaped		
Parking	Minimum Required Residential (248) x 5 = 124 spaces Maximum Recommended Residential (248) x 1.5 = 372 spaces Visitors: 24 spaces Dicycle Parking Requirements Residential: 8 spaces/units Maximum Recommended Residential (248) units x 5 = 124 spaces Maximum Recommended Outdoor: 101 spaces	Total Provided 101 Residential: 137 spaces Visitors: 24 spaces Total Provided 101 Outdoor: 0 spaces Indoor: 101 spaces

Name	Area sqft	Area m2	Name	Area sqft	Area m2	Name	Area sqft	Area m2	Name	Area sqft	Area m2
21 TUSCAN PRIVATE EXISTING BUILDING			21 TUSCAN PRIVATE EXISTING BUILDING			21 TUSCAN PRIVATE EXISTING BUILDING			21 TUSCAN PRIVATE EXISTING BUILDING		
<p>NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED JULY 12, 2013 PREPARED BY ANNA OSULIVAN VOLLEBAEK LTD.</p> <p>PART OF LOT 4 AND ALL OF LOT 5 (South Spruce Street Lot) AND ALL OF LOT 4 AND 5 (North Somerset Street West) REZONIFIED PLAN TO CITY OF OTTAWA</p>											

BUILDING BI-CYCLE PARKING REQUIREMENTS			BUILDING BI-CYCLE PARKING REQUIREMENTS		
Building Location	Type Comments	Count	Building Location	Type Comments	Count
L1	Floor Mounted Bike	18	DO-LEVEL P1	ELECTRIC CAR PARKING STALL	12
L1	Wall Mounted Bike	15	DO-LEVEL P1	SMALL CAR-4800X2400	2
P1	Floor Mounted Bike	54	DO-LEVEL P1	STANDARD STALL 5200X2600	22
P1	Wall Mounted Bike	15	DO-LEVEL P1	VISITOR PARKING STALL	13
P1	Wall Mounted Bike	15	DO-LEVEL P2	BARRETT FREE PARKING STALL	2
P2	Floor Mounted Bike	30	DO-LEVEL P2	ELECTRIC CAR PARKING STALL	3
P2	Wall Mounted Bike	24	DO-LEVEL P2	SMALL CAR-4800X2400	1
P2	Wall Mounted Bike	24	DO-LEVEL P2	STANDARD STALL 5200X2600	42
P3	Floor Mounted Bike	24	DO-LEVEL P3	BARRETT FREE PARKING STALL	2
P3	Wall Mounted Bike	24	DO-LEVEL P3	SMALL CAR-4800X2400	1
P3	Wall Mounted Bike	24	DO-LEVEL P3	STANDARD STALL 5200X2600	47
Grand Total		162	LEVEL 1	VISITOR PARKING STALL	12
TOTAL DEVELOPMENT		162	LEVEL 2	VISITOR PARKING STALL	12
0.75 BI-CYCLE STALLS PER UNIT			TOTAL PARKING		159

LEGEND

	PROPOSED BUILDING		PROPERTY LINE		EXISTING CATCH BASIN
	EXISTING BUILDING TO BE DEMOLISHED		DEPRESSED CURB		PROPOSED CATCH BASIN
	EXISTING MANHOLE		EXISTING UTILITY POLE		SIGNAGE FOR ACCESSIBLE PARKING SPACE
	FIRE HYDRANT		NEW POLAR		SIGNAGE FOR FIRE ROUTE ACCESS
			EXISTING STREET LIGHTING BOX		EXISTING LIGHT POLE
			EXISTING TRAFFIC SIGNAL BOX		NEW LIGHT POLE
			EXISTING PARKING TICKET KIOSK		PROPOSED WALL MOUNTED LIGHT



EXCEPTION SUMMARY TEXT - maximum building heights as per Schedule 169 - rooftop amenity areas - having a maximum height of 5 metres in not included in the overall height of this building. It has a maximum gross floor area of 270 m² - building podium height not to exceed four storeys along both Somerset Street and City Centre Avenue and any tower above the podium must have a minimum 2 metre step back at or below the top of the fourth storey of the podium above Somerset Street - maximum gross floor area per floor of a non-residential building consisting of office use 2000 sqft - at least 70% of the site width along City Centre Avenue and Somerset Street must be occupied by one or more buildings and site width will be measured at the front parking building setback - for any buildings along City Centre Avenue and Somerset Street the maximum building setback is 3 metres except where a recessed entrance may be provided to accommodate a ground floor entrance and/or a corner treatment - maximum number of parking spaces permitted as per Section 105, Table 105, Column 6, Area A or Schedule 1, depending on the location of the lot on Schedule 1.



- 1 PROPOSED REMOVAL OF EXISTING CITY HALF-HEIGHT CONCRETE GUARD RAILING FROM EDGE OF NEW DEVELOPMENT
- 2 PROPOSED REMOVAL OF CITY LIGHT STANDARDS AND SUBSTITUTED BY STREET LIGHTING
- 3 COMPLETE SPACE BETWEEN BRIDGE ABUTMENT AND PROPERTY LINE WITH HARD LANDSCAPING - REFER TO LANDSCAPE DRAWING FOR MATERIAL FINISH

TAGGART REALTY MANAGEMENT

Note: All existing site information as per site survey plan dated September 16, 2013 and prepared by STANEC GEOMATICS INC. 604-616-1100

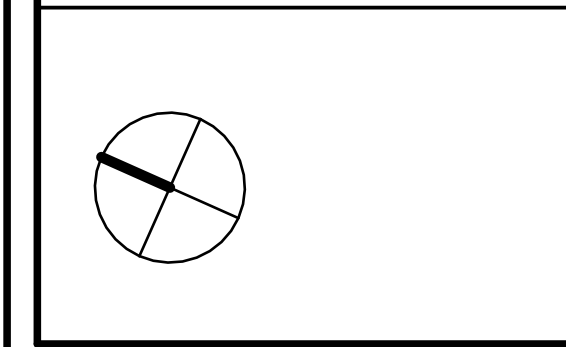
C	240112	Reviewed for SPC
B	231221	GC's Review
A	231219	Issued for SPC

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

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

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PROJECT
989 Somerset

989 Somerset St. W., Ottawa, ON, K1R 6R2

DRAWING TITLE
SITE PLAN

DRAWN DH	DATE 10/02/23	SCALE As Indicated
PROJECT 2110		DRAWING NO. A1.00
REVISION NO. C		DATE 12/14/2023