

ZONING REVIEW & STATISTICS

MUNICIPALITY: OTTAWA
MUNICIPAL ADDRESS: 275 KING EDWARD AVENUE
REGISTERED OWNER: CLAUDE LAUZON GROUP LTD.

ZONING ANALYSIS
OTTAWA
ZONING BY-LAW: 2008-250
ZONE: TM / TM1D
PROPOSED USE: 5-STORY MIXED-USE DEVELOPMENT

Table with columns: BUILDING AREAS, ABOVE GRADE, BELOW GRADE, and TOTAL GROSS FLOOR AREA. Rows include Ground Floor, Second Floor, Third Floor, Fourth Floor, Fifth Floor, and Total (Above Grade).

AMENITY AREA NOTES

REQUIRED AREA
23 UNITS @ 6 sqm/UNIT = 138 sq.m
COMMUNAL + 50% OF TOTAL = 69 sq.m

PROVIDED AREA

REAR YARD: 2,260 SQ.FT (210 SQ.M)
ROOFTOP TERRACE: 1,863 SQ.FT (173 SQ.M)
PRIVATE (BALCONIES): 1,626 SQ.FT (151 SQ.M)
TOTAL: 5,749 SQ.FT (534 SQ.M)

Table of Performance Standards vs By-Law Requirements. Columns: PERFORMANCE STANDARD, BY-LAW REQUIREMENT, REQUESTED. Rows include Front yard setback, Interior side yard setback, Corner side yard setback, Rear yard setback, Building height, Landscaped area, Glazing along King Edward, Parking & Loading Provisions, Driveway Width, Aisle Width, Bicycle parking, and Amenity Area.

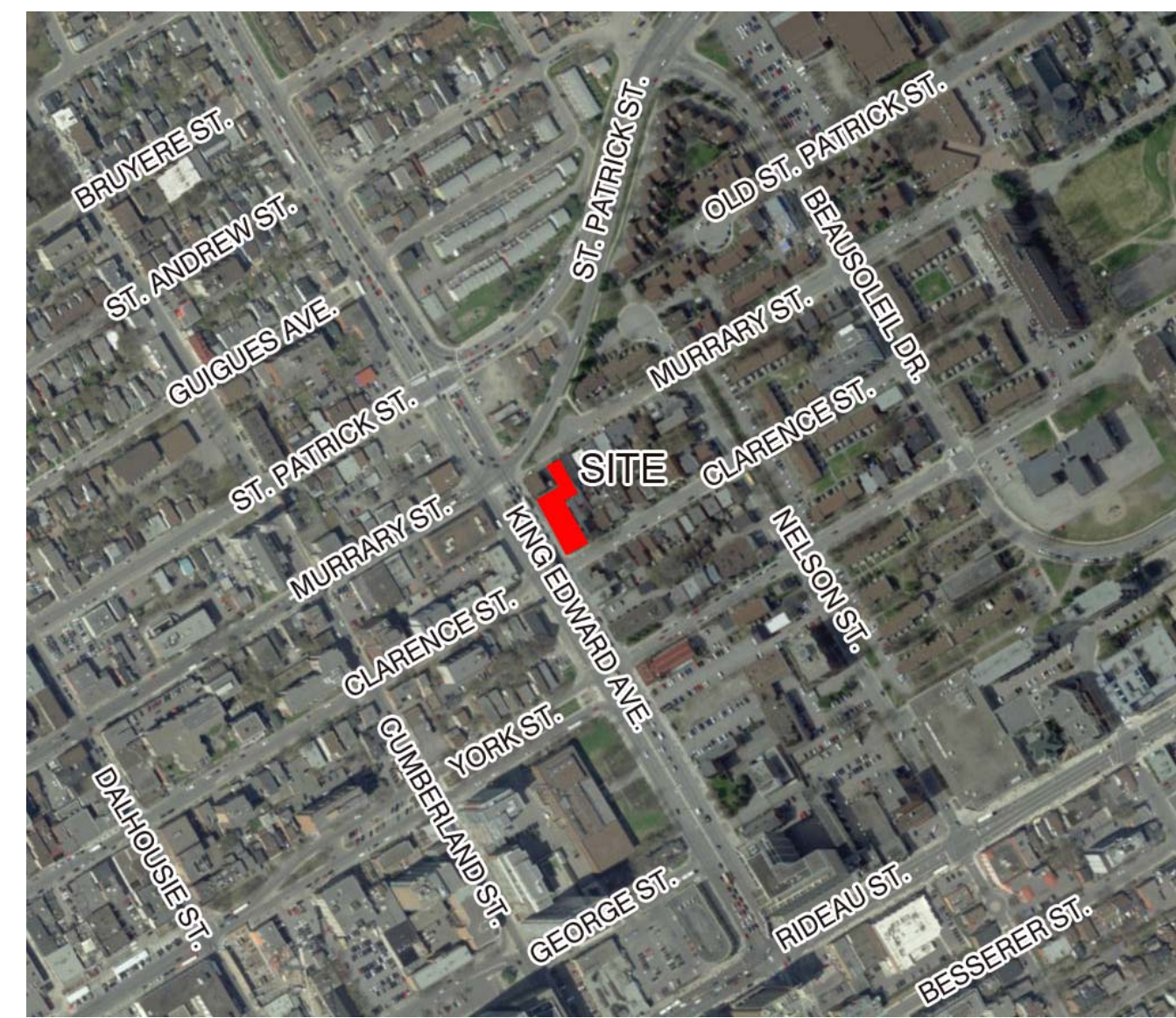
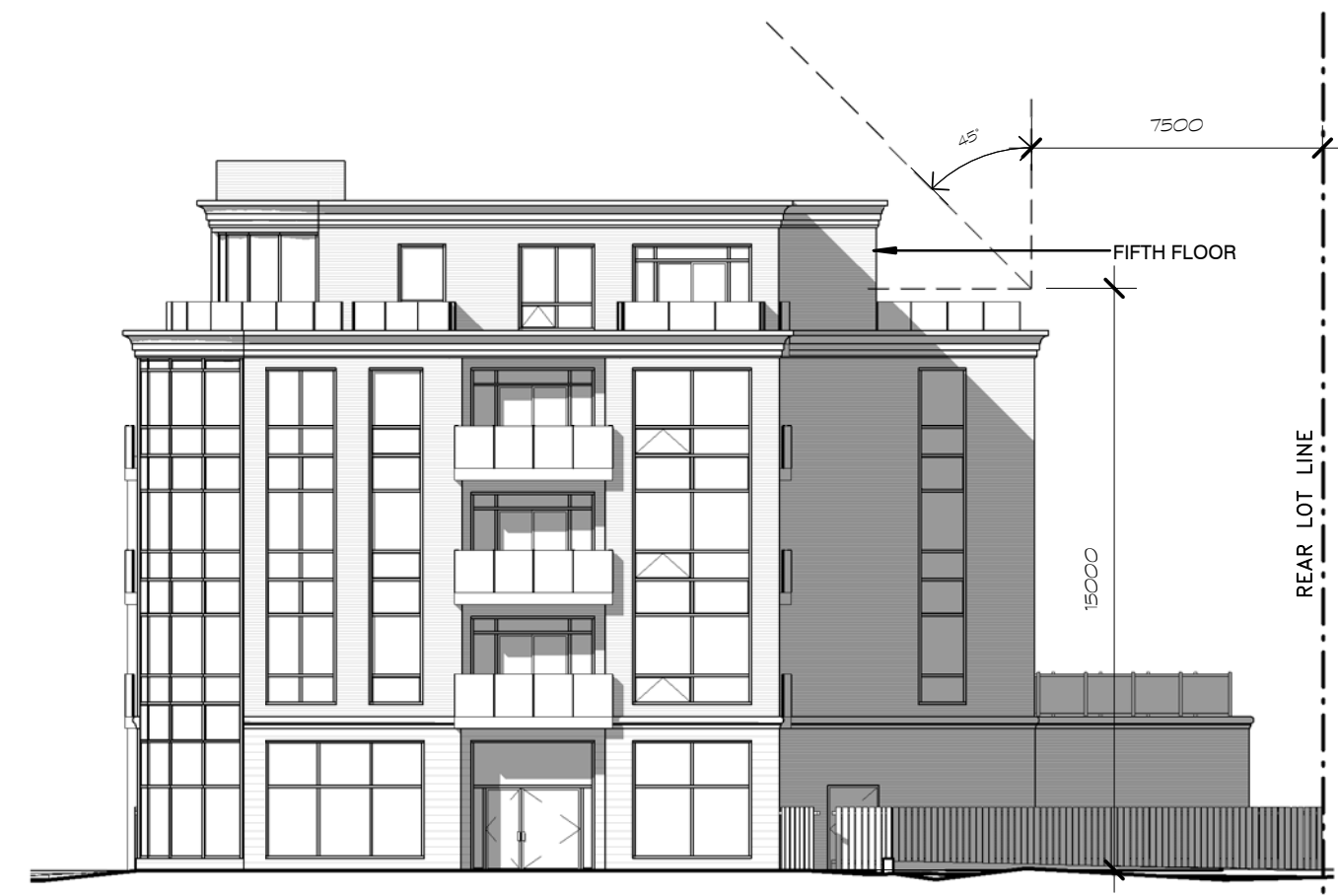
LEGAL DESCRIPTION:
PART OF LOTS B and 7
NORTH CLARENCE STREET
(FORMERLY PARRY STREET)
REGISTERED PLAN 43586

CITY OF OTTAWA

PREPARED BY
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
SEPTEMBER 9, 2014

LEGEND

- CB = CATCH BASIN
DC = DEPRESSED CURB
FH = FIRE HYDRANT
FDC = FIRE DEPARTMENT CONNECTION
HH = HAND HOLE
LS = LIGHT STANDARD
MH = MAN HOLE
N.T.S. = NOT TO SCALE
TP = TRAFFIC LIGHT POST
TP = TRAFFIC LIGHT POST
TP = TRAFFIC LIGHT POST



1 LOCATION PLAN
A100 SCALE N.T.S.

Registered Owner:
CLAUDE LAUZON GROUP LTD
274 DALHOUSIE STREET
OTTAWA, ONTARIO, K1N 7E6

Project Manager:
CLAUDE LAUZON GROUP LTD
274 DALHOUSIE STREET
OTTAWA, ONTARIO, K1N 7E6

Surveyor:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
OTTAWA, ONTARIO, K2E 7J4

Planning Consultant:
NOVATECH ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ONTARIO K2M 1P6

Civil Engineer:
STANTEC CONSULTING LTD.
1131 CLYDE AVENUE, SUITE 400
OTTAWA, ONTARIO
Tel: (613) 722-4420

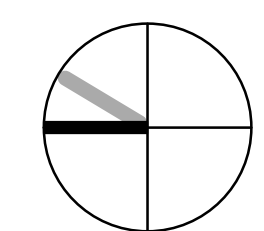
Geotechnical Engineer:
PATERSON GROUP
154 COLONNADE ROAD SOUTH
NEPEAN, ONTARIO K2E 7J4

Landscape Architect:
NOVATECH ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ONTARIO K2M 1P6

NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

Revision table with columns: no., revision, date. Rows include ISSUED FOR SPA RESPONSE SUBMISSION, RESPONSE TO CITY COMMENTS, and REVISED BUILDING DESIGN.



383 Parkdale Avenue, Suite 201
Ottawa Ontario Canada K1Y 4R4
KWC ARCHITECTS INC.
PHONE (613) 238-2117
FAX (613) 238-6595
E MAIL kwc@kwc-arch.com

Detail table with columns: detail no., sheet no., project. Row 1: 1, A1, 1611.

MIXED USE BUILDING

275 KING EDWARD AVE.
OTTAWA, ON.

Approval table with columns: designed by, down by, date, drawing / design, approved by, project no., scale. Row 1: TB/LK, AK, 07 APRIL 2016, 1611, as noted.

SITE PLAN

plot scale 1:1

SHEET SIZE: ARCH D (24"x36")

2 SITE PLAN
A100 SCALE 1:150

