

- ### SITE PLAN NOTES
- THE BUILDING IS TO BE SPRINKLERED.
  - THE SOLID WASTE ROOMS IS 75 SM AND WILL ACCOMMODATE GARBAGE VIA USE OF ONE CHUTE. GARBAGE CHUTE ACCESS OCCURS ON LEVELS 1 TO 3.
  - COLLECTION OF WASTE MATERIALS FOR THIS DEVELOPMENT WILL TAKE PLACE ON SITE IN THE LOADING AREA DESIGNATED ON THE GROUND FLOOR PLAN. AN ON-SITE TRAINED STAFF/ MAINTENANCE PERSON IS RESPONSIBLE FOR MOVING THE BINS FROM THE SOLID WASTE ROOM TO THE COLLECTION POINT AND PROVIDE VEHICULAR DIRECTIVES TO THE COLLECTION VEHICLE OPERATOR AS REQUIRED. IN THE EVENT THE ON-SITE STAFF IS UNAVAILABLE AT THE TIME THE CITY COLLECTION VEHICLE ARRIVES AT THE CITY, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.
  - SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
  - REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
  - ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
  - PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH CITY OF OTTAWA STANDARDS.
  - SOLID WASTE MANAGEMENT TO BE NOTIFIED UPON COMPLETION OF THE DEVELOPMENT AND SHOULD PUBLIC WASTE COLLECTION BE USED ALL NECESSARY APPLICATION AND WAIVER FORMS TO BE COMPLETED PRIOR TO COMMENCEMENT OF CITY REFUSE COLLECTION.
  - NO SPEED BUMPS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY AISLE OR DESIGNATED FIRE ROUTE.

### SITE PLAN LEGEND

○○○○ EXISTING ELEVATION  
 +○○○○○ PROPOSED ELEVATION  
 +○○○○○ TO S  
 +○○○○○ T.O.W.  
 +○○○○○ T.O.C.  
 +○○○○○ T.O.C.  
 ▲ VEHICULAR EXIT/ENTRANCE  
 ▼ PEDESTRIAN EXIT/ENTRANCE  
 ▽ PRIMARY RES ENTRANCE  
 ■ EXISTING EXTERIOR TO REMAIN  
 — NEW WALLS  
 - - - ITEM ABOVE  
 (S) SCREEN REF. #  
 (W) WALL TYPE  
 (D) DOOR REF. #

**NOTES:**  
 REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE  
**Abbreviations**  
 AD AREA DRAIN  
 CACF CENTRAL ALARM CONTROL FACILITY  
 CB CATCH BASIN  
 FH FIRE HYDRANT  
 FD FLOOR DRAIN  
 HB HOSE BIB  
 HLP HYDRO LIGHT POLE  
 MH MAN HOLE  
 TLS TRAFFIC LIGHT STANDARD

**SITE PLAN INFORMATION TAKEN FROM:**  
 TOPOGRAPHIC PLAN SURVEY OF PART OF LOTS 10, 11, 12, 13, AND 21  
 ALL OF LOTS 18, 19, AND 20  
 REGISTERED PLAN 101  
 CITY OF OTTAWA  
 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 LAND SURVEYORS (UPDATED JUNE 19, 2020)

58.50m = ESTABLISHED GRADE  
 58.50m = TOS GROUND FLOOR  
 58.00m = AVERAGE GRADE

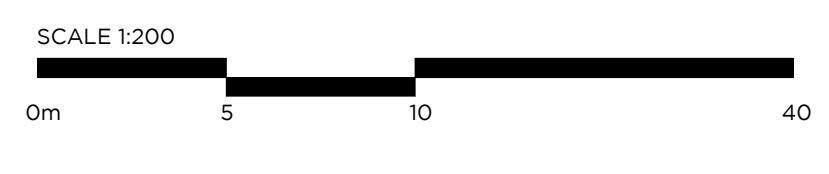
### ZONING: TMB HC15

| Zoning Mechanism                         | Zoning Provision   | Provided  |
|--|--|---|
| Uses                                     | No residential or office uses within 6 metres of front facade<br>Residential uses may occupy a maximum of 50% of the ground floor area of a building that faces Barrette Street and the uses must face Barrette Street.                  | Retail proposed fronting Beechwood<br>73% of the ground floor is occupied by residential uses |
| Minimum Lot Area                         | No minimum   | 4,153 m <sup>2</sup>  |
| Minimum Lot Width                        | No minimum   | 68 m  |
| Front Yard Setback                       | Max: 2 m (where hydro pole)<br>Min: 0 m (first 3 storeys) + 2 m (above 3 <sup>rd</sup> storey)   | Floors 1-3: 4.3 m<br>Floors 4-6: 5.6 m<br>Floors 7-8: 7.2 m<br>Floor 9: 9.0 m                 |
| Interior Side Yard Setback               | Maximum: 3 m, except where: Allowing for driveway: max. 6 m Abutting R-zone: min. 3 m  | East: Varies/min 2.7 m<br>West: Varies/min 0 m abutting TM, min 2.6 m abutting R-zone         |
| Minimum Rear Yard Setback                | First 3 storeys: 3 m<br>Above the 3 <sup>rd</sup> storey: provided setback + 2 m   | Floors 1-4: 0.0 m<br>Floors 5: 3.3 m<br>Floor 6-7: 8.8 m<br>Floor 8: 10.2 m<br>Floor 9: 2.7 m |
| Front Facade                             | 50% of ground floor facade facing main street, up to 4.5m, must be transparent windows and active entrances  | >66%  |
| Active Entrances                         | Front facade must include at least one active entrance serving each use occupying the ground floor.  | 4 retail uses and 4 active entrances facing Beechwood   |
| Building Height                          | Minimum: 6.7 m<br>Maximum: 20 m  | Facing Beechwood: 30.7 m*<br>Facing Barrette: 21 m*   |
| Minimum Landscaped Area                  | Abutting R-zone: 3 m buffer  | 2.6 m pathway (west edge)   |
| Amenity Area Requirements                | 6m <sup>2</sup> per unit, and 50% communal: 1362 m <sup>2</sup> total, 681 m <sup>2</sup> communal. One area min 54 m <sup>2</sup>   | Communal: 898 m <sup>2</sup><br>Total: 3,098 m <sup>2</sup>                                   |
| Permitted projections above height limit | Mechanical/Service Penthouse   | Height of Mechanical Penthouse: 35.2 m* (4.3 m)   |
| Access                                   | Driveway: 6 m (double-lane)<br>Aisle in a parking garage: 6m   | Driveway: 6 m<br>Aisle: 6 m   |
| Minimum Parking Spaces (Area Y)          | Residential: 0.5/unit after first 12 units (227*0.5 = 107)<br>Visitor: 0.1/unit after first 12 units = (227*0.1) = 21<br>Retail: No requirement<br>Total: 128  | Residential: 137<br>Visitor: 21<br>Total: 158   |
| Bicycle Parking Spaces                   | Residential: 0.5/unit: 227*0.5 = 114<br>Retail: 1/250 m <sup>2</sup> GFA: 2<br>Total: 116  | Residential (at P/R2): 244<br>Retail (at-grade): 8<br>Total: 252                              |
| Loading Spaces                           | 0 required   | 1 provided  |
| Outdoor Commercial Patio                 | At least 30 m from a lot in a residential zone and screened and physically separate from that same lot by a structure, screen, or wall that is 2 m or more in height so as to mitigate noise and light from the outdoor commercial patio | 16 m with 2.1m vegetated screen   |

\*From Average Grade

**DOUGLAS JAMES, MCIP, RPP**  
 MANAGER, DEVELOPMENT REVIEW - CENTRAL  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Douglas James at 10:06 am, Dec 02, 2021



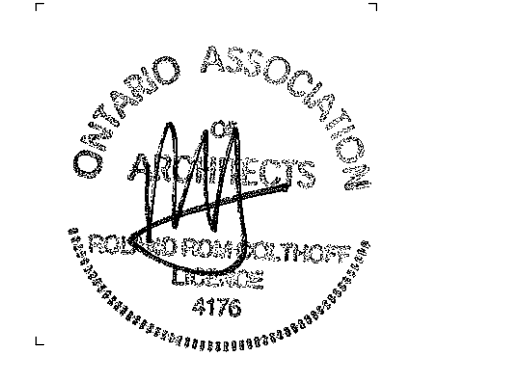
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### ISSUED RECORD

| Rev | Date     | Revision                                   |
|-----|----------|--|
| 1   | 20-07-21 | BEZINGING                                  |
| 2   | 20-10-18 | RESUBMITTED FOR BEZINGING - ISSUES FOR SPC |
| 3   | 21-08-07 | RESUBMITTED FOR SPC                        |
| 4   | 21-08-06 | RESUBMITTED FOR SPC                        |
| 5   | 21-08-20 | RESUBMITTED FOR SPC                        |
| 6   | 21-08-28 | RESUBMITTED FOR SPC                        |

### REVISION RECORD

| Rev | Date     | Description                                |
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19064  
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 78-88 BEECHWOOD  
 AVE &  
 69-93 BARRETTE ST  
 OTTAWA | ON  
 MINTO  
 COMMUNITIES  
 SITE PLAN

SCALE: As indicated  
**A100**