405–317 ADELAIDE STREET WEST TORONTO CANADA M5V 1P9 +1 416 599 9729 WWW.RAWDESIGN.CA 78 BEECHWOOD, Ottawa, Ontario **Preliminary Site Stats** 2021-05-07 Official Plan Current Zoning 4,153 sq.m. 44,703 sq.ft. Site Area Gross 148 sq.m. 1,593 sq.ft. Widening 4,005 sq.m. 43,109 sq.ft. Site Area 1B 2B-JR 2B-SR 2B+D Total 3800 2950 2950 2950 3250 3250 2950 3250 3550 Mech/ Penthouse 4500 7% 56% 18% **TARGETS** 10% 50% 15% 20% 5% 400-425 550 700 850 1050 NSA (m2) 1,984 3,103 1,578 712 835 1,062 average(ft2) 438 597 FSI 3.46 Required Parking Res. (total units - 12) * 0.5 per unit Visitors (total units - 12) * 0.1 per unit **Proposed Parking** Required Bike Parking Residential (0.5 per unit) Retail (1 per 250m2) Residential at Ground Proposed Bike Parking Residential at P2 approx. PROJECT STATS

Unit Retail GFA

w/o (as per Zoning

incl. in

total

Residential GFA Total GFA

2,251 24,230 2,251 24,230

2,089 22,486 2,089 22,486

1,951 21,000 1,951 21,000

1,153 12,411 1,153 12,411

1,038 11,173 1,038 11,173

850 9,149 850 9,149

Amenity

1362 m2

6m2 per unit

min 50% as

communal areas

1,454 15,651

(as per Zoning

(as per Zoning

y-law 2008-250)

561 6,039 948 10,204 1,509 16,243 200 2,153 379 4,080

2,111 22,723

1,454 15,651

561 6,039 **13,845** 149,026 **14,406** 155,065 **236** 2,540 **662** 7,126 **2,200** 23,681

3,098 m2

898 m2

Communal

Communal

Outdoor

209

306

3,875

2,390

360

Barrier free Units

Unit count

100%

interior

105 1,130 2,604 28,029

236 2,540 1,020 10,979

2,250 2,643 28,449

2,056 2,619 28,191

3,294 2,304 24,800

2,486 1,341 14,434

3,380 36,382

3,380 36,382 **6,760** 72,764

2,449 26,361

1,756 18,901

1,214 13,067

312 3,358 18,262 196,571

126

2.3 18.9 12.9

2 19 13

* measured from the ** includes all

outside of exterior balconies, terraces

and roofs and ground floor

courtyard

exterior

Outdoor

36 388 283 3,046

Total GCA 3,380 36,382 3,380 36,382 488 5,253 3,092 33,282 288 3,100 2,931 31,549 191 2,056 2,810 30,247 342 3,681 2,791 30,042 648 6,975 2,404 25,876 511 5,500 1,852 19,935 225 2,422 1,439 15,489 231 2,486 1,251 13,466 724 7,793 1,036 11,151 **25,022** 269,335 **3,956** 42,582 **28,978** 311,917 227 Total Unit 34 OBC BF REQUIREMENT 34 OBC BF PROPOSED

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1 20-07-31 REZONING
2 20-12-18 REISSUED FOR REZONING + ISSUED FOR SPC
3 21-05-07 REISSUED FOR SPC
4 21-08-06 REISSUED FOR SPC

5 21-08-20 REISSUED FOR SPC

6 21-10-29 REISSUED FOR SPC

ISSUED RECORD

No. Date Revision

REVISION RECORD

No Date Description

_____6'-0" [1829]_____ 1'-6" [457]

SPEC_ PRODUCT- The Lock-up stackable bike rack Multiple stackable bike rack SECTIONS- 8' sections, 6' sections + Single sections CAPACITY- 8 bikes, 6 bikes, or 2 bikes MATERIAL- HSS steel FINISHES- Hot Dipped Galvanized

SPACE USE/SETBACKS- 18" center to center

PROPOSED BIKE RACK

A005 1:1

Single Stackable Bike Rack Section Bike Rack MFG Dist. 416-927-7499

1 CONTEXT PLAN
1:500

BARRETTE ST.

BEECHWOOD AVE.

SUBJECT PROPERTY

COMMUNITIES CONTEXT PLAN, NOTES & STATS

OTTAWA | ON

405-317 ADELAIDE STREET WEST TORONTO CANADA M5V 1P9 +1 416 599 9729

WWW.RAWDESIGN.CA

BEECHWOOD

78-88 BEECHWOOD

AVE & 69-93 BARRETTE ST

19064

MINTO

SCALE: NTS

A005

By Douglas James at 10:08 am, Dec 02, 2021

APPROVED

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

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