

KEY PLAN

**LEGAL DESCRIPTION:**  
 LOTS 5 AND 41, REGISTERED PLAN 12281  
 CITY OF OTTAWA PIN NUMBER 04119-0013, -0014, -0015, -0016  
 MUNICIPAL ADDRESS 234-236 O'Connor Street + 311 Somerset Street West, Ottawa

**SITE INFORMATION**  
 LOT AREA: 1372.3 m² (14771.8 sq ft)  
 LOT FRONTAGE: 30.09 m (98.7 ft)  
 LOT DEPTH: 45 m (147.6 ft)

OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA, TRADITIONAL MAINSTREET

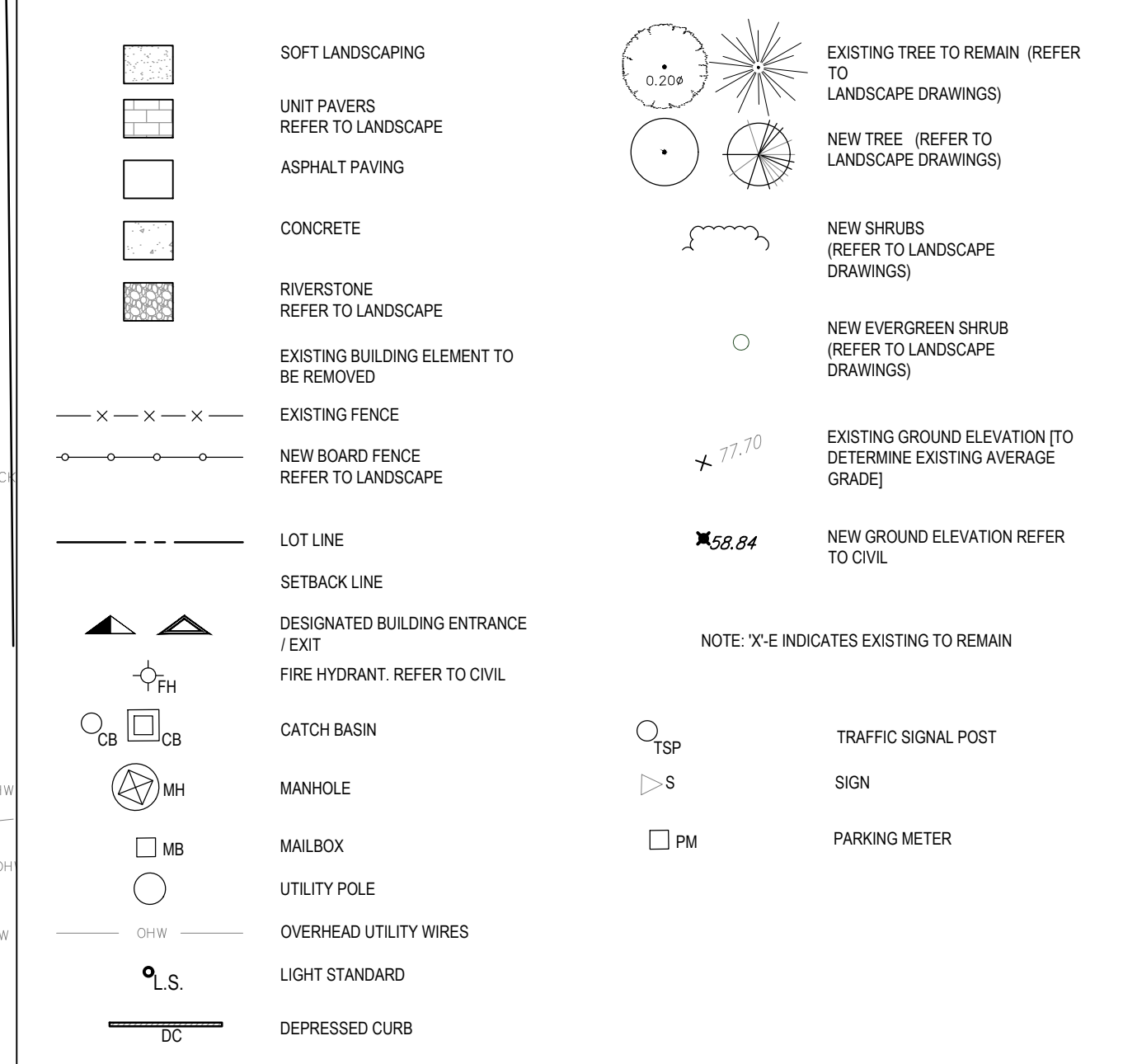
**SCHEDULING:**  
 ZONING: AREA Y  
 TRADITIONAL MAINSTREET ZONE TM(2185)  
 NORTH (COOPER ST): R5B (482) F(3.0)  
 SOUTH (SOMERSET STREET): TM (2185) H(19)  
 WEST: TM(2185) H(18)  
 EAST: TM(2185) H(14.5)

**BUILDING INFORMATION**  
 FLOOR AREA: 1034 m² (11,130 sq ft)  
 GROSS AREA: 11,693 m² (125,862 sq ft)  
 PROPOSED USE: MIXED-USE APARTMENT DWELLING, HIGH RISE

**UNIT BREAKDOWN:**  
 LEVEL 2: 10 UNITS  
 LEVELS 3-4: 12 UNITS EA. (24)  
 LEVELS 5: 5 UNITS  
 LEVELS 6-18: 9 UNITS EA. (117)  
**TOTAL: 156 UNITS**

ZONING TABLE	TM(2185) REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM (ZONING)	N/A
MINIMUM LOT WIDTH	NO MINIMUM	N/A
FRONT YARD SETBACK	MINIMUM: 0m MAXIMUM: 2m MAX AT GRADE ADDITIONAL: 2m ABOVE: 15m+4 STOREYS	2.58 m (GROUND FLOOR) 9.94 m (LEVEL 5-18)
SETBACK FROM HYDRO UTILITIES	POLE: 6m	5.0m FROM SURVEYED HYDRO LINE RESULTING IN 3.455m SETBACK FROM PROPERTY LINE (LEVEL 2-4)
INTERIOR SIDE YARD SETBACK	3m MAX. [RSB = WITHIN 5m : 1.5m BEYOND 21m : 6m]	WEST: 1.4 m (LEVEL 1-4) 5 m (LEVEL 5-18)
REAR YARD SETBACK	7.5m MIN.	6.7 m (GROUND FLOOR) 4.8 m (LEVEL 2-4) 6.4 m (LEVEL 5-18)
BUILDING HEIGHT	MINIMUM PERMITTED HEIGHT IS 6.7M FOR 20M BACK FROM THE FRONT LOT LINE. MAXIMUM: 20m (6 STOREYS) [RSB = H (37m)] (CENTRE TOWN SECONDARY PLAN = 9 to 16 STOREYS)	GF: 5.5m BUILDING HEIGHT: 58.2 m
GROUND FLOOR HEIGHT/GLAZING	MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM AVERAGE GRADE TO A HEIGHT OF 4.5m	ALONG SOMERSET ST. W: 53% ALONG O'CONNOR ST.: 56%
LANDSCAPED AREA	3m ABUTTING RESIDENTIAL ZONE REDUCED TO 1m WITH 1.4m HIGH FENCE	NORTH PROPERTY: 0m WITH 2.133m HIGH FENCE WEST PROPERTY: 1.6m TO 2m WITH 2.133m HIGH FENCE
MAX. FLOOR SPACE INDEX	NO MAX.	N/A
VEHICLE PARKING REQUIREMENTS (AREA Y: INNER URBAN, SCHEDULE 1A)	RESIDENTIAL: 0.5 UNIT AFTER FIRST 12 UNITS RES. VISITOR: 0.1 UNIT AFTER FIRST 12 UNITS NON-RESIDENTIAL 0 WITH GFA 200 m² OR LESS  RESIDENTIAL: [72 SPACES] RES. VISITOR: [14 SPACES]  TOTAL PARKING REQUIRED: [86 SPACES]	RESIDENTIAL PROVIDED: [51 SPACES] VISITOR PROVIDED: [14 SPACES]  TOTAL PARKING PROVIDED: [65 SPACES]
AMENITY AREA REQUIREMENTS	6 m² PER DWELLING UNIT. MIN 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54 m²  TOTAL AMENITY REQUIRED: [936 m²] 50% COMMUNAL REQUIRED: [468 m²]	TOTAL AMENITY PROVIDED: [1,205 m²] TOTAL COMMUNAL PROVIDED: [723 m²]  BALCONIES [Total 481.5 m²] LVL 2: 31 m² LVL 3: 45 m² LVL 4: 9 m² LVL 5: 9.5 m² LVL 6-18: 387 m²  COMMUNAL [Total 723 m²] LVL 1: 213 m² LVL 2: 118 m² LVL 5: 174 m² ROOF TERRACE: 218 m²
BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT [78 SPACES]	TOTAL PROVIDED: [110 SPACES]

LEGEND



No. Date Description / Object

- 2020-10-02 FOR CLIENT REVIEW
- 2020-11-05 FOR COORD
- 2020-11-20 FOR COORD
- 2020-12-11 FOR COORD
- 2021-01-18 FOR COORD
- 2021-02-08 FOR COORD
- 2021-02-16 FOR COORD
- 2021-02-18 ISSUED FOR SITE PLAN CONTROL
- 2021-10-08 SITE PLAN CONTROL RESPONSE
- 2022-01-20 SITE PLAN CONTROL RESPONSE
- 2022-02-28 SITE PLAN CONTROL RESPONSE
- 2022-03-29 SITE PLAN CONTROL RESPONSE
- 2022-04-20 SITE PLAN CONTROL RESPONSE
- 2022-10-06 SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer  
 (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer  
 (Structure / Structure)

Architecte / Architect  
 (paysagiste / Landscape)

Gino J. Aiello landscape architect  
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 GJAL@GJALA.com (613) 852-1315  
 110 Ditchbury Road Unit #9 | Ottawa, Ontario | K2C7G2

Ingenieur / Engineer  
 (Civil / Civil)

McINTOSH PERRY

GEMSTONE  
 Collectif d'architectes / Architects Collective

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 Montréal QC H4C 1A9  
 T. 514 881-0122

fig. 2  
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 Ottawa ON K2P 0A4  
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Scale / Échelle

ROBERTO CAMPOS  
 LICENCE 7401

Note:  
 L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'installation de toutes structures ou ornements.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

**EIGHTEEN STOREY APARTMENT BUILDING**

234-236 O'CONNOR STREET  
 OTTAWA, ON

Site Plan

Drawn by / Dessiné par: RD, MD  
 No. projet / Project number: 1954

Verified by / Vérifié par: RC  
 No. dessin / Drawing number: [blank]  
 Revision / Révision: [blank]

Échelle / Scale: AS SHOWN

Date de création du dessin / Drawing creation date: 2020/09/XX

A010