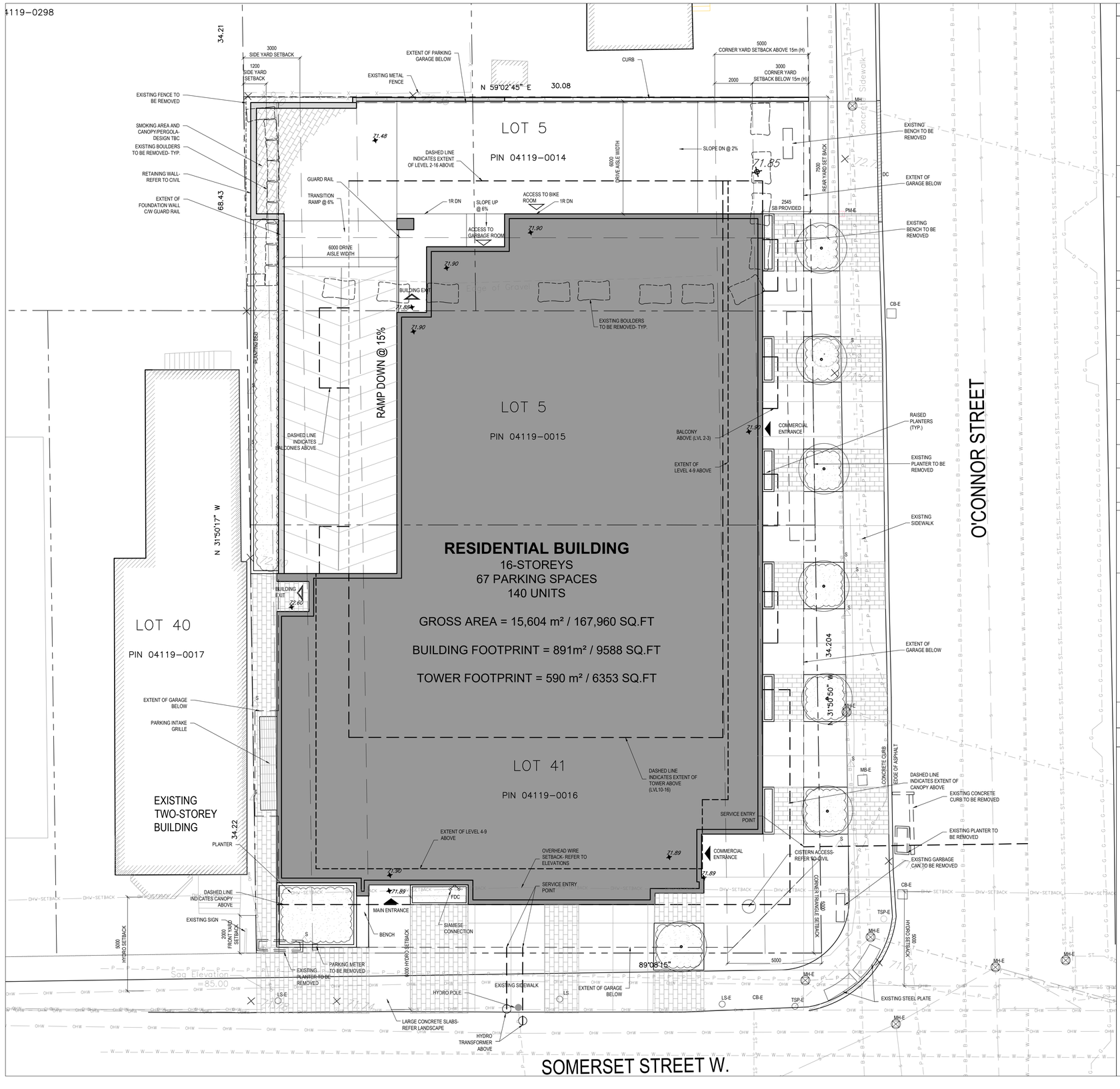
4119–0298



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 s.m [14771.8 sq.ft]
LOT FRONTAGE:	30.09 m [98.7 ft]
LOT DEPTH:	45 m [112.2 ft]

OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA, TRADITIONAL MAINSTREET

SCHEDULE 1A:	AREA Y
ZONING:	TRADITIONAL MAINSTREET ZONE TM[2185]
ABUTTING ZONES:	NORTH (COOPER ST): R5B [482] F(3.0) SOUTH (SOMERSET STREET): TM [2185] H(19) WEST: TM[2185] H(18) EAST: TM[2186] H(14.5)

BUILDING INFORMATION

FLOOR AREA:	891 m² [9588sq.ft]
GROSS AREA:	15,604m² [167,960sq.ft]
PROPOSED USE:	APARTMENT DWELLING, HIGH RISE

UNIT BREAKDOWN:

LEVEL 2:	9 UNITS	GROUND FLOOR COMMERCIAL:
LEVELS 3 - 4:	11 UNITS EA.	COMMERCIAL A: 157.7m² [1698 sq.ft]
LEVELS 5 - 9:	11 UNITS EA.	COMMERCIAL B: 93.6m² [1008 sq.ft]
LEVELS 10 :	6 UNITS EA.	
LEVELS 11 - 16:	8 UNITS	
TOTAL:	**140 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	2.58m
SETBACK FROM HYDRO UTILITIES	POLE: 6m	6.0m FROM HYDRO LINE, RESULTING IN 2.99m SETBACK FROM PROPERTY LINE
INTERIOR SIDE YARD SETBACK	3m MAX. [RSB = WITHIN 5m : 1.5m BEYOND 21m : 6m]	WEST: 1.25m
CORNER SIDE SETBACK	3m MIN. ADD 2m ABOVE 15(h)	2.54m- GF-LVL 3 4.36m- LVL 4 AND UP
REAR YARD SETBACK	7.5m MIN.	6.2m AT GROUND FLOOR 4.38 m- LVL 2 AND UP
BUILDING HEIGHT	MINIMUM PERMITTED HEIGHT IS 6.7M FOR 20M BACK FROM THE FRONT LOT LINE. MAXIMUM: 20m (6 STOREYS) [RSB = H (37m)] [CENTRETOWN SECONDARY PLAN = 16 STOREYS]	GF : 4.8m BUILDING HEIGHT: 50.9m
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 (TO THE NORTH) REDUCED TO 1m WITH 1.4m HIGH FENCE	NONE
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: [64 SPACES] RES. VISITOR: [13 SPACES] TOTAL PARKING REQUIRED: [77 SPACES]	RESIDENTIAL PROVIDED: [54 SPACES] VISITOR PROVIDED: [13 SPACES] TOTAL PARKING PROVIDED: [67 SPACES]
AMENITY AREA REQUIREMENTS	6m² PER DWELLING UNIT. (MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m²) TOTAL AMENITY REQUIRED: [840m²] 50% COMMUNAL REQUIRED: [420m²]	TOTAL AMENITY PROVIDED: [945m²] TOTAL COMMUNAL PROVIDED: [581m²] BALCONIES LVL 2: 112m² LVL 3: 47m² LVL 4: 13m² LVL 5-9: 90 m² LVL 10: 9 m² LVL 11-16: 178m² COMMUNAL LVL 1: 170m² LVL 2: 27m² LVL 10: 130m² ROOF TERRACE: 169m²
BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT [70 SPACES]	TOTAL PROVIDED: [110 SPACES]

LEGEND

- SOFT LANDSCAPING
- UNIT PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVERSTONE REFER TO LANDSCAPE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH FIRE HYDRANT. REFER TO CIVIL
- CB CATCH BASIN
- MH MANHOLE
- MB MAILBOX
- UTILITY POLE
- OHW OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC DEPRESSED CURB
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- 77.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

- TSP TRAFFIC SIGNAL POST
- S SIGN
- PM PARKING METER

No.	Date	Émis pour / Object
1	2020-10-02	FOR CLIENT REVIEW
2	2020-11-05	FOR COORD
3	2020-11-20	FOR COORD
4	2020-12-11	FOR COORD
5	2021-01-18	FOR COORD
6	2021-02-08	FOR COORD
7	2021-02-16	FOR COORD
8	2021-02-18	ISSUED FOR SITE PLAN CONTROL

Ingénieur / *Engineer*
(Mécanique & Électricité / *Mechanical & Electrical*)

Ingénieur / *Engineer*
(*Structure* / *Structure*)

Architecte/ *Architect*
(paysagiste / *Landscape*)

Gino J. Aiello **landscape architect** www.GJALA.com
GINO@GJALA.com (613) 692 1345
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / *Engineer*
(Civil / *Civil*)

MCINTOSH PERRY Consulting Engineers Ltd.

Client / Client

GEMSTONE

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Sceau / *Seal*

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

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

Projet / *Project*

SIXTEEN STOREY APARTMENT BUILDING

234-236 O'CONNOR STREET

OTTAWA, ON

Titre / *Title*

SITE PLAN

Dessiné par / *Drawn by*	No. projet / *Project number*
RD	*1954*
Vérifié par / *Verified by*	No. dessin / *Drawing number*
RC	
Échelle / Scale	Révision / Revision
AS SHOWN	0
Date de création du dessin / *Drawing creation date*	
2020/09/XX	A105