

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

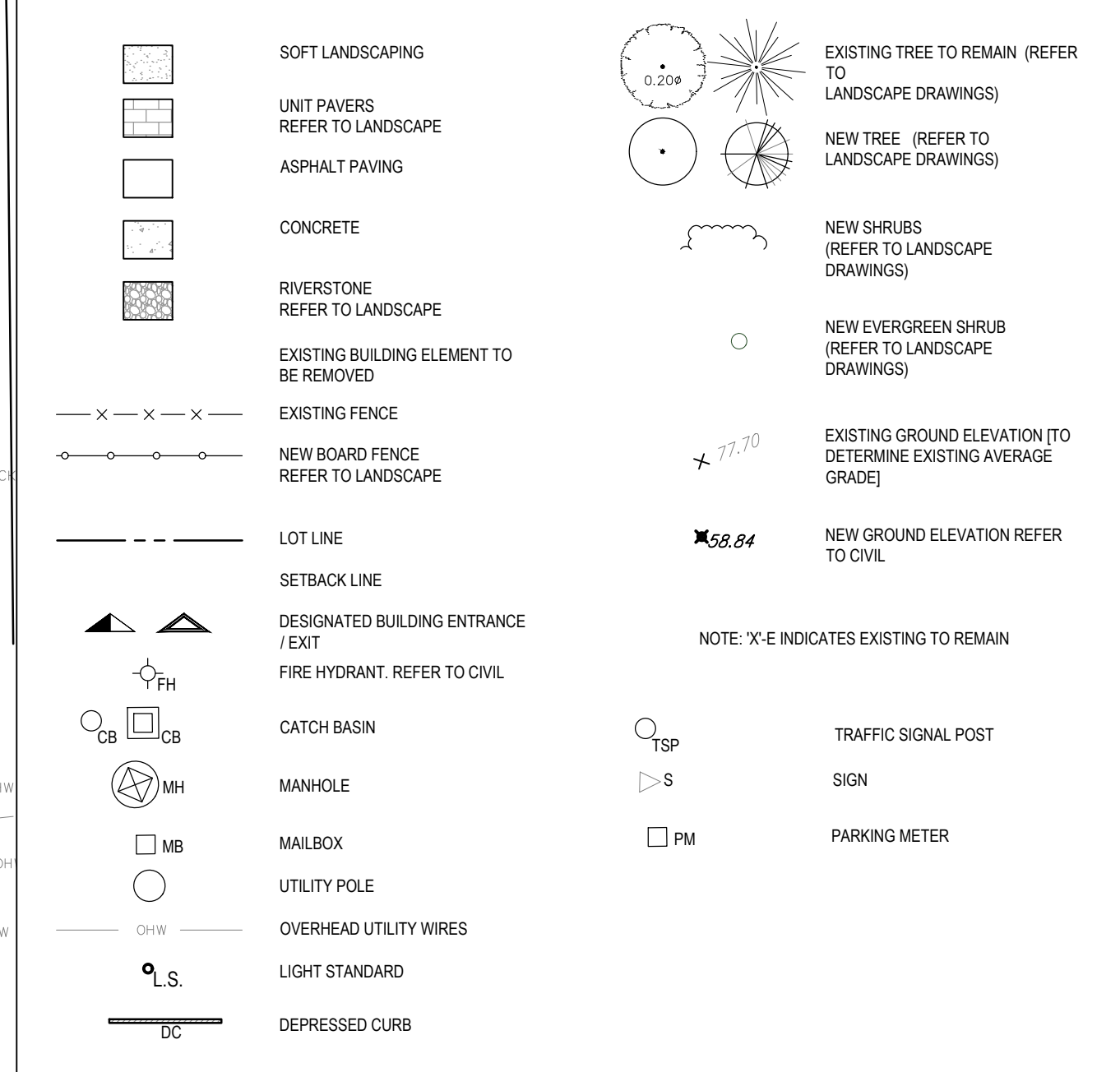
**SCHEDULING:**  
 ZONING: AREA Y  
 TRADITIONAL MAINSTREET ZONE TM(2185)  
 NORTH (COOPER ST): R5B (482) F(3.0)  
 SOUTH (SOMERSET STREET): TM (2185) H(19)  
 WEST: TM(2185) H(18)  
 EAST: TM(2185) H(14.5)

**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+ 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	Empr./Objet
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
9	2021-10-08	SITE PLAN CONTROL RESPONSE
10	2022-01-20	SITE PLAN CONTROL RESPONSE
11	2022-02-28	SITE PLAN CONTROL RESPONSE
12	2022-03-29	SITE PLAN CONTROL RESPONSE
13	2022-04-20	SITE PLAN CONTROL RESPONSE
14	2022-10-06	SITE PLAN CONTROL RESPONSE

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

**Smith + Andersen**

Ingénieur / Engineer  
 (Structure / Structure)

**CLELAND JARDINE**  
 ENGINEERING LTD.

Architecte / Architect  
 (paysagiste / Landscape)

Client / Client

**GEMSTONE**  
 Collectif d'architectes / Architects Collective

fig. 1  
 3505, Saint-Antoine O.  
 Montréal QC H4C 1A9  
 T. 514 881-0122

fig. 2  
 190 Somerset St W #206  
 Ottawa ON K2P 0A4  
 T. 613 954-1122

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EIGHTEEN STOREY APARTMENT BUILDING

234-236 O'CONNOR STREET  
 OTTAWA, ON

SITE PLAN

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

Vérifié par / Verified by RC No. dessin / Drawing number

Échelle / Scale AS SHOWN

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

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