

KEY PLAN
SURVEYOR'S REAL PROPERTY REPORT PART I PLAN OF
LOTS 6 AND 7 IN BLOCK "Q" WEST BAYSWATER AVENUE REGISTERED
PLAN 75. CITY OF OTTAWA
SURVEYED BY HAKEN SHIFMAN SURVEYING LTD
DATED JULY 30TH, 2020.

BUILDING AREAS

	CONSTRUCTION AREA [SQ.M]	CONSTRUCTION AREA [SQ.FT]
LOWER LEVEL	±214.6sq.m	±2,310sq.ft
GROUND FLOOR AREA	561sq.m	6,038sq.ft
SECOND FLOOR AREA	580sq.m	6,040.5sq.ft
THIRD FLOOR AREA	580sq.m	6,040.5sq.ft
FOURTH FLOOR AREA	580sq.m	6,040.5sq.ft
FIFTH FLOOR AREA	561.8sq.m	6,048sq.ft
SIXTH FLOOR AREA	561.8sq.m	6,048sq.ft
TOTAL	3,424.6sq.m	36,255.5sq.ft

BUILDING FLOOR STATISTICS - RENTAL APARTMENT:

FLOOR	SUITES	1 BEDROOM	1 BEDROOM +DEN	2 BEDROOM	2 BEDROOM +DEN
GROUND FLOOR	4	1	1	N/A	2
SECOND FLOOR	8	2	4	2	N/A
THIRD FLOOR	8	2	4	2	N/A
FOURTH FLOOR	8	2	4	2	N/A
FIFTH FLOOR	6	1	2	2	1
SIXTH FLOOR	6	1	2	2	1
TOTAL	40	9	17	10	4
SUITE MIX		22.5%	42.5%	25%	10%

CITY OF OTTAWA ZONING BY-LAW

ZONING PROVISIONS	REQUIRED	PROPOSED
R4UC		
MIN. LOT AREA	540sq.m	1,204.92sq.m
MAX. LOT AREA	N/A	1,204.92sq.m
MIN. LOT WIDTH	18m	30.4m
MAX. LOT WIDTH	N/A	30.4m
MAX. FRONT YARD SETBACK	3m	4.5m
MIN. REAR YARD SETBACK	7.5m	12m
MIN. INTERIOR SIDE YARD SETBACK	WHERE BUILDING WALL IS LESS THAN 11m: 1.5m WHERE BUILDING WALL IS GREATER THAN 11m: 2.5m	WHERE BUILDING WALL IS LESS THAN 13.4m: 1.5m WHERE BUILDING WALL IS GREATER THAN 13.4m: 2.5m
MAX. BUILDING HEIGHT	ZONING SPECIFIC	±22m
AMENITY AREA 6sq.m PER UNIT = TOTAL 50% OF TOTAL MUST BE COMMUNAL	TOTAL AMENITY = 240sq.m 50% COMMUNAL = 120sq.m	TOTAL AMENITY = 645sq.m PRIVATE AMENITY = 265sq.m COMMUNAL AMENITY = 380sq.m

AUTOMOBILE PARKING SUMMARY

REQUIRED PARKING	REQUIRED	PROPOSED
RESIDENT PARKING	0.5/UNIT (AFTER 12) = 14 REQUIRED	15
VISITOR PARKING	0.1/UNIT (AFTER 12) = 9 REQUIRED	3
TOTAL PROVIDED	17 SPACES	18 SPACES

PROVIDED PARKING

	PARKING SPACES
REGULAR SPACE	MIN. 2.6m x 5.2m 6 ABOVE GROUND 11 BELOW GROUND
ACCESSIBLE SPACE	TYPE B 1 ABOVE GROUND
TOTAL	= 18 PROVIDED PARKING SPACES

BICYCLE PARKING SUMMARY

REQUIRED PARKING	REQUIRED	PROPOSED
BIKE PARKING	0.5/UNIT X 40 = 20 SPACES	50 SPACES

LEGEND

- NEW OVERHEAD DOOR
- NEW DOOR/ENTRANCE
- EXISTING BOULDER
- EXISTING VEGETATION
- BICYCLE PARKING SPACE [1.8mX0.6m]
- NO PARKING LINES
- PARKING STALL COUNT PER ROW
- NEW SIGN, REFER TO SIGN LEGEND
- STREET LIGHT
- HYDRO POST
- DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
- TWO WAY TRAFFIC
- ONE WAY TRAFFIC
- DEPRESSED CURB [DC]
- PROPERTY LINE
- EXISTING FENCE
- MINIMUM SETBACKS [ZONING]
- NEW CONSTRUCTION
- EXISTING BUILDINGS

CLIENT NAME:
HULA J

NOTES:

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- 3) DO NOT SCALE DRAWINGS.
- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL:

NORTH ARROW:

No.	DATE	REVISION
05	2021.06.16	ISSUED FOR ZONING & SPG
04	2021.05.14	ISSUED FOR REVIEW
03	2021.04.02	ISSUED FOR REVIEW
02	2020.12.21	ISSUED FOR REVIEW
01	2020.11.26	ISSUED FOR PRELIMINARY REVIEW

S.J. LAWRENCE ARCHITECT INCORPORATED
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PROJECT:
BAYSWATER DEVELOPMENT

54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE:
CONCEPT SITE PLAN

DRAWN BY: A.L. CHECKED BY: S.J.L.
PLOT DATE: 2021.06.16 PROJECT DATE: 2020.11.26
JOB NUMBER: SL-1034-20 SCALE: AS SHOWN
SHEET NUMBER: APPLICATION #

CLIENT NAME:

HULA J

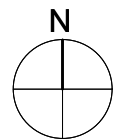
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PROJECT: BAYSWATER DEVELOPMENT

54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE: CONCEPT LOWER LEVEL

DRAWN BY: A.L. CHECKED BY: S.J.L.

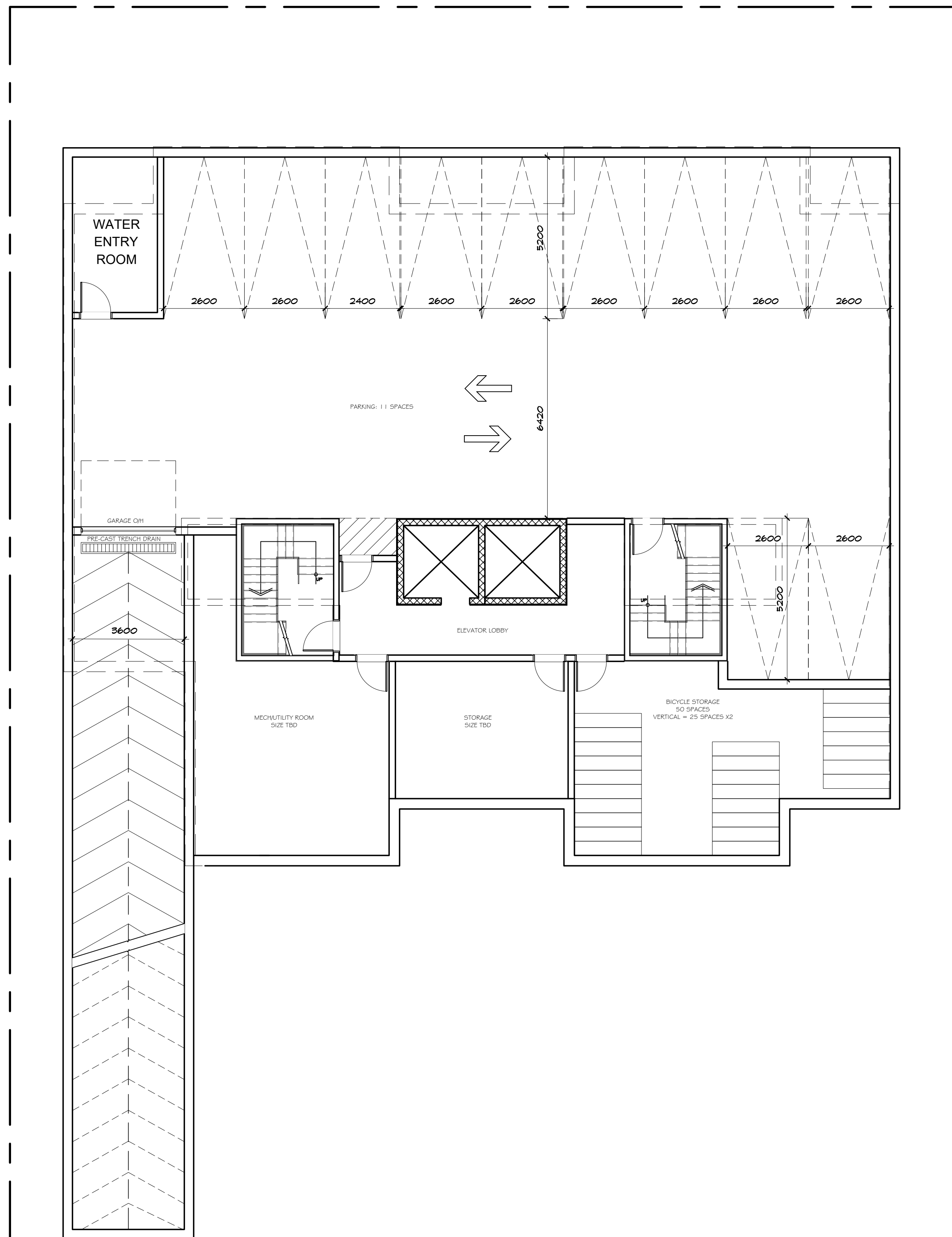
PLOT DATE: 2021.06.16 PROJECT DATE: 2020.11.26

JOB NUMBER: SL-1034-20 SCALE: AS SHOWN

SHEET NUMBER:

A2.0

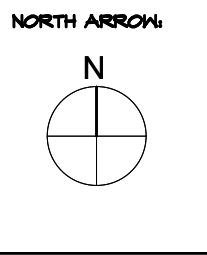
APPLICATION



1 CONCEPT LOWER LEVEL
A2.0 SCALE: 1/8" = 1'-0"

CLIENT NAME:
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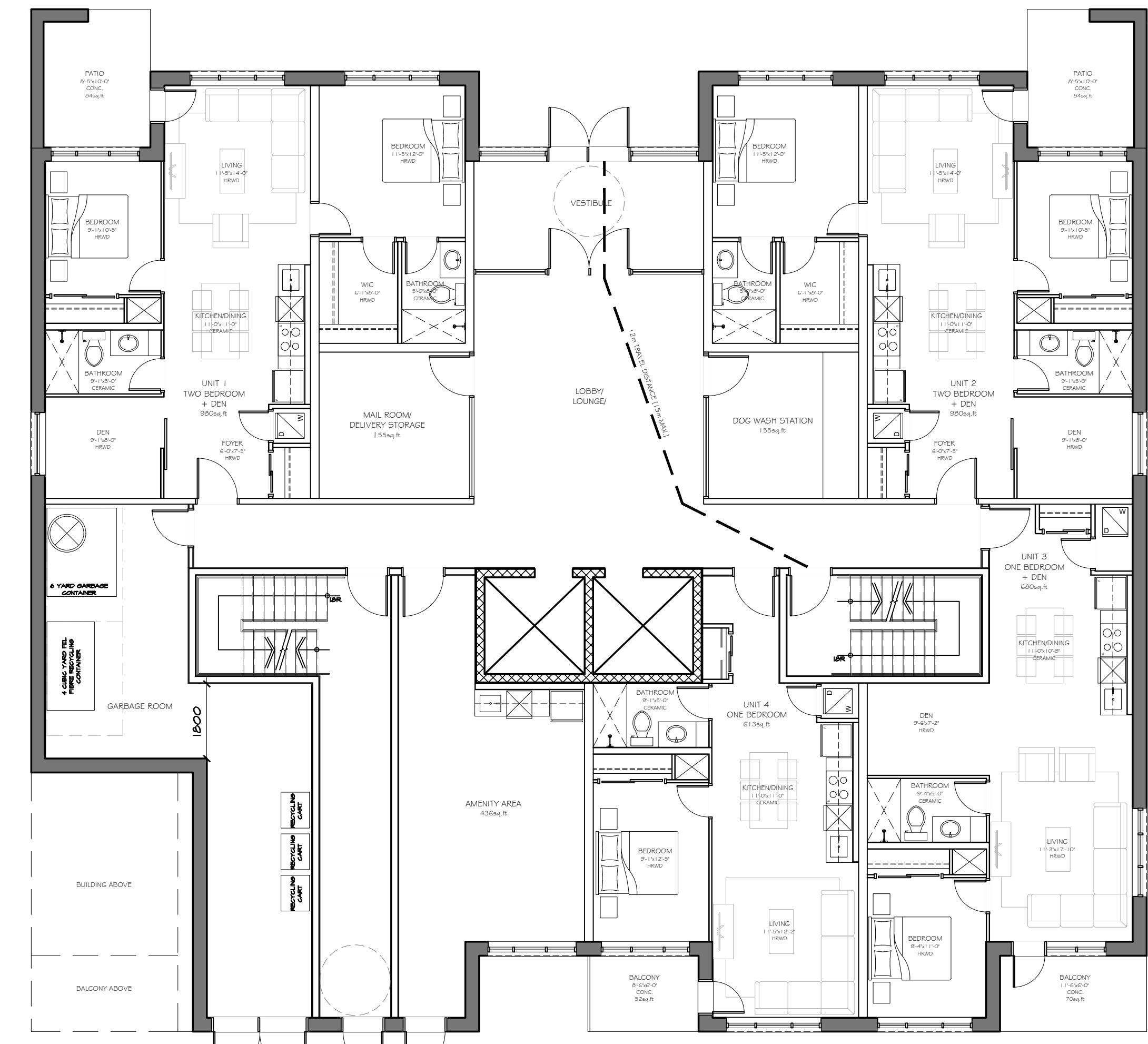
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BAYSWATER DEVELOPMENT

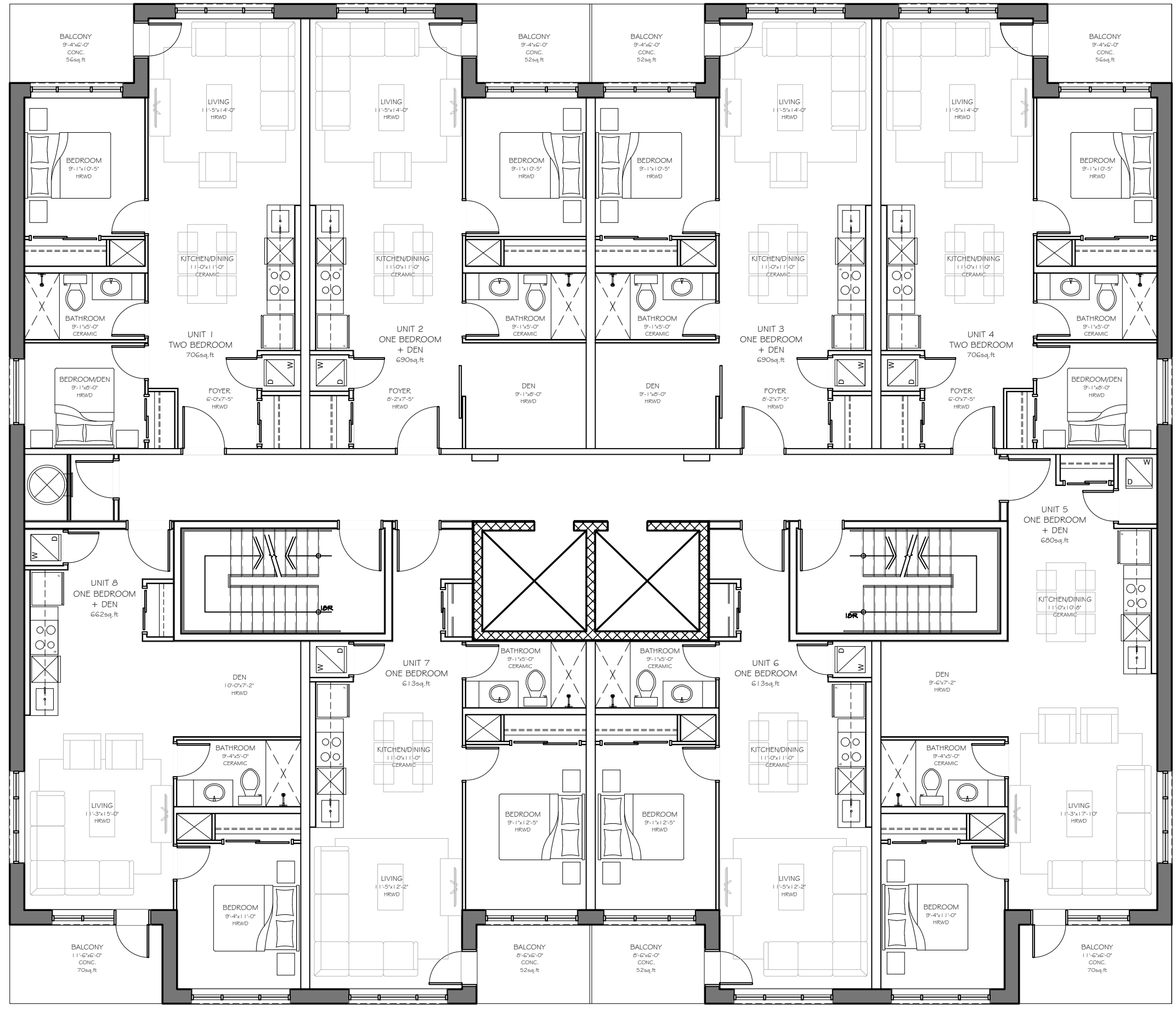
54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE:
CONCEPT FLOOR PLANS

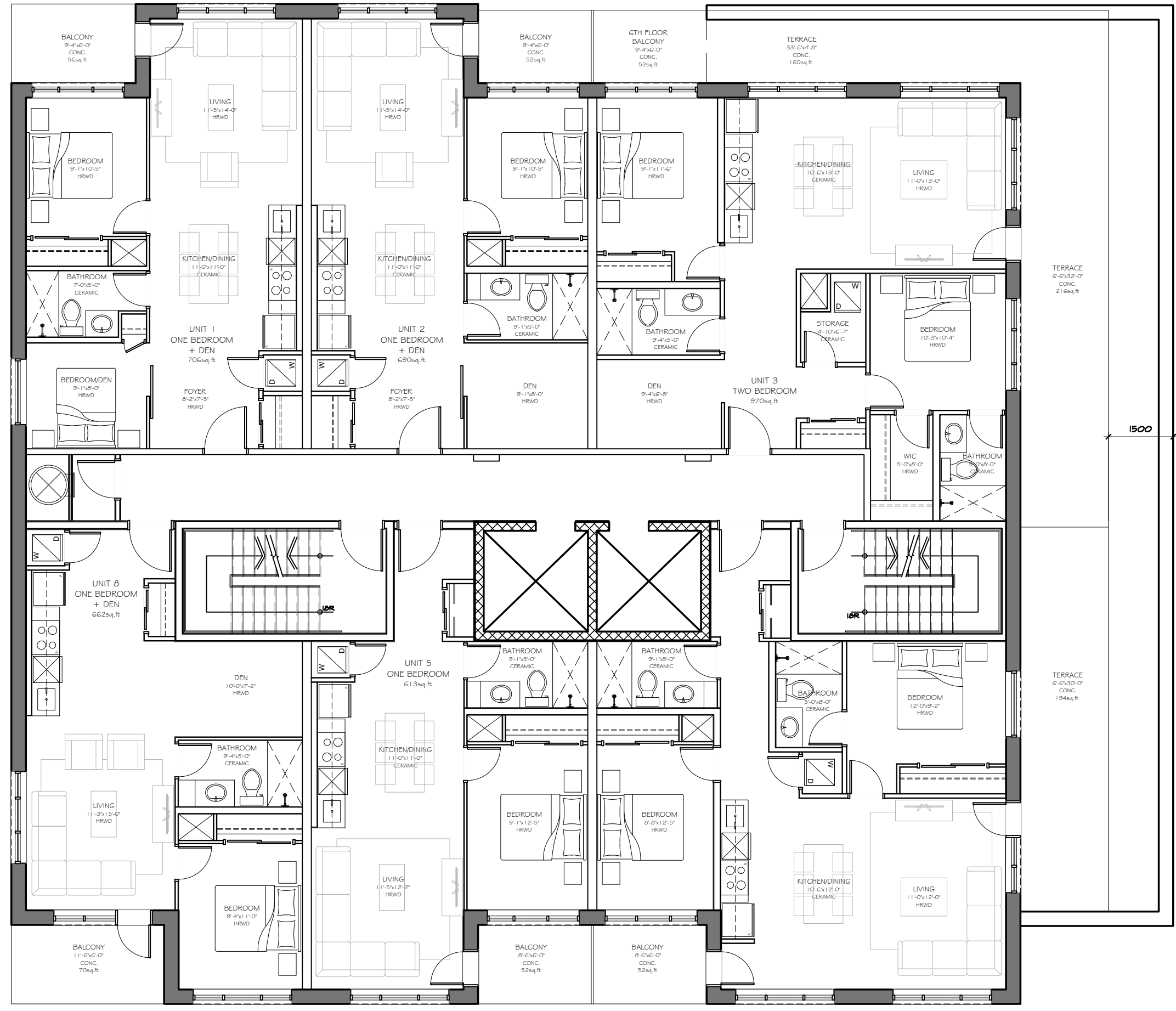
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SHEET NUMBER:	



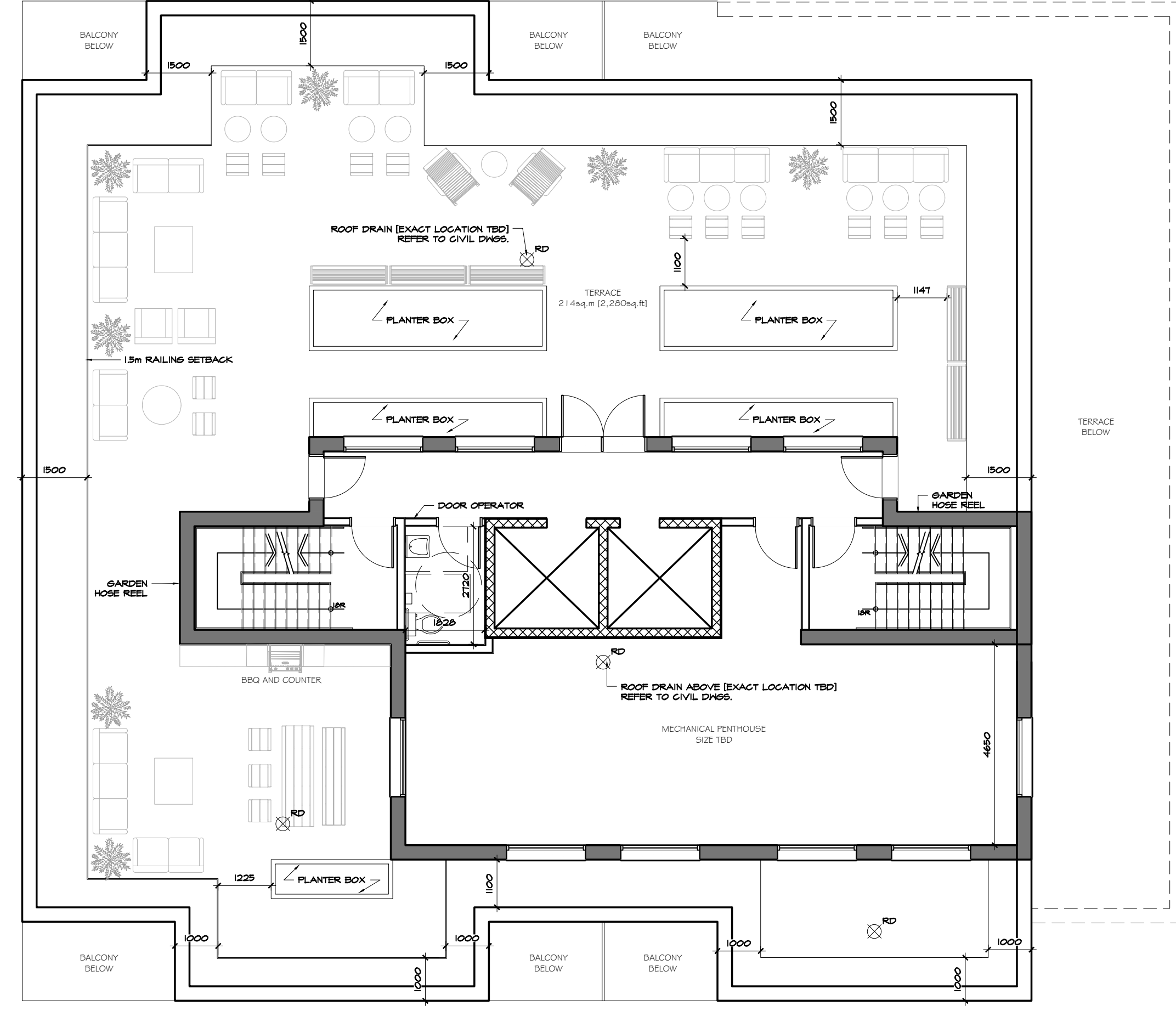
1 CONCEPT GROUND FLOOR PLAN
 A2.1 SCALE: 1/8" = 1'-0"



2 CONCEPT FLOOR PLAN [2ND - 4TH]
 A2.1 SCALE: 1/8" = 1'-0"



3 CONCEPT FLOOR PLAN [5TH - 6TH]
 A2.1 SCALE: 1/8" = 1'-0"



4 CONCEPT ROOF PLAN
 A2.1 SCALE: 1/8" = 1'-0"

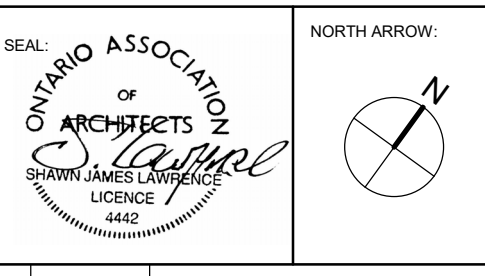
CLIENT NAME
HULAJ

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1 NORTH ELEVATION (FRONT)
A4.0 SCALE 1:100

3 SOUTH ELEVATION (REAR)
A4.0 SCALE 1:100



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PROJECT: **BAYSWATER DEVELOPMENT**

54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE: **ELEVATIONS**

DRAWN BY: R.R. CHECKED BY: B.L. S.J.L.
 PLOT DATE: 2021-06-16 2:18:30 PM PROJECT DATE: NOVEMBER 23, 2020
 JOB NUMBER: SL-1034-20 SCALE: 1:100

A4.0 PLAN # APPLICATION #

CLIENT NAME
HULAJ

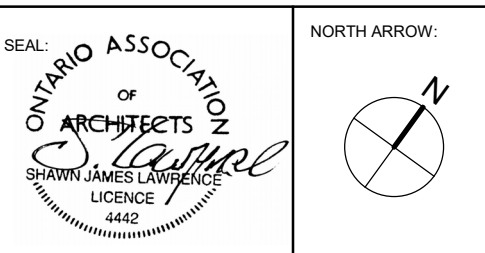
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1 WEST ELEVATION (SIDE)
A4.1 SCALE 1:100



2 EAST ELEVATION (SIDE)
A4.1 SCALE 1:100



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PROJECT:
BAYSWATER DEVELOPMENT

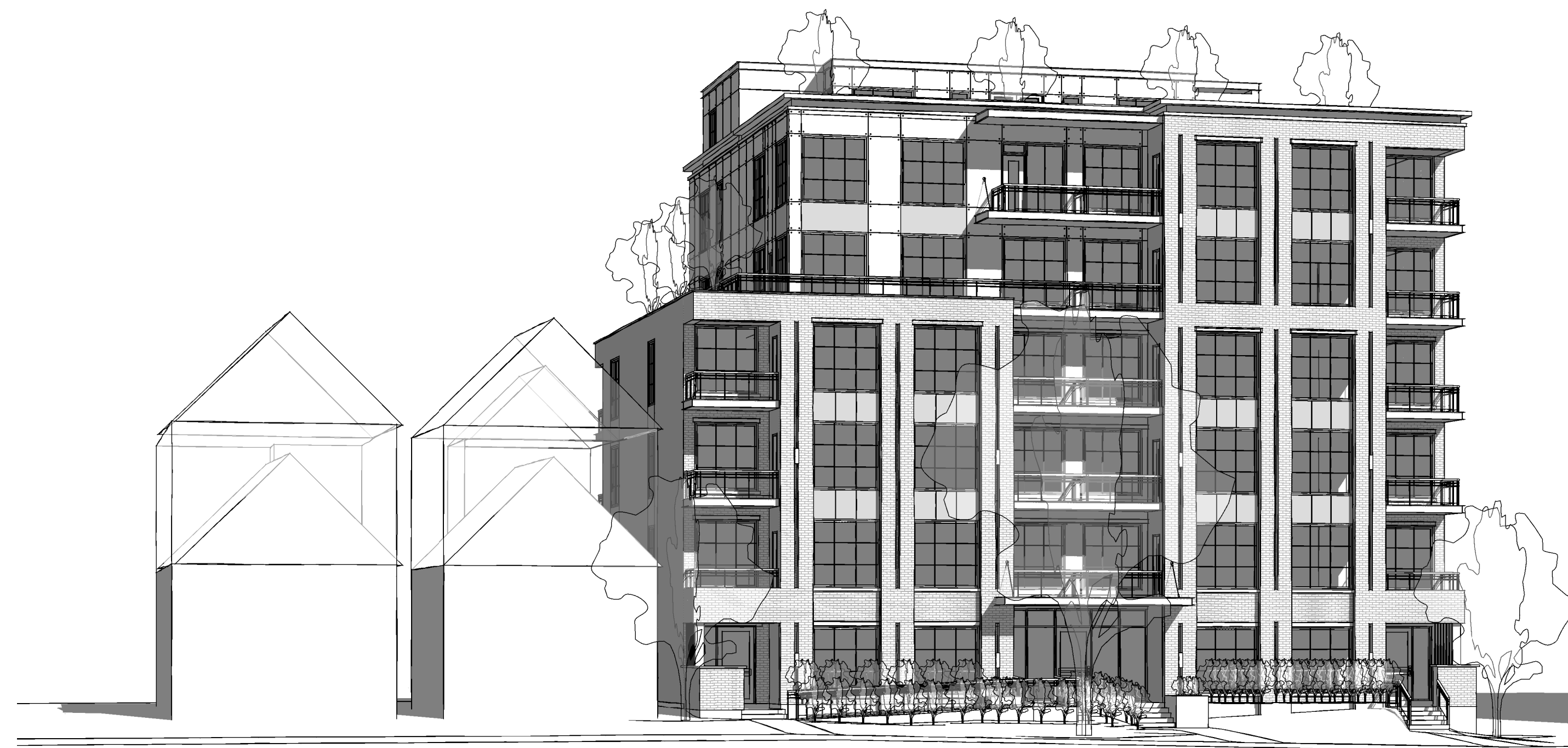
54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE:
ELEVATIONS

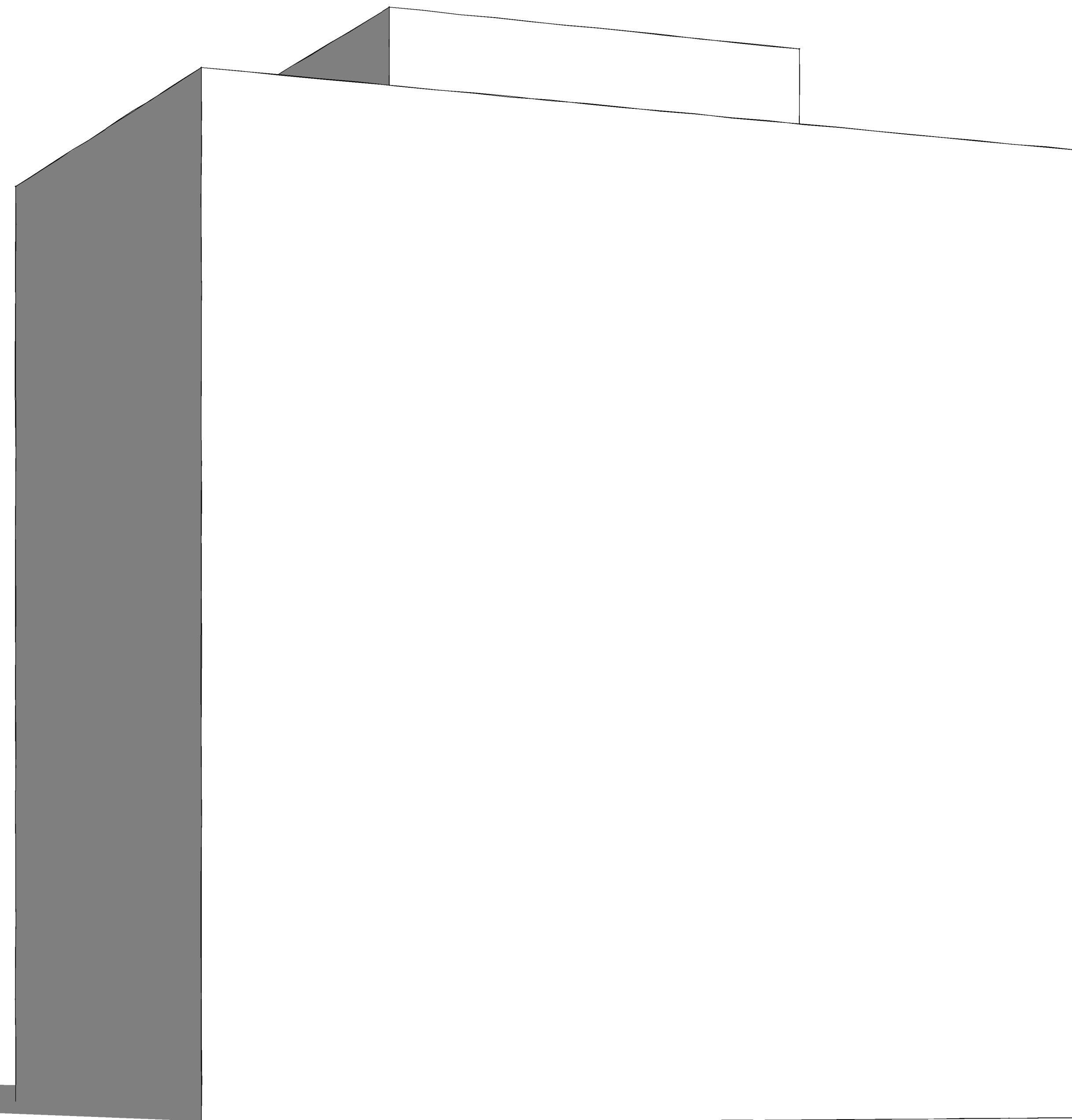
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 PLOT DATE: 2021-06-16 2:18:37 PM PROJECT DATE: NOVEMBER 23, 2020
 JOB NUMBER: SL-1034-20 SCALE: 1:100



1 PERSPECTIVE VIEW
A4.2 SCALE



2 BUILDING CONTEXT
A4.2 SCALE

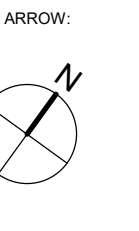


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54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE: PERSPECTIVES AND ELEVATIONS

DRAWN BY: R.R. CHECKED BY: B.L. S.J.L.

PLOT DATE: 2021-06-17 4:55:49 PM PROJECT DATE: NOVEMBER 23, 2020

JOB NUMBER: SL-1034-20 SCALE:

A4.2

APPLICATION #