

KEY PLAN  
 SURVEYOR'S REAL PROPERTY REPORT PART I PLAN OF LOTS 6 AND 7 IN BLOCK "Q" WEST BAYSWATER AVENUE REGISTERED PLAN "B" 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	563sq.m	6060sq.ft
GROUND FLOOR AREA	563.4sq.m	6064sq.ft
SECOND FLOOR AREA	581.5sq.m	6254sq.ft
THIRD FLOOR AREA	581.5sq.m	6254sq.ft
FOURTH FLOOR AREA	581.5sq.m	6254sq.ft
FIFTH FLOOR AREA	486.6sq.m	5237.7sq.ft
SIXTH FLOOR AREA	486.6sq.m	5237.7sq.ft
TOTAL	3,844.1sq.m	41377.5sq.ft

**BUILDING FLOOR STATISTICS - RENTAL APARTMENT:**

FLOOR	SUITES	BEDROOM 1	BEDROOM 2	BEDROOM 2	BEDROOM 2
GROUND FLOOR	4	1	1	N/A	2
SECOND FLOOR	8	4	2	2	N/A
THIRD FLOOR	8	4	2	2	N/A
FOURTH FLOOR	8	4	2	2	N/A
FIFTH FLOOR	6	3	N/A	3	N/A
SIXTH FLOOR	6	3	N/A	3	N/A
TOTAL	40	9	17	10	4
SUITE MIX		22.5%	42.5%	25%	10%

**CITY OF OTTAWA ZONING BY-LAW**

ZONING PROVISIONS	REQUIRED	PROPOSED
<b>R4UC</b>		
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 LESS THAN 13.4m: 1.5m
	WHERE BUILDING WALL IS GREATER THAN 11m: 2.5m	WHERE BUILDING WALL IS GREATER THAN 13.4m: 2.5m
MAX. BUILDING HEIGHT	ZONING SPECIFIC	119.36m
AMENITY AREA 6sq.m PER UNIT = TOTAL	TOTAL AMENITY = 240sq.m	TOTAL AMENITY = 645sq.m
50% OF TOTAL MUST BE COMMUNAL	50% COMMUNAL = 120sq.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) = 3 REQUIRED	5
TOTAL PROVIDED	17 SPACES	18 SPACES

**PROVIDED PARKING**

	PARKING SPACES
REGULAR SPACE	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**

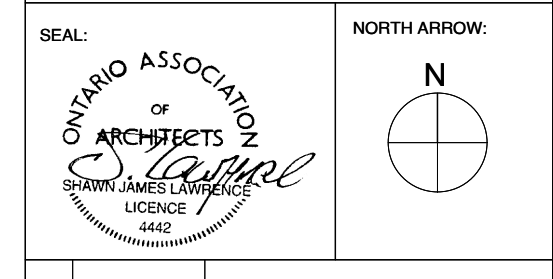
- ▲ NEW OVERHEAD DOOR
- △ NEW DOOR/ENTRANCE
- ⊠ EXISTING BOULDER
- EXISTING VEGETATION
- ▨ BICYCLE PARKING SPACE [1.8mX0.6m]
- ▩ NO PARKING LINES
- ⊕ PARKING STALL COUNT PER ROW
- ⊞ NEW SIGN, REFER TO SIGN LEGEND
- ⊙ STREET LIGHT
- ⊔ HYDRO POST
- ♿ DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS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

**ANDREW MCCREIGHT**  
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 10:17 am, Feb 15, 2023

CLIENT NAME:  
**CENTENNIAL DEVELOPMENTS CORPORATION**

NOTES:  
 1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
 2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.  
 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.



No.	DATE	REVISION
11.	2022.09.19	RE-ISSUED FOR ZONING AND SPC
10.	2022.09.12	ISSUED FOR COORDINATION
09.	2022.04.06	ISSUED FOR REVIEW
08.	2021.03.23	ISSUED FOR REVIEW
07.	2021.11.18	RE-ISSUED FOR ZONING AND SPC
06.	2021.09.30	ISSUED FOR REVIEW
05.	2021.06.16	ISSUED FOR ZONING & SPC
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

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PROJECT:  
**BAYSWATER DEVELOPMENT**

54, 56 & 60 BAYSWATER AVENUE, OTTAWA ON

SHEET TITLE:  
**CONCEPT SITE PLAN**

DRAWN BY: R.R. CHECKED BY: B.L.  
 PLOT DATE: 2022.09.19 PROJECT DATE: NOVEMBER 23, 2020  
 JOB NUMBER: SL-1034-20 SCALE: AS SHOWN

SHEET NUMBER:  
**A1.0**