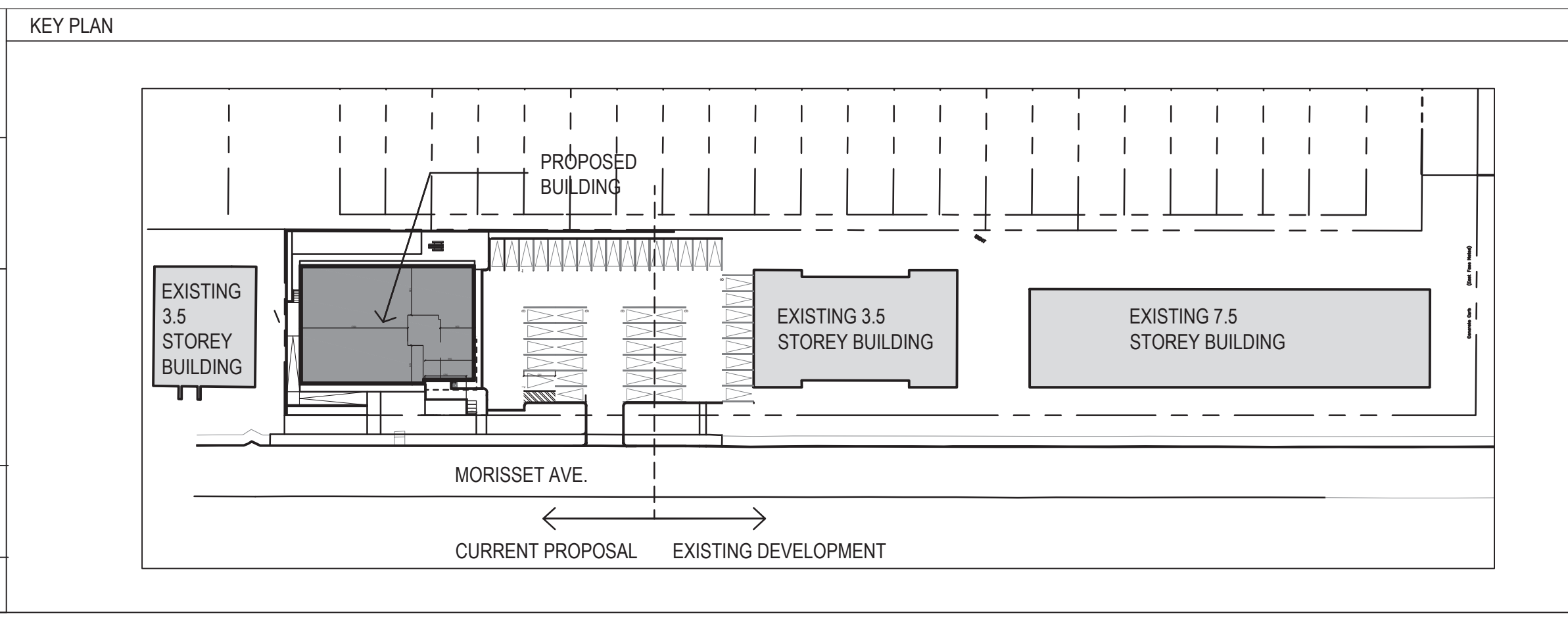


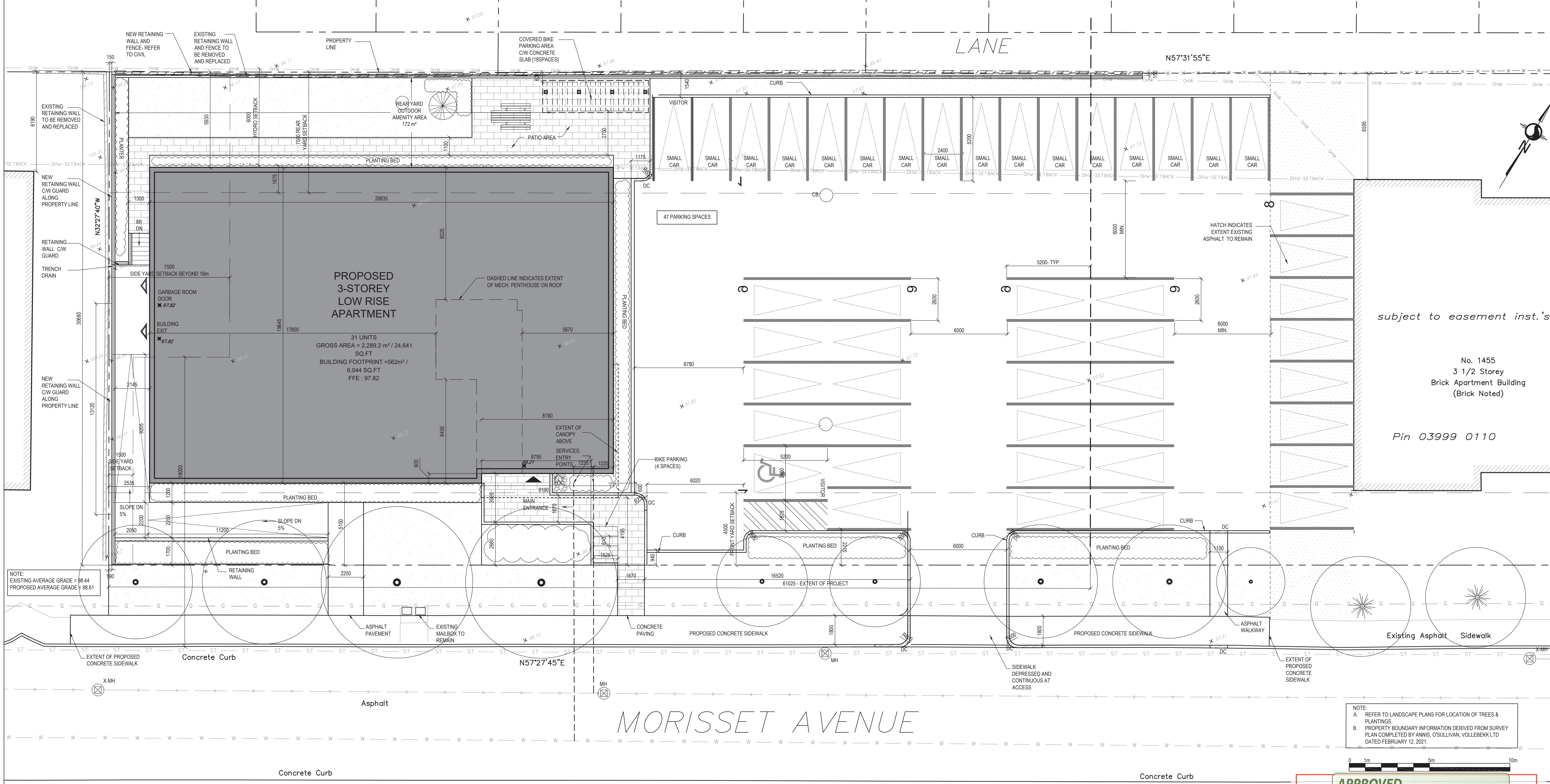
LOCATION PLAN	
	PROPOSED SITE
PROPERTY DESCRIPTION	
THREE STOREY LOW RISE APARTMENT BUILDING	
CITY OF OTTAWA PIN NUMBER	03999 0110
MUNICIPAL ADDRESS	1435/1455 MORISSET AVE., OTTAWA, ON
SITE INFORMATION	
LOT AREA:	6,092 m ²
LOT FRONTAGE:	88.4 m
LOT DEPTH:	30.7m

BUILDING INFORMATION		
FLOOR AREA:	562m ² [6,044 sf]	
GROSS AREA:	2252m ² [24,240 sf]	
PROPOSED USE:	APARTMENT DWELLING, LOW RISE	
UNIT BREAKDOWN:		
FIRST FLOOR:	7 UNITS 4-1B, 3-2B	TOTAL UNITS IN EXISTING 3.5 AND 7.5 STOREY BUILDING: 135
SECOND FLOOR:	8 UNITS 4-1B, 4-2B	
THIRD FLOOR:	8 UNITS 4-1B, 4-2B	
FOURTH FLOOR:	8 UNITS 4-1B, 4-2B	
TOTAL:	31 UNITS 16 1B, 15 2B	DEVELOPMENT TOTAL: 166
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	R4 - UC	
MINIMUM LOT AREA	1,400m ²	6,092m ²
MINIMUM LOT WIDTH	N/A	61m CURRENT SCOPE 196.5m EXISTING
FRONT YARD SETBACK	4.5m	4.5m
MINIMUM REAR YARD SETBACK	7.5m	5.9m
MINIMUM SIDE YARD SETBACK	1.5m FROM 18m FROM STREET, 7.5M BEYOND 18m	2.5m
HYDRO SETBACK	6m	6m
MAXIMUM BUILDING HEIGHT	11m	11.5m
MAXIMUM FLOOR SPACE INDEX	N/A	N/A

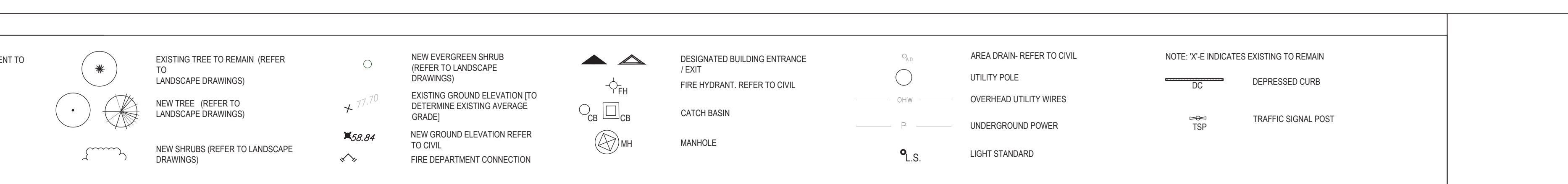
LANDSCAPED AREA	
30% OF LOT AREA	50% OF REAR YARD
22% OF LOT AREA	57% OF REAR YARD
40% OF FRONT YARD	52% OF FRONT YARD
*TAKEN FROM AREA WITHIN CURRENT PROPOSAL	
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	
0.5/ UNIT-TENANT AFTER FIRST 12 UNITS= 10	64 SPACES TOTAL
67 SPACES REQUIRED FOR EXISTING UNITS	45 SPACES WITHIN AREA OF WORK
77 SPACES TOTAL REQUIRED	19 SPACES EXISTING
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	
0.1/ DWELLING UNIT AFTER 12 UNITS	15 SPACES TOTAL
19 UNITS = 2	2 SPACES WITHIN AREA OF WORK
13 SPACES REQUIRED FOR EXISTING UNITS	13 SPACES EXISTING
15 SPACES TOTAL REQUIRED	
AMENITY AREA REQUIREMENTS	
6m ² per dwelling unit = 186m ²	172 m ² REAR YARD AMENITY
BICYCLE PARKING SPACES	
0.5 PER DWELLING UNIT	22 SPACES PROVIDED
31 UNITS= 16 REQUIRED	(18 EXT. COVERED & 4 EXT.)



No.	Date	Empr./Objet
1	2021-03-18	FOR COORD.
2	2021-03-29	FOR COORD.
3	2021-05-12	FOR COORD.
4	2021-05-17	FOR COORD.
5	2021-05-26	FOR COORD.
6	2021-06-18	SITE PLAN CONTROL
7	2021-12-17	SITE PLAN CONTROL RESPONSE



LEGEND	
	SOFT LANDSCAPING
	UNIT PAVERS REFER TO LANDSCAPE
	ASPHALT PAVING
	RIVERSTONE REFER TO LANDSCAPE
	EXISTING BUILDING ELEMENT TO BE REMOVED
	EXISTING FENCE
	PRIVACY FENCE
	LOT LINE
	SETBACK LINE
	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)
	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	NEW GROUND ELEVATION REFER TO CIVIL
	FIRE DEPARTMENT CONNECTION
	DESIGNATED BUILDING ENTRANCE / EXIT
	FIRE HYDRANT. REFER TO CIVIL
	CATCH BASIN
	MANHOLE
	AREA DRAIN. REFER TO CIVIL
	UTILITY POLE
	OVERHEAD UTILITY WIRES
	UNDERGROUND POWER
	LIGHT STANDARD
	DEPRESSED CURB
	TRAFFIC SIGNAL POST
NOTE: 'X'-E INDICATES EXISTING TO REMAIN	



APPROVED
By Lily Xu at 8:45 am, Jun 20, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (Paysagiste / Landscape)

FOTENN
Planning + Design

Ingenieur / Engineer (Civil / Civil)

LRJ
Landscape Architecture

Client / Client

Firm Capital
Collectif d'architectes / Architects Collective

Architecte / Architect
fig. 1
3500, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 881-9122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 5A4
T. 613 956-6122

www.figur.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelque intention ou usage que ce soit, si ce n'est pour être utilisé uniquement avec l'approbation de la signature et de l'estampille originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Scale / Échelle

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'achèvement de toutes mesures ou ornements.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

3-STOREY LOW RISE APARTMENT

1435 & 1455 MORISSET AVE
OTTAWA, ON

Site Plan

Designé par / Drawn by
RD, LK

No. projet / Project number
2104

Vérifié par / Verified by
MD

No. dessin / Drawing number
Revision / Révision
0

Échelle / Scale
AS SHOWN

Date de création du dessin / Drawing creation date
2021-03-17

A-105