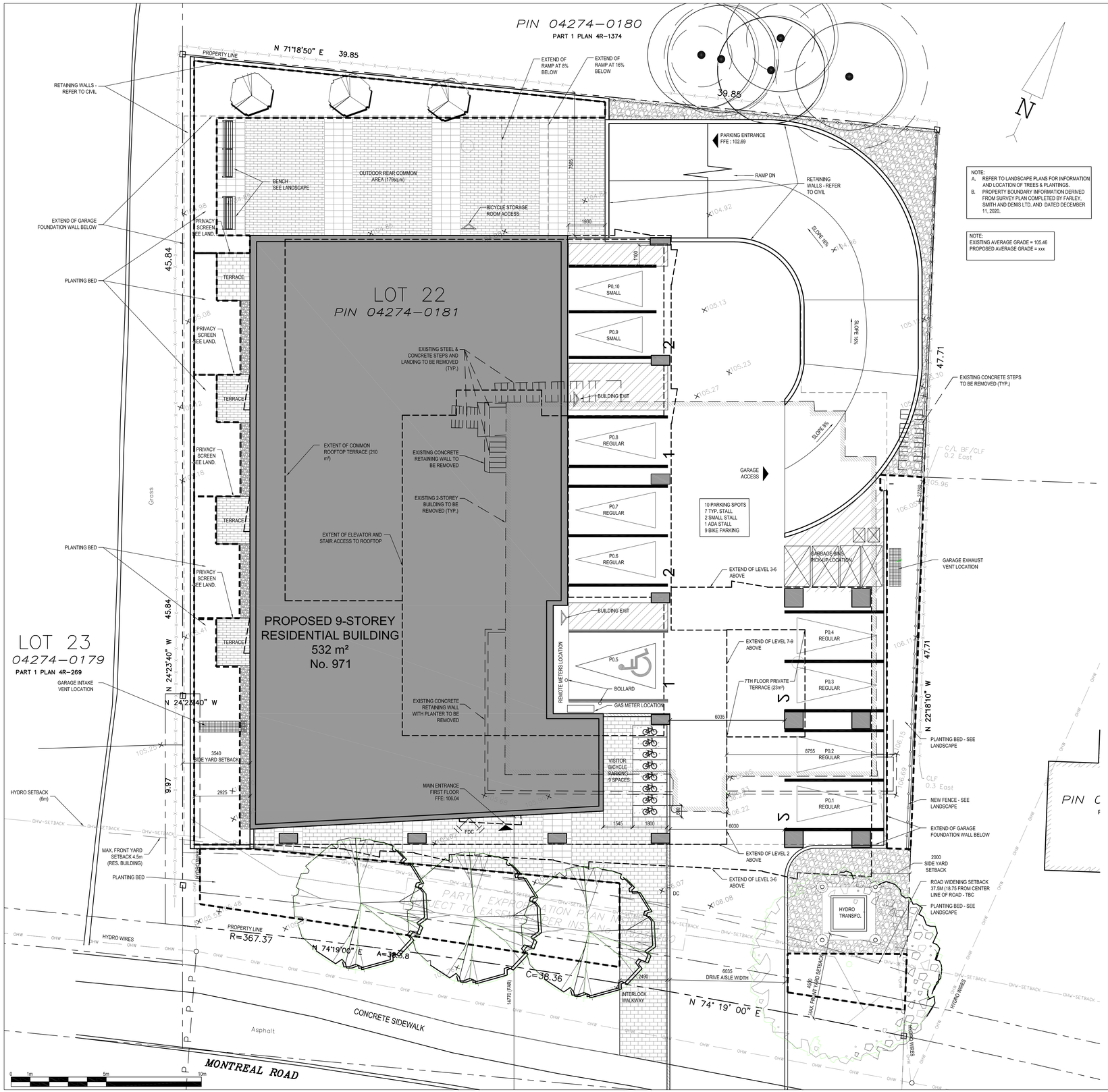

NOTE:
A. REFER TO LANDSCAPE PLANS FOR INFORMATION AND LOCATION OF TREES & PLANTINGS.
B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY FARLEY, SMITH AND DENIS LTD. AND DATED DECEMBER 11, 2020.

NOTE:
EXISTING AVERAGE GRADE = 105.46
PROPOSED AVERAGE GRADE = xxx

KEY PLAN

PROPERTY DESCRIPTION

NINE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04274-0181
MUNICIPAL ADDRESS	971 Montreal Road

SITE INFORMATION

LOT AREA:	1,813sq.m
LOT FRONTAGE:	38.37m
LOT DEPTH:	irregular 45.84m / 47.71m

BUILDING INFORMATION

BUILDING AREA:	878sq.m
BUILDING FLOOR AREA:	6851sq.m
PROPOSED USE:	APARTMENT DWELLING, MIDDLE-RISE

UNIT BREAKDOWN:

L1:	4 UNITS	3- 1BD, 1- 2BD, 0-2BD+D
L2:	7 UNITS	4- 1BD, 2- 2BD, 1-2BD+D
L3 TO L6 (10 UNITS/FL.):	40 UNITS	4- 1BD, 5- 2BD, 1-2BD+D
L7 TO L9 (9 UNITS/FL.):	27 UNITS	5- 1BD, 3- 2BD, 1-2BD+D
TOTAL:	78 UNITS	38- 1 BD, 32- 2 BD, 8- 2BD+D

ZONING TABLE — AM10(2199)

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	EXISTING	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	N/A
MINIMUM LOT WIDTH	NO MINIMUM	N/A
MAX. FRONT YARD SETBACK	4.5m	4.5m
ROAD WIDENING SETBACK	37.5m (18.75 FROM CENTER LINE OF ROAD)	18.75m
MINIMUM INTERIOR SIDE YARD SETBACK	0m	east side: 2m west side: 3.5m
MINIMUM REAR YARD SETBACK	Abutting an R3 Zone=7.5m - N/A	7.5m
HYDRO SETBACK	6m	6m
MAXIMUM BUILDING HEIGHT	30m	29.98m
MAXIMUM FLOOR SPACE INDEX	N/A	N/A
LANDSCAPED AREA	N/A	31.8% = 418sq.m
VEHICLE PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	33 parking spaces required	33 SPACES
VISITOR PARKING REQUIREMENTS (AREA Z, SCHEDULE 1A)	0.1 / DWELLING UNIT 7 SPACES REQUIRED	7 SPACES
AMENITY AREA REQUIREMENTS	6m² per dwelling unit = 468sq.m.	-50sq.m PRIVATE TERRACE -205sq.m ROOFTOP -179sq.m REAR COMMON AREA -65sq.m GROUND FL. AMENITY ROOM TOTAL: 499sq.m
BICYCLE PARKING SPACES	0.5 per dwelling unit = 39	40 SPACES - CITY'S DIMENSIONS 38 STACKED SPACES TOTAL = 78 SPACES

LEGEND

- SOFT LANDSCAPING — REFER TO LANDSCAPE
- UNIT PAVERS — REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE — REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT, REFER TO CIVIL (FH)
- CATCH BASIN (CB)
- MANHOLE (MH)
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES (OHW)
- LIGHT STANDARD (L.S.)
- DEPRESSED CURB (DC)
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- FIRE DEPARTMENT CONNECTION
- EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2021.06.18	SITE PLAN CONTROL
2	2021.11.08	ISSUED FOR COORDINATION
3	2021.12.14	ISSUED FOR COORDINATION
4	2022.01.31	ISSUED FOR COORDINATION
5	2022.03.15	SITE PLAN CONTROL - RESPONSE 1

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

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)

Stantec

Ingénieur / Engineer (Civil / Civil)

Stantec

Client / Client

proximi·t

Architecte / Architect

fig. 1
3550, Saint-Antoine O,
Montréal QC H4C 1A9
T. 514 867-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

Collectif d'architectes / Architects Collective

figurr architects collective

www.figurr.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'apposition de la signature et de l'estampe 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.

Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Notes:

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

9-Storey Apartment Building

971 Montreal Road

Ottawa

Titre / Title

Site Plan

Dessiné par / Drawn by: SC	No. projet / Project number: 2052
Vérifié par / Verified by: MD, RC	No. dessin / Drawing number: A105
Échelle / Scale: AS SHOWN	Révision / Revision: 0
Date de création du dessin / Drawing creation date: 2021-03-08	