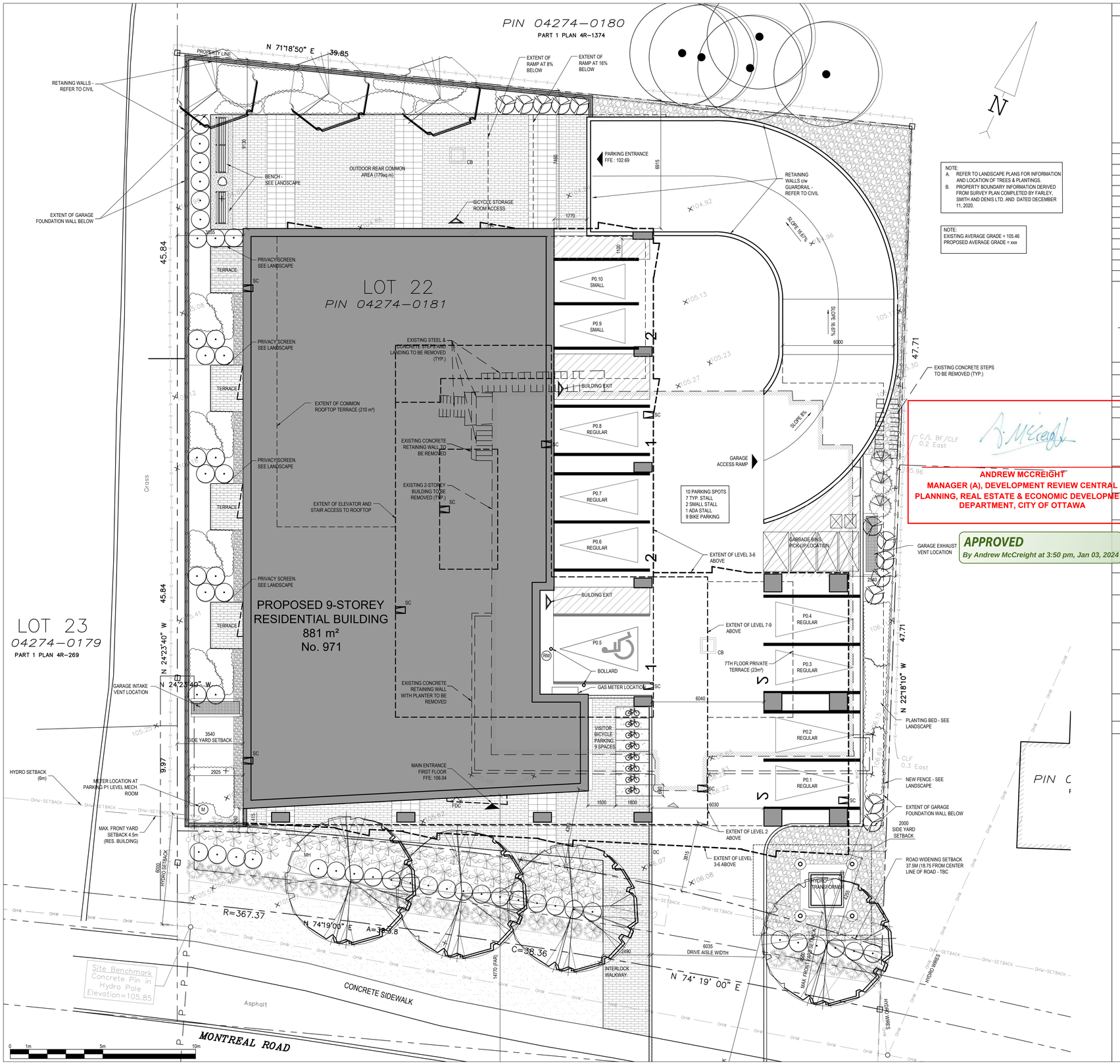

NOTE:
A. REFER TO LANDSCAPE PLANS FOR INFORMATION AND LOCATION OF TREES & PLANTINGS.
B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY FARLEY, SMITH AND DENIS LTD. AND DATED DECEMBER 11, 2020.

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

C/L BF/CLF 0.2 East

CLF 0.3 East

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

APPROVED
By Andrew McCreight at 3:50 pm, Jan 03, 2024

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:	881 sq.m
BUILDING FLOOR AREA:	6851 sq.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- 1BD, 32- 2BD, 8- 2BD+D

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	AM10(2199) 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	6.9 m
HYDRO SETBACK	6m	6m
MAXIMUM BUILDING HEIGHT	30m	30 m
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
- PROPOSED BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH FIRE HYDRANT. REFER TO CIVIL
- CB CATCH BASIN
- MH MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OHW OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC DEPRESSED CURB
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- FDC FIRE DEPARTMENT CONNECTION
- 77.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 NEW GROUND ELEVATION REFER TO CIVIL
- CB EMERGENCY OVERFLOW ROOF SCUPPER
- RD ROOF DRAIN

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2021.06.18	SITE PLAN CONTROL
2	2021.11.08	COORDINATION
3	2021.12.14	COORDINATION
4	2022.01.31	COORDINATION
5	2022.03.15	SITE PLAN CONTROL RESPONSE 1
6	2022.10.03	SITE PLAN CONTROL RESPONSE 2
7	2023-02-13	SITE PLAN CONTROL RESPONSE 3

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

Ingénieur / Engineer
(Structure / Structure)

Ingénieur / Engineer (Civil / Civil) — Architecte/ Architect (paysagiste / Landscape)

Stantec

Client / Client

proximi·t

Architecte / Architect — Collectif d'architectes / Architects Collective

fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

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

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:
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	Révision / Revision: 0
Échelle / Scale: *AS SHOWN*		
Date de création du dessin / Drawing creation date: 2021-03-08		A105