



KEY PLAN

PROPOSED SITE

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	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	6m ² 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
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- 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
- EMERGENCY OVERFLOW ROOF SCUPPER
- ROOF DRAIN

NOTE: X-E INDICATES EXISTING TO REMAIN

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE 7401

9-Storey Apartment Building

971 Montreal Road
Ottawa

Site Plan

Desain par / Drawn by: SC
No. projet / Project number: 2052

Verifié par / Verified by: MD, RC
No. dessin / Drawing number: 0

Échelle / Scale: AS SHOWN

Date de création du dessin / Drawing creation date: 2021-03-08

A105