



NOTE:
 A. LANDSCAPE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR SPECIFIC PLANTING INFORMATION AND LOCATION.
 B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY FARLEY, SMITH AND DENIS LTD. AND DATED MARCH 11, 2021.

NOTE:
 EXISTING AVERAGE GRADE = 59.088
 PROPOSED AVERAGE GRADE = 59.003

EXISTING 4-STORY BUILDING
 PIN 15495-0000 TO 0051

PROPOSED 5-STORY RESIDENTIAL BUILDING
 620 sq.m.
 PIN 04249-0021

NORTH RIVER ROAD
 PIN 04249-0166

ONTARIO STREET

PIN 04249-0166

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

APPROVED
 By Andrew McCreight at 2:45 pm, Aug 15, 2023

KEY PLAN



PROPERTY DESCRIPTION

FIVE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04249-0021
MUNICIPAL ADDRESS	949 North River Road

SITE INFORMATION

LOT AREA:	1673.53sq.m
LOT FRONTAGE:	73.28m (corner lot)
LOT DEPTH:	43.30m (E to W) and 44.45m (N to S)

BUILDING INFORMATION

BUILDING AREA:	620 sq.m
BUILDING FLOOR AREA:	+/-5400 sq.m
PROPOSED USE:	APARTMENT DWELLING, MID-RISE
UNIT BREAKDOWN:	
FIRST FLOOR:	5 UNITS
SECOND FLOOR:	11 UNITS
THIRD FLOOR:	11 UNITS
FOURTH FLOOR:	10 UNITS
FIFTH FLOOR:	8 UNITS
TOTAL:	45 UNITS

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	675sq.m	1673.53sq.m
MINIMUM LOT WIDTH	22.5m	44.45m
MINIMUM FRONT YARD SETBACK (N RIVER ROAD)	3m	4.5m
MINIMUM CORNER SIDE YARD SETBACK (ONTARIO ST)	3m	5m
MINIMUM INTERIOR SIDE YARD SETBACK (TO THE NORTH)	7.5m (ABUTTING AN R4 ZONE)	2.8m AT GRADE 1.5m ABOVE 4.2m HEIGHT (LEVEL 2)
MINIMUM REAR YARD SETBACK (TO THE EAST)	25% LOT DEPTH, NOT EXCEEDING 7.5m (46.5m x 25% = 11.6m)	1.23m
MAXIMUM BUILDING HEIGHT	VARIES	17.2m
HYDRO SETBACK	6m	6m
MAXIMUM FLOOR SPACE INDEX	N/A	
GLAZING REQUIREMENTS	25% OF FRONT FACADE, 15% OF CORNER FACADE	FRONT : 35% OF CORNER: 32%
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 17 SPACES	34 SPACES TOTAL (1 ACCESSIBLE)
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 3.4 SPACES	4 SPACES (1 ACCESSIBLE)
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 1673.5sq.m = 502.10sq.m	31.6% = 529sq.m
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, mid-high rise: 6sq.m per dwelling unit = 276sq.m 50% Communal = 138sq.m	- COMMUNAL : 141 sq.m ROOFTOP - PRIVATE: 272 sq.m TERRACES + BALCONIES - TOTAL = 413 sq.m
BICYCLE PARKING SPACES	Table 111A - Apartment dwelling, mid-rise: 0.5 per dwelling unit = 23	36 INTERIOR STORAGE SPACES AND 5 EXTERIOR SPOTS

LEGEND

SOFT LANDSCAPING	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
PAVERS REFER TO LANDSCAPE	NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
ASPHALT PAVING	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
CONCRETE	NEW GROUND ELEVATION REFER TO CIVIL
RIVERSTONE REFER TO LANDSCAPE	
EXISTING BUILDING ELEMENT TO BE REMOVED	
EXISTING FENCE	
NEW BOARD FENCE REFER TO LANDSCAPE	
LOT LINE	
SETBACK LINE	
DESIGNATED BUILDING ENTRANCE / EXIT	
FH FIRE HYDRANT. REFER TO CIVIL	
CB CATCH BASIN	
MH MANHOLE	
FD FLOOR DRAIN	
UP UTILITY POLE	
OHV OVERHEAD UTILITY WIRES	
LS LIGHT STANDARD	
DC DEPRESSED CURB	

Revisé / Révisé / Object

1	2021.09.22	SITE PLAN CONTROL
2	2022.01.19	COORDINATION - REVIEW 1
3	2022.01.28	COORDINATION
4	2022.02.02	FINAL COORDINATION
5	2022.02.16	FINAL COORDINATION R1
6	2022.03.03	SITE PLAN CONTROL - R1
7	2022.11.11	SITE PLAN CONTROL R2
-	-	-
-	-	-
-	-	-

INGÉNIEUR / ENGINEER (Mécanique & Électrique / Mechanical & Electrical)

INGÉNIEUR / ENGINEER (Structure / Structure)

ARCHITECTE / ARCHITECT (Paysagiste / Landscape)

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McINTOSH PERRY

GEMSTONE
 Collectif d'architectes / Architects Collective

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5 STOREY CONDO BUILDING
 949 NORTH RIVER ROAD

SITE PLAN

Designé par / Drawn by: GCG, SC, MD No. projet / Project number: 2121
 Vérifié par / Verified by: RC No. dessin / Drawing number: Revision / Revision

Echelle / Scale: AS SHOWN

Date de création du dessin / Drawing creation date: 2020615