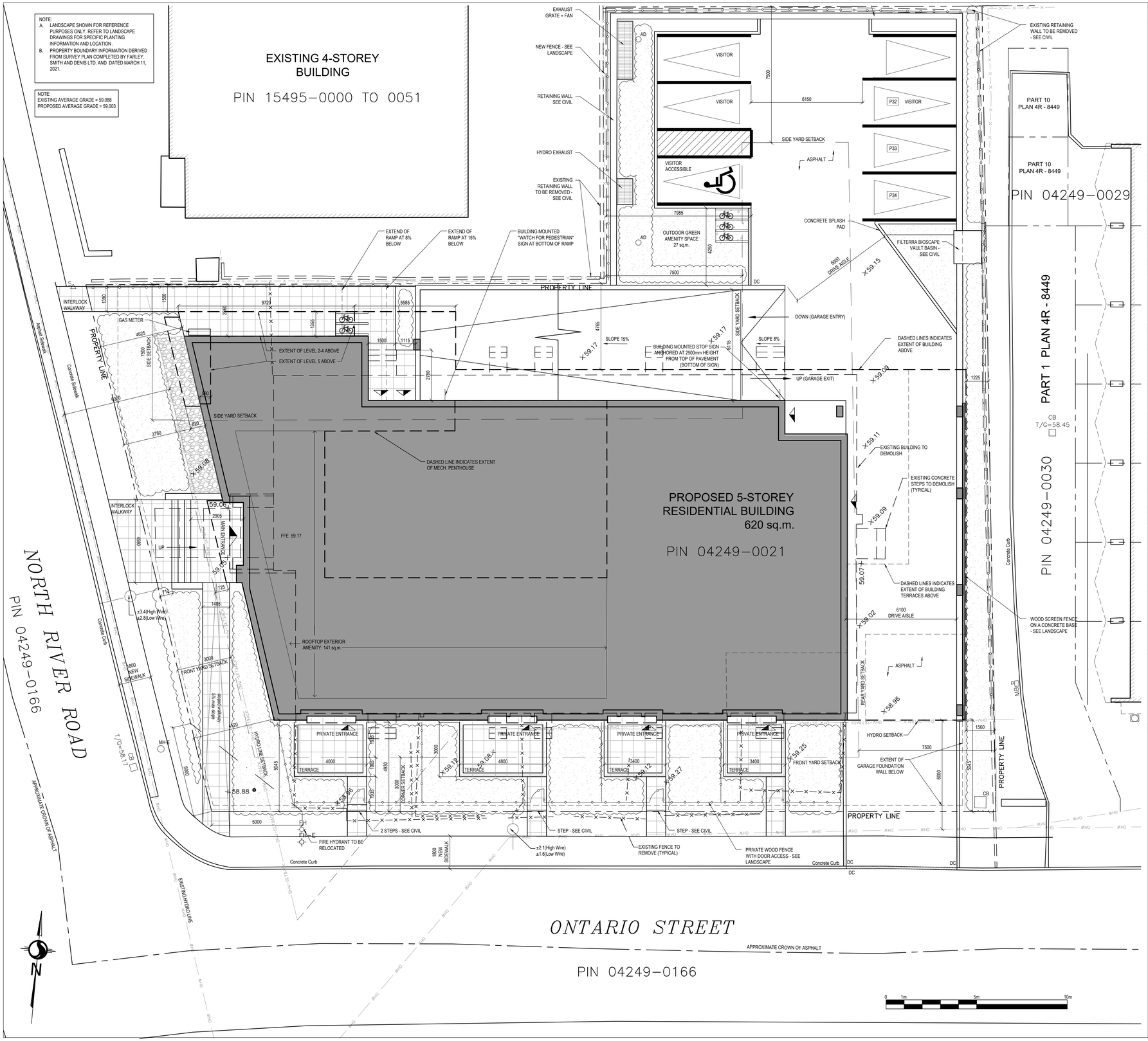

KEY PLAN

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:		UNIT MIX:
FIRST FLOOR:	5 UNITS	2 X 1B, 0 X 1BD, 2 X 2B, 1 X 2BD
SECOND FLOOR:	11 UNITS	6 X 1B, 2 X 1BD, 3 X 2B
THIRD FLOOR:	11 UNITS	6 X 1B, 2 X 1BD, 3 X 2B
FOURTH FLOOR:	10 UNITS	4 X 1B, 2 X 1BD, 3 X 2B, 1 X 2BD
FIFTH FLOOR:	8 UNITS	2 X 1B, 3 X 1BD, 1 X 2B, 1 X 2BD, 1 X 3B
TOTAL	45 UNITS	20 X 1B, 9 X 1BD, 12 X 2B, 3 X 2BD, 1 X 3B

ZONING TABLE R5B

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	4.5 m
MINIMUM CORNER SIDE YARD SETBACK (ONTARIO ST)	3m	5 m
MINIMUM INTERIOR SIDE YARD SETBACK (TO THE NORTH)	7.5m (ABUTTING AN R4 ZONE)	2.8 m AT GRADE 1.5m ABOVE 4.2 m HEIGHT (LEVEL 2)
MINIMUM REAR YARD SETBACK (TO THE EAST)	25% LOT DEPTH, NOT EXCEEDING 7.5m (46.5m x 25% = 11.6 m	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% 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
- PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- 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
- OHW OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC DEPRESSED CURB
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- 77.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 58.84 NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / 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
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Ingénieur / Engineer
(Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer
(Structure / Structure)

Architecte/ Architect
(paysagiste / Landscape)

Gino J. Aiello landscape architect www.GJALA.com
GINO@GJALA.com (613) 852 1543
110 Didsbury Road Unit #9 | Ottawa Ontario | K2T0C2

Ingénieur / Engineer
(Civil / Civil)

McINTOSH PERRY

Client / Client

GEMSTONE

Architecte / Architect

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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

5 STOREY CONDO BUILDING

949 NORTH RIVER ROAD

Titre / Title

SITE PLAN

Dessiné par / Drawn by GCG, SC, MD	No. projet / Project number 2121	
Vérifié par / Verified by RC	No. dessin / Drawing number	Révision / Revision 0
Échelle / Scale AS SHOWN		
Date de création du dessin / Drawing creation date 2020615	A105	