



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:

FLOOR	UNITS	UNIT MIX
FIRST FLOOR:	5 UNITS	3 X 1 BD, 2 X 2BD - TBC
SECOND FLOOR:	11 UNITS	8 X 1 BD, 3 X 2BD
THIRD FLOOR:	11 UNITS	8 X 1 BD, 3 X 2BD
FOURTH FLOOR:	10 UNITS	6 X 1 BD, 4 X 2BD
FIFTH FLOOR:	9 UNITS	5 X 1 BD, 4 X 2BD
TOTAL	46 UNITS	30 X 1 BD, 16 X 2BD

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	4.92m
MINIMUM CORNER SIDE YARD SETBACK (ONTARIO ST)	3m	4.5m
MINIMUM INTERIOR SIDE YARD SETBACK (TO THE N)	7.5m (ABUTTING A R4 ZONE)	1.5m
MINIMUM REAR YARD SETBACK (TO THE E)	25% LOT DEPTH, NOT EXCEEDING 7.5m	1.23m
MAXIMUM BUILDING HEIGHT	18m	16.5m
HYDRO SETBACK	6m	6m
MAXIMUM FLOOR SPACE INDEX	N/A	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	36 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 = 4 SPACES	4 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 1673.5sq.m = 502.10sq.m	30.3% = 508sq.m
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, mid-high rise: 6sq.m per dwelling unit = 276sq.m 50% Communal = 138sq.m	- COMMUNAL : 140sq.m ROOFTOP PATIO - PRIVATE: 83sq.m TERRACES 149sq.m BALCONIES - TOTAL = 372sq.m
BICYCLE PARKING SPACES	Table 111A - Apartment dwelling, mid-rise: 0.5 per dwelling unit = 23	36 INTERIOR STORAGE SPACES AND 3 EXTERIOR SPOTS

LEGEND

- SOFT LANDSCAPING
- UNIT 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
- 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 SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X' INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2021.06.18	COORDINATION
2	2021.07.20	COORDINATION
3	2021.08.17	COORDINATION
4	2021.09.08	COORDINATION
5	2021.09.14	FINAL COORDINATION
6	2021.09.16	FINAL COORDINATION
7	2021.09.22	SITE PLAN CONTROL

PROJET / PROJECT

5 STOREY APARTMENT BUILDING

949 NORTH RIVER ROAD

SCALE / ÉCHELLE

AS SHOWN

DATE / DATE

2020615

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