

ZONING BY-LAW 2008-250

REQUIRED

GRADE (GEODETIC ELEVATION)	62.72m
BUILDING HEIGHT - 12 STOREYS	39.5m
BUILDING HEIGHT - AMENITY / MECHANICAL	43.5m
FRONT YARD SETBACK	0.8m
CORNER YARD SETBACK - EAST	1.8m
CORNER YARD SETBACK - WEST	1.8m
REAR YARD SETBACK	2.7m
REAR YARD SETBACK	1.8m & 1.9m
RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m ² OF GFA
BICYCLE PARKING PER UNIT	1.0
COMMERCIAL BICYCLE PARKING	1.0 per 250m ² OF GFA
AMENITY AREA - PER UNIT	6.0 sq. m
MINIMUM DRIVEWAY WIDTH	3.0m

SITE PLAN SYMBOLS

- UNIT PAVERS ON CITY BOULEVARD
- PROPOSED CONCRETE SURFACE
- UNIT PAVEMENT SURFACE
- PRIVATE WALKWAYS
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT BALCONY DOOR / FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- NEW TREES - SEE LANDSCAPE PLAN
- PROPOSED SITE LIGHTING

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS AT GRADE - SEE SCHEDULE
- CORNER SITE TRIANGLE, LOW SHRUBS ONLY
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN
- CONTINUOUS DEPRESSIONED SIDEWALK THROUGH DRIVE
- 1.8m WIDE CITY SIDEWALK AND STREET CURB
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
- EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- OUTLINE OF UPPER FLOORS
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITY POLE TO BE REMOVED
- 1200mm HT. BLACK METAL PICKET FENCE
- OUTLINE OF AMENITY / MECHANICAL LEVEL
- PROPOSED SERVICES
- GAS EQUIPMENT LOCATION
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE, RELOCATE AS REQUIRED
- SIAMESE CONNECTION
- PRIVATE WALKWAY TO GROUND FLOOR UNIT
- INTAKE / EXHAUST GRILL
- SEAT WALL, SEE LANDSCAPE FOR DETAILS
- BICYCLE PARKING SPACE WITH RACK
- EXISTING CITY PAVERS, RE-INSTATE AS REQUIRED
- OUTLINE OF BELOW GRADE PARKING GARAGE
- GROUND FLOOR CANOPY
- DEPRESSIONED CURB AND WALK
- EXISTING STREET PARKING
- PROPOSED LIGHTING, SEE ELECTRICAL FOR COMPLETE ELECTRICAL PLAN & TYPE
- 6.0m WIDE FIRE ACCESS ROUTE WITH SIGNAGE
- DEPRESSIONED CURBS AND TWSI
- 150mm BARRIER CURB
- APPROXIMATE EXTENT OF POSSIBLE FUTURE COMMERCIAL PATIO

PROVIDED

12 STOREY BUILDING HEIGHT	39.5m
AMENITY / MECHANICAL LEVEL BUILDING HEIGHT	4.0m
FRONT YARD SETBACK	0.9m
CORNER YARD SETBACK - EAST	2.0m
CORNER YARD SETBACK - WEST	1.8m
REAR YARD SETBACK	2.7m
PARKING - PER UNIT (AFTER 12 UNITS)	0.5
VISITOR PARKING - PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m ² OF GFA
BICYCLE PARKING - PER UNIT	1.0
COMMERCIAL BICYCLE PARKING	1 per 250m ² OF GFA
AMENITY AREA - PER UNIT	6.0 sq. m

PROJECT STATISTICS

GROSS BUILDING FLOOR AREA
(OTTAWA ZONING REGULATIONS)

BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	1,349.8 sq. m
2nd FLOOR	1,459.9 sq. m
3rd FLOOR	1,667.4 sq. m
4th FLOOR	1,711.6 sq. m
5th - 7th FLOOR	3 x 1,414.7 sq. m = 4,244.2 sq. m
8th & 9th FLOOR	2 x 1,407.1 sq. m = 2,814.2 sq. m
10th FLOOR	2 x 1,148.8 sq. m = 2,297.6 sq. m
11th & 12th FLOOR	2 x 1,063.3 sq. m = 2,126.6 sq. m
MECHANICAL / AMENITY LEVEL	0.0 sq. m
TOTAL AREA ABOVE GRADE	16,765.5 sq. m
TOTAL AREA BELOW GRADE	180,462 sq. ft.

UNIT STATISTICS

STUDIO	10
1 BEDROOM UNIT	151
2 BEDROOM UNIT	82
TOWN HOUSE UNIT (2 LEVEL)	9
TOTAL	252
COMMERCIAL UNIT	747.1 sq. m
	8,042 sq. ft.

CAR PARKING

REQUIRED

10% REDUCTION WHEN ALL SPACES ARE BELOW GRADE FOR ZONING SECTION 101 (6) (c) ONLY	
RESIDENCE	- 0.5 PER UNIT (252 UNITS) AFTER 12 UNITS, 10% REDUCTION
VISITOR	- 0.1 PER UNIT (252 UNITS) AFTER 12 UNITS
COMMERCIAL RETAIL	- OVER 500m ² , 1.25 per 100m ²
TOTAL	132

BICYCLE PARKING

REQUIRED

RESIDENCE	- 1.0 PER UNIT (252 UNITS)
COMMERCIAL	- 1 per 250 M ² OF GFA
TOTAL	252

AMENITY AREA

AT GRADE EXTERIOR - PRIVATE YARDS	160.0 sq. m
AT GRADE EXTERIOR - COMMUNAL	450.0 sq. m
GROUND FLOOR INTERIOR - COMMUNAL	45.0 sq. m
AMENITY LEVEL INTERIOR - COMMUNAL	300.0 sq. m
AMENITY LEVEL EXTERIOR - COMMUNAL	250.0 sq. m
5th & 10th FLOOR TERRACE - PRIVATE	620.0 sq. m
BALCONIES (ALL LEVELS) - PRIVATE	600.0 sq. m
TOTAL	2,425.0 sq. m
TOTAL COMMUNAL	1,045.0 sq. m

SITE COVERAGE

BUILDING FOOTPRINT	69.6%	2,030.6 sq. m
DRIVING SURFACE	0.4%	11.4 sq. m
LANDSCAPE AREA	30.0%	875.0 sq. m
TOTAL	100.0%	2,917.0 sq. m

REFUGES REQUIREMENT (252 UNITS)

GARBAGE	- 0.11 PER UNIT	28 YARDS
RECYCLING GMP	- 0.018 PER UNIT	5 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	10 YARDS
ORGANICS	- 240L PER 50 UNITS	5

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 3 COMMENTS	Apr. 25, 23
2	ISSUED FOR SPC ROUND 2 COMMENTS	Mar. 06, 23
3	ISSUED FOR SPC ROUND 1 COMMENTS	Dec. 12, 22
4	ISSUED FOR TENDER	Dec. 9, 22
5	ISSUED FOR BUILDING PERMIT	Dec. 2, 22
6	ISSUED FOR CONSULTANT REVIEW	Nov. 25, 22
7	ISSUED FOR UDRP SPC SUBMISSION	Nov. 09, 22
8	ISSUED FOR OWNER / CONSULTANT REVIEW	Oct. 27, 22
9	ISSUED FOR GENERAL UPDATES	Aug. 31, 22
10	ISSUED FOR GENERAL UPDATES	July 19, 22
11	ISSUED FOR SPC APPLICATION	Mar. 16, 22
12	ISSUED FOR OWNER / CONSULTANT REVIEW	Dec. 09, 21
13	REVISED AS PER CITY COMMENTS	June 16, 21
14	ISSUED FOR ZA & OPA ROUND 1 COMMENT	Apr. 07, 21
15	ISSUED FOR ZA & OPA APPLICATION	Nov. 16, 20
16	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 05, 20
17	ISSUED FOR ZA & OPA (DRAFT)	Sept. 16, 20
18	ISSUED FOR REVISED DESIGN	Aug. 20, 20
19	ISSUED FOR DESIGN CONCEPT	Mar. 17, 20

ARCHITECT SEAL: **RODERICK LAHEY ARCHITECT INC.** LICENSE #4375

CLIENT: **ML Wellington Realty Investments Inc.**

RODERICK LAHEY ARCHITECT INC.
56 Beech Street, Ottawa, Ontario K1S 3J6
1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

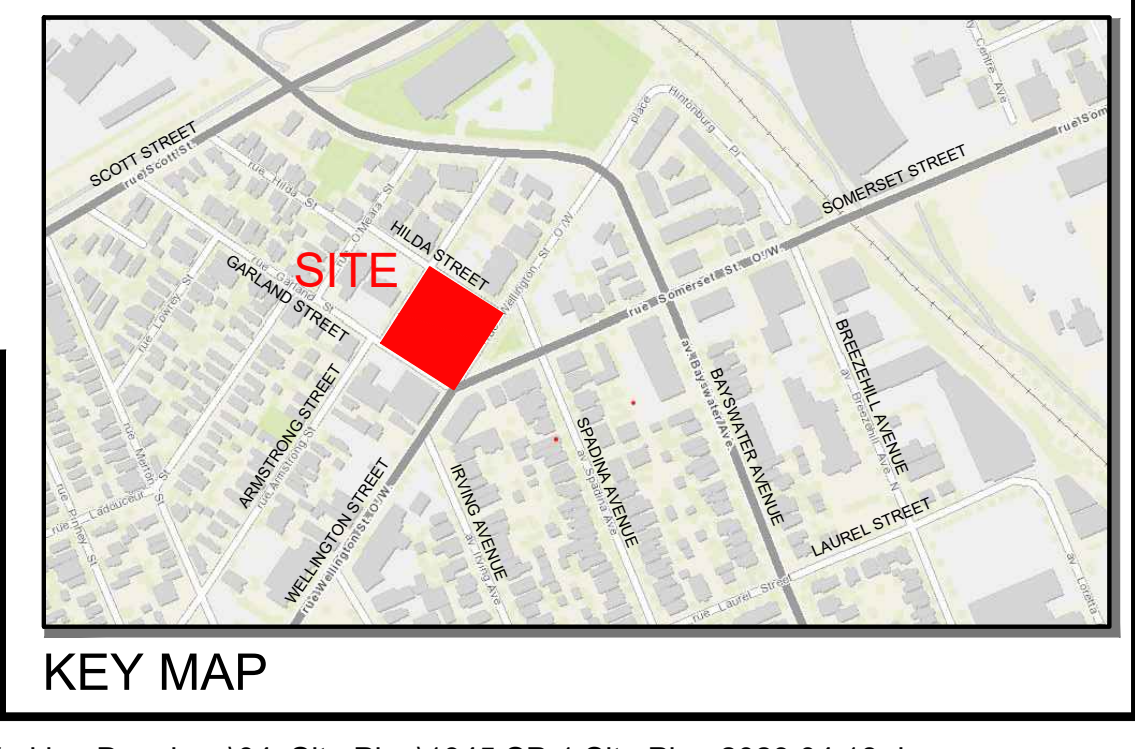
PROJECT TITLE: **THE SOMERWELL**
979 to 961 WELLINGTON STREET
26 to 40 ARMSTRONG STREET

OTTAWA ONTARIO

SITE PLAN

DRAWN: RV
SCALE: 1:125
PROJECT No.: 1945
DATE: FEBRUARY 2019

CHECKED: S.S.
SHEET No.:
SP-1



APPROVED
By Andrew McCreight at 9:20 am, Jun 15, 2023

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

LEGAL DESCRIPTION TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 7, 8, 9 and 10 PART OF LOT 11 REGISTERED PLAN 89 CITY OF OTTAWA REVISION NOTE: Plan revised July 31, 2020 Surveyed by Annis, O'Sullivan, Vollebøkk Ltd.	SURVEYOR Annis O'Sullivan Vollebøkk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 Email: EdH@aovltd.com	GEOTECHNICAL ENGINEER Paterson Group 154 Colonnade Road South Ottawa, Ontario K2E 7J5 Tel: (613) 226-7381 Fax: MD'Arcy@Patersongroup.ca	TRANSPORTATION ENGINEER CGH TRANSPORTATION INC. 13 Markham Avenue Ottawa, ON K2G 3Z1 Tel: (343) 999-9117 Email: Christopher.Gordon@CGHtransportation.com	LANDSCAPE ARCHITECT Projet Paysage 24 Mont Royal West Office 801 Montreal, Quebec, H2T 2S K2G 3Z1 Tel: (514) 889-5442 Cell: (514) Email: sgallant@projetpaysage.com	CIVIL ENGINEER IBI Group 333 Preston Street, Suite 400 Ottawa, ON K1S 5N4 Tel: (613) 225-1311 Tel: (613) 730-5709 Fax: (613) 225-9868 Email: jmoffatt@IBIgroup.com	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Suite 300, Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Tel: (613) 686-6319 E-Mail: mflanigan@mdevco.ca E-Mail: psmale@mdevco.ca	PROJECT DEVELOPER ML Wellington Realty Investments Inc. 651 Churchill Avenue North, Ottawa, ON, K1Z 5G2 Tel: (613) 686-6319 E-Mail: mflanigan@mdevco.ca E-Mail: psmale@mdevco.ca
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