

**ZONING BY-LAW 2008-250**

**REQUIRED**

GRADE (GEODETIC ELEVATION)	62.50m
BUILDING HEIGHT - 12 STOREYS	39.5m
BUILDING HEIGHT - AMENITY / MECHANICAL	43.5m
FRONT YARD SETBACK	0.8m
REAR YARD SETBACK	2.7m
CORNER YARD SETBACK	1.8m & 1.9m
TRANSPARENT GLAZING (GROUND FLOOR FACADE)	0.5%
RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS)	0.05
VISITOR PARKING PER UNIT (AFTER 12 UNITS)	0.1
COMMERCIAL PARKING	1.25 per 100m <sup>2</sup> OF GFA
BICYCLE PARKING PER UNIT	1.0
COMMERCIAL BICYCLE PARKING	1.0 per 250m <sup>2</sup> 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 PAVES 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

- DRAWING NOTES**
- 1 PROPERTY LINE
  - 2 BUILDING SETBACKS AT GRADE - SEE SCHEDULE
  - 3 CORNER SITE TRIANGLE, LOW SHRUBS ONLY
  - 4 HARD SURFACE PAVING, SEE LANDSCAPE PLAN
  - 5 CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
  - 6 1.8m WIDE CITY SIDEWALK AND STREET CURB
  - 7 SOFT LANDSCAPING, SEE LANDSCAPE PLAN
  - 8 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
  - 9 EXISTING FIRE HYDRANT
  - 10 OUTLINE OF PRIVATE TERRACE ABOVE
  - 11 EXISTING TREE TO BE REMOVED
  - 12 OUTLINE OF UPPER FLOORS
  - 13 EXISTING BUILDING TO BE REMOVED
  - 14 EXISTING UTILITY POLE TO BE REMOVED
  - 15 1200mm HT. BLACK METAL PICKET FENCE
  - 16 OUTLINE OF AMENITY / MECHANICAL LEVEL
  - 17 PROPOSED SERVICES
  - 18 GAS EQUIPMENT LOCATION
  - 19 EXISTING STREET LIGHT
  - 20 EXISTING UTILITY POLE, RELOCATE AS REQUIRED
  - 21 SIAMSE CONNECTION
  - 22 PRIVATE WALKWAY TO GROUND FLOOR UNIT
  - 23 INTAKE / EXHAUST GRILL
  - 24 SEAT WALL, SEE LANDSCAPE FOR DETAILS
  - 25 BICYCLE PARKING SPACE WITH RACK
  - 26 EXISTING CITY PAVERS, RE-INSTATE AS REQUIRED
  - 27 OUTLINE OF BELOW GRADE PARKING GARAGE
  - 28 GROUND FLOOR CANOPY
  - 29 DEPRESSED CURB AND WALK
  - 30 EXISTING STREET PARKING
  - 31 PROPOSED LIGHTING, SEE ELECTRICAL FOR COMPLETE ELECTRICAL PLAN & TYPE

**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 <sup>2</sup> OF GFA
BICYCLE PARKING - PER UNIT	0.5
COMMERCIAL BICYCLE PARKING	1 per 250m <sup>2</sup> OF GFA
AMENITY AREA - PER UNIT	6.0 sq. m

**PROJECT STATISTICS**

**GROSS BUILDING FLOOR AREA**  
(CITY ZONING REFERENCE)

BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	1,349.8 sq. m
2nd FLOOR	1,429.9 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
	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 (b) (c) ONLY

RESIDENCE	- 0.5 PER UNIT (252 UNITS) AFTER 12 UNITS, 10% REDUCTION	108
VISITOR	- 0.1 PER UNIT (252 UNITS) AFTER 12 UNITS	24
COMMERCIAL RETAIL	- OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup>	0
TOTAL		132

**BICYCLE PARKING**

**REQUIRED**

RESIDENCE	- 1.0 PER UNIT (252 UNITS)	252
COMMERCIAL	- 1 per 250 M <sup>2</sup> OF GFA	3
TOTAL		255

**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

**REFUGE 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 1 COMMENTS	Dec. 12. 22
2	ISSUED FOR TENDER	Dec. 9. 22
3	ISSUED FOR BUILDING PERMIT	Dec. 2. 22
4	ISSUED FOR CONSULTANT REVIEW	Nov. 25. 22
5	ISSUED FOR LDRP SPC SUBMISSION	Nov. 09. 22
6	ISSUED FOR OWNER / CONSULTANT REVIEW	Oct. 27. 22
7	ISSUED FOR GENERAL UPDATES	Aug. 31. 22
8	ISSUED FOR GENERAL UPDATES	July 19. 22
9	ISSUED FOR SPC APPLICATION	Mar. 16. 22
10	ISSUED FOR OWNER / CONSULTANT REVIEW	Dec. 09. 21
11	ISSUED AS PER CITY COMMENTS	June 16. 21
12	ISSUED FOR ZA & OPA ROUND 1 COMMENT	Apr. 07. 21
13	ISSUED FOR ZA & OPA APPLICATION	Nov. 16. 20
14	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 05. 20
15	ISSUED FOR ZA & OPA (DRAFT)	Sept. 16. 20
16	ISSUED FOR REVISED DESIGN	Aug. 20. 20
17	ISSUED FOR DESIGN CONCEPT	Mar. 17. 20

**PROVIDED**

INTERIOR	EXTERIOR
227	227

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

SEAL DATE: STAMP DATE

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

ARCHITECT: **RODERICK LAHEY ARCHITECT INC.**

56 Beech Street, Ottawa, Ontario K1S 3J6  
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PROJECT TITLE: **THE SOMERWELL**

979 to 961 WELLINGTON STREET  
26 to 40 ARMSTRONG STREET  
OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

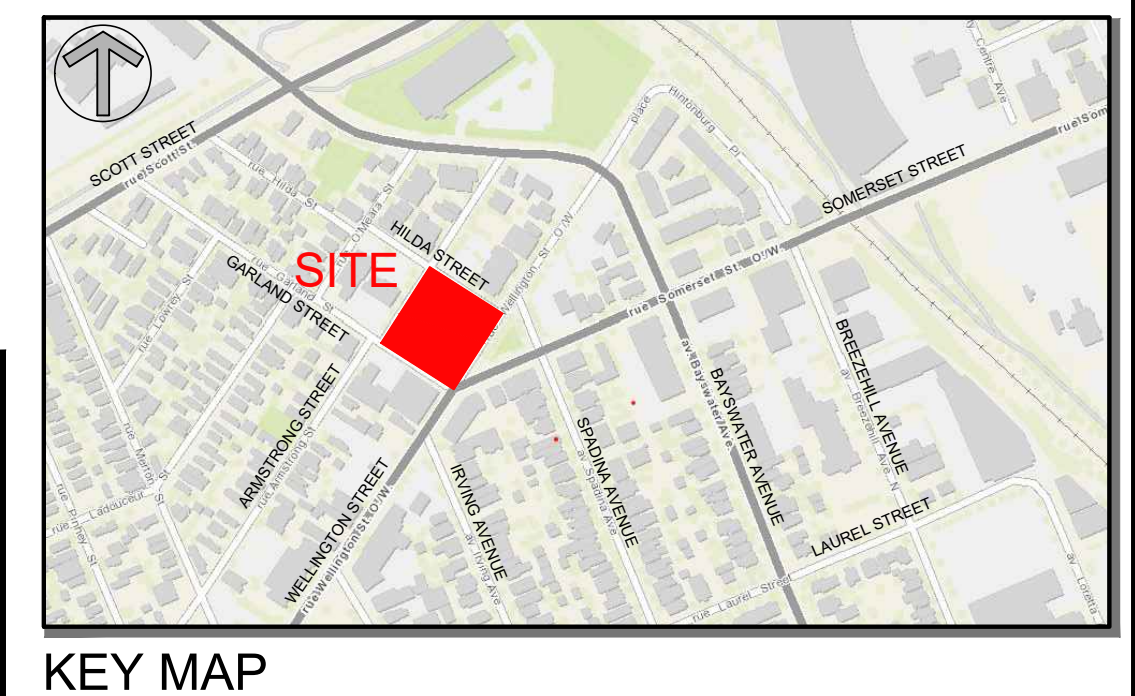
DRAWN: **RV**

CHECKED: **S.S.**

SCALE: 1:125

PROJECT No: **1945**

SHEET No: **SP-1**



**LEGAL DESCRIPTION**

TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 7, 8, 9 and 10 PART OF LOT 11 REGISTERED PLAN 89 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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**PROJECT DEVELOPER**

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