

**PROJECT INFORMATION**

ZONING BY-LAW 2008-250	TM11(246)1 S
SITE AREA	2,917.0 sq. m. 31,398 sq. ft.
<b>REQUIRED</b>	
GRADE (GEODETIC ELEVATION)	62.50m
BUILDING HEIGHT - 12 STOREYS	39.5m
BUILDING HEIGHT - AMENITY / MECHANICAL	43.5m
FRONT YARD SETBACK	0.8m
CORNER YARD SETBACK - EAST	2.0m
CORNER YARD SETBACK - WEST	1.8m
REAR YARD SETBACK	2.7m
TRANSPARENT GLAZING (GROUND FLOOR FACADE)	50%
RESIDENTIAL 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	1.0
COMMERCIAL BICYCLE PARKING	1.0 per 250m <sup>2</sup> OF GFA
AMENITY AREA - PER UNIT	8.0 sq. m
MINIMUM DRIVEWAY WIDTH	3.0m
<b>PROVIDED</b>	
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
AMENITY AREA - PER UNIT	6.0 sq. m
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

**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
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

**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

**DRAWING NOTES**

- PROPERTY LINE
- BUILDING SETBACKS AT GRADE - SEE SCHEDULE
- CORNER SITE TRIANGLE
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN
- CONTINUOUS DEPRESSED 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
- SIAMSE 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

**PROJECT STATISTICS**

**GROSS BUILDING FLOOR AREA**  
(OTTAWA ZONING DEFINITION)

BELOW GRADE PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	1,348.6 sq. m.
2nd FLOOR	1,667.4 sq. m.
3rd FLOOR	1,711.6 sq. m.
4th FLOOR	1,711.6 sq. m.
5th - 7th FLOOR	3 x 1,414.7 sq. m.
8th & 9th FLOOR	2 x 1,407.1 sq. m.
10th FLOOR	1,100.1 sq. m.
11th & 12th FLOOR	2 x 1,083.3 sq. m.
MECHANICAL / AMENITY LEVEL	0.0 sq. m.
<b>TOTAL AREA ABOVE GRADE</b>	<b>16,765.5 sq. m.</b>
	180,462 sq. ft.

**UNIT STATISTICS**

STUDIO	10
1 BEDROOM UNIT	68
1 BEDROOM + STUDY UNIT	84
2 BEDROOM UNIT	68
2 BEDROOM + STUDY UNIT	14
3 BEDROOM UNIT (2 LEVEL)	8
<b>TOTAL</b>	<b>252</b>
COMMERCIAL UNIT	789.5 sq. m.
	8,498 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)	108
VISITOR	- 0.1 PER UNIT (252 UNITS)	24
COMMERCIAL RETAIL	- OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup>	0
<b>TOTAL</b>		<b>132</b>
<b>PROVIDED</b>		
RESIDENCE	- 0.5 PER UNIT (252 UNITS)	117
VISITOR	- 0.1 PER UNIT (252 UNITS)	24
COMMERCIAL	- OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup>	0
<b>TOTAL</b>		<b>141</b>

**BICYCLE PARKING**

**REQUIRED**

RESIDENCE	- 1.0 PER UNIT (252 UNITS)	252
COMMERCIAL	- 1 per 250 M <sup>2</sup> OF GFA	3
<b>TOTAL</b>		<b>255</b>
<b>PROVIDED</b>		
INTERIOR		252
EXTERIOR		36

**AMENITY AREA**

AT GRADE EXTERIOR - PRIVATE YARDS	220.0 sq. m.
AT GRADE EXTERIOR - COMMUNAL	230.0 sq. m.
GROUND FLOOR INTERIOR - COMMUNAL	75.0 sq. m.
AMENITY LEVEL INTERIOR - COMMUNAL	305.0 sq. m.
AMENITY LEVEL EXTERIOR - COMMUNAL	450.0 sq. m.
5th & 10th FLOOR TERRACE - PRIVATE	620.0 sq. m.
BALCONIES (ALL LEVELS) - PRIVATE	600.0 sq. m.
<b>TOTAL</b>	<b>2,900.0 sq. m.</b>
<b>TOTAL COMMUNAL</b>	<b>1,060.0 sq. m.</b>
REQUIRED (252 UNITS X 6 m <sup>2</sup> ) = 1,512 sq. m.	
REQUIRED COMMUNAL @ 50% = 756 sq. m.	

**REVISIONS:**

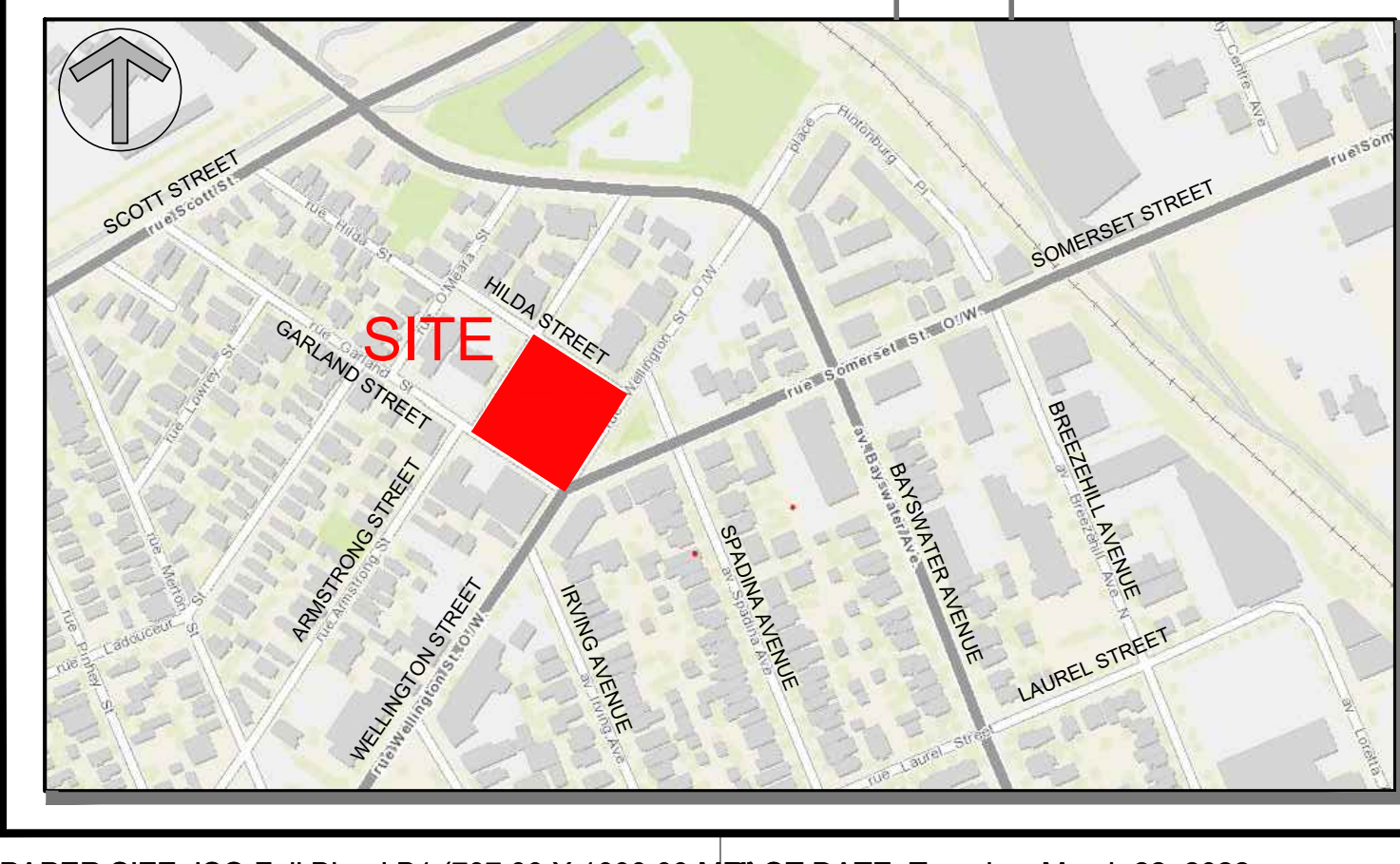
No.	DESCRIPTION	DATE
1	ISSUED FOR SPC APPLICATION	Mar. 16, 22
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Dec. 09, 21
3	REVISED AS PER CITY COMMENTS	June 16, 21
4	ISSUED FOR ZA & OPA ROUND 1 COMMENT	Apr. 07, 21
5	ISSUED FOR ZA & OPA APPLICATION	Nov. 16, 20
6	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 05, 20
7	ISSUED FOR ZA & OPA (DRAFT)	Sept. 16, 20
8	ISSUED FOR REVISED DESIGN	Aug. 20, 20
9	ISSUED FOR DESIGN CONCEPT	Mar. 17, 20

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

PROJECT TITLE: **979 WELLINGTON STREET**

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

SHEET TITLE: **SITE PLAN**



**1 SITE PLAN**  
SCALE = 1:125

0m 2.5 5 7.5 10  
SCALE 1:125

**KEY MAP**

**TRANSPORTATION ENGINEER**  
**CGH TRANSPORTATION INC.**  
13 Markham Avenue  
Ottawa, ON  
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**LANDSCAPE ARCHITECT**  
**Projet Paysage**  
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**PROJECT DEVELOPER**  
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**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.

**SURVEYOR**  
**Annis O'Sullivan Vollebakk Ltd.**  
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