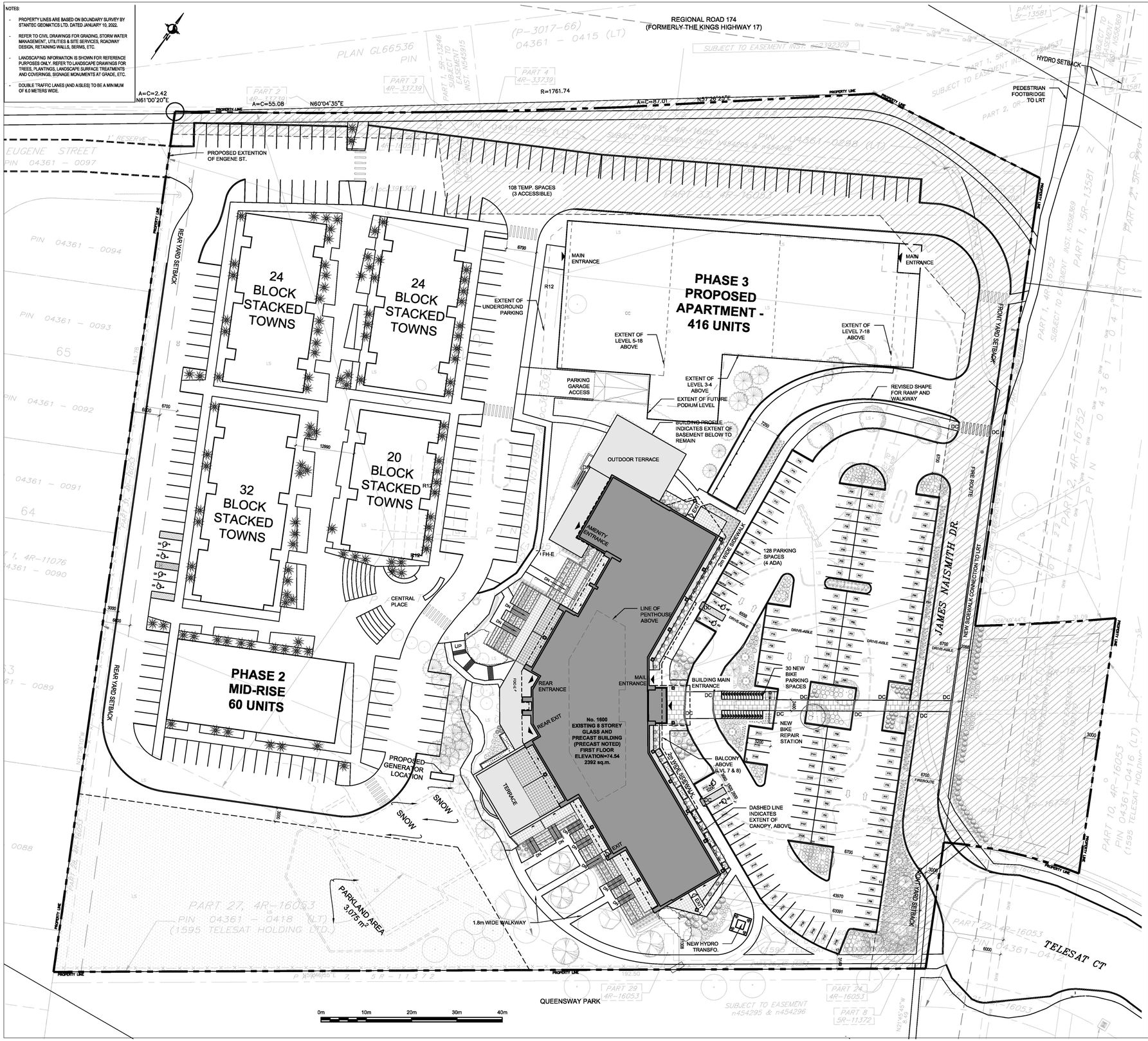
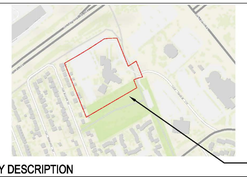
NOTES:

- PROPERTY LINES ARE BASED ON BOUNDARY SURVEY BY STANTEC GEOMATICS LTD. DATED JANUARY 10, 2022.
- REFER TO CIVIL DRAWINGS FOR GRADING, STORM WATER MANAGEMENT, UTILITIES & SITE SERVICES, ROADWAY DESIGN, RETAINING WALLS, BERMS, ETC.
- LANDSCAPING INFORMATION IS SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO LANDSCAPE DRAWINGS FOR TREES, PLANTINGS, LANDSCAPE SURFACE TREATMENTS AND COVERINGS, SIGNAGE MONUMENTS AT GRADE, ETC.
- DOUBLE TRAFFIC LANES (AND AISLES) TO BE A MINIMUM OF 6.0 METERS WIDE.





PROPOSED SITE

PROPERTY DESCRIPTION

PHASE 1 - EXISTING 8-STOREY OFFICE BUILDING - CONVERSION TO RESIDENTIAL

CITY OF OTTAWA PIN NUMBER	04361-0300, 04361-0418, 04361-0298
MUNICIPAL ADDRESS	1600 JAMES NAISMITH DRIVE

SITE INFORMATION

LOT AREA:	38,022sq.m (TD1 16 475 sq.m., TD2 21 512 sq.m.)
LOT FRONTAGE:	192.2m (corner lot)
LOT DEPTH:	222.7m (E to W) and 192.6m (N to S)
LOT HYDRO & MUNICIPAL EASEMENT AREA:	7,276 sq.m LOT AREA MINUS EASEMENT: 30,746 sq.m
MIN. PARKLAND DEDICATION (10% OF LOT AREA - EASEMENT):	Req.: 3,075 sq.m Prov: 3,075 sq.m

BUILDING INFORMATION

BUILDING AREA:	2392sq.m
BUILDING FLOOR AREA:	+/- 19136sq.m
PROPOSED USE:	RESIDENTIAL APARTMENT BUILDING

UNIT BREAKDOWN:		UNIT MIX:
BASEMENT LEVEL:	10 UNITS	0x STUDIO | 5x 1B | 5x 2B | 0x 3B
LEVEL 1:	20 UNITS	5x STUDIO | 6x 1B | 7x 2B | 2x 3B
LEVEL 2:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
LEVEL 3:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
LEVEL 4:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
LEVEL 5:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
LEVEL 6:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
LEVEL 7:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
LEVEL 8:	27 UNITS	2x STUDIO | 15x 1B | 10x 2B | 0x 3B
TOTAL	219 UNITS	19x STUDIO | 116x 1B | 82x 2B | 2x 3B

ZONING TABLE — TD1(2087) & TD2(2087)

CITY OF OTTAWA ZONING BY-LAW No. 2014-292	REQUIRED	PROPOSED / EXISTING
MINIMUM LOT AREA	NO MINIMUM	38, 022sq.m
MINIMUM LOT WIDTH	NO MINIMUM	192.6m
MINIMUM FRONT YARD SETBACK (JAMES NAISMITH)	3m (abutting a lot in a R zone) 2m (abutting RTC) 10m (parking garage not incorp.) 3m (res. use building) 0.5m (all other cases)	Existing : 43.9m
MINIMUM INTERIOR SIDE YARD SETBACK (NORTH AND SOUTH LOT LINES)	NO MINIMUM	Existing north: 67.5m Existing south: 11.3m
MINIMUM REAR YARD SETBACK (WEST LOT LINE)	6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys)	Existing: 85.1m
MAXIMUM BUILDING HEIGHT	TD1: 20 metres TD2: 60 metres	TD2 - Existing: 28.5m
HYDRO SETBACK	6m	Existing: 63m
MAXIMUM FLOOR SPACE INDEX	N/A	
MINIMUM DENSITY 196 (2)	TD1 LOT = 150 units/hectare 1.65ha = 248 units TD2 LOT = 250 units/hectare 2.15ha = 538	TD1 - PHASE 2 : 160 UNITS RATIO 97 units/hect. TD2 - PHASE 1+3 : 635 UNITS RATIO 295 units/hect.
VEHICLE PARKING REQUIREMENTS (SCHEDULE 2B, TD ZONE, TABLE 103) By-law 2016-336	21 for visitors NO MINIMUM FOR RESIDENTIAL	128 spaces + 108 temporary (4 ADA + 3 TEMP. ADA) VISITOR: 21 spaces RESIDENTIAL: 215 spaces TOTAL: 236 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 3879.80sq.m (FRONT YARD PARKING = 1163.94sq.m	73.7% = 2861.40sq.m
BICYCLE PARKING SPACES (TABLE 111A)	0.5 space/unit = 109 SPACES	157 int. spaces (55 horiz. + 51 vert. stacked + 30 ext. spaces + 9 existing (ratio: 0.89) TOTAL: 196 SPACES
AMENITY AREA REQUIREMENTS (TABLE 137)	Apartment building, mid-high rise: 6sq.m per dwelling unit = 1314sq.m 50% Communal = 657sq.m	COMMUNAL : 910.9 sq.m PRIVATE: 354.3 sq.m TOTAL = 1265.2 sq.m
OUTDOOR COMMUNAL SPACE	Lot greater than 1250 sq.m., 2% of total lot area to be provided as outdoor communal space - at grade = 760 sq.m.	PHASE 1: 6536 sq.m.

LEGEND

- EXISTING BUILDING
- EXISTING TERRACE / EXT. AMENITY SPACE
- EXISTING PEDESTRIAN PATH (INTERLOCK / ASPHALT)
- NEW PEDESTRIAN PATH (INTERLOCK / ASPHALT)
- NEW PRIVATE TERRACES
- FENCED-IN FUTURE PHASE
- EASEMENTS AND/OR DEDICATED LAND (HYDRO / PARKLAND)
- ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- LIMIT OF CONSTRUCTION LINE
- FIRE ROUTE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH FIRE HYDRANT. REFER TO CIVIL
- FDC FIRE DEPARTMENT CONNECTION
- UP UTILITY POLE
- OVERHEAD UTILITY WIRES
- L.S. LIGHT STANDARD
- DC DEPRESSED CURB
- EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)
- 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]
- 99.88 NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2021.12.10	CLIENT REVIEW
2	2021.12.22	CLIENT REVIEW
3	2022.01.21	CLIENT REVIEW
4	2022.02.18	CLIENT REVIEW
5	2022.03.09	COORDINATION
6	2022.04.13	COORDINATION
7	2022.05.17	SPC SUBMISSION
8	**2022.09.30**	**SPC RESPONSE 1**
9	**2022.12.12**	**SPC RESPONSE 2**
10	**2023.01.18**	**SPC RESPONSE 2 – REV.1**

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer (Structure / Structure)

Architectes/ Architect (paysagiste / Landscape)

Stantec

Ingénieur / Engineer (Civil / Civil)

LRJ ENGINEERING / INGÉNIERIE

Client/ Client

1600 JAMES NAISMITH LP

Architecte / Architect

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T. 514 861-5122

Collectif d'architectes / Architects Collective

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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

8 STOREY APARTMENT BUILDING CONVERSION

1600 JAMES NAISMITH LP

Titre / Title

SITE PLAN - PHASES 1,2 AND 3

Dessiné par / Drawn by: KM, SC, GCG	No. projet / Project number: *2164*
Vérifié par / Verified by: RC	No. dessin / Drawing number: A107
Échelle / Scale: *AS SHOWN*	Révision / Revision: 8
Date de création du dessin / Drawing creation date: 2021/12/10	

D07-12-22-0064

PLAN # 18756