



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 ASBLES) TO BE A MINIMUM OF 6.0 METERS WIDE.

PROPERTY DESCRIPTION

PHASE 1 - EXISTING 6-STORY 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:	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	15x 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		UTILITY POLE
	EXISTING TERRACE / EXT. AMENITY SPACE		OVERHEAD UTILITY WIRES
	EXISTING PEDESTRIAN PATH		LIGHT STANDARD
	NEW PEDESTRIAN PATH		DEPRESSED CURB
	NEW PRIVATE TERRACES		EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)
	FENCED-IN FUTURE PHASE		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	EASEMENTS AND/OR DEDICATED LAND		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	ELEMENT TO BE REMOVED		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	EXISTING FENCE		NEW BOARD FENCE (REFER TO LANDSCAPE DRAWINGS)
	NEW BOARD FENCE REFER TO LANDSCAPE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	LOT LINE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	SETBACK LINE		NEW GROUND ELEVATION REFER TO CIVIL
	LIMIT OF CONSTRUCTION LINE		FIRE HYDRANT. REFER TO CIVIL
	FIRE ROUTE		FIRE DEPARTMENT CONNECTION
	DESIGNATED BUILDING ENTRANCE / EXIT		
	FIRE HYDRANT. REFER TO CIVIL		
	FIRE DEPARTMENT CONNECTION		

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	2022.08.19	COORDINATION
9	2022.09.30	SPC RESPONSE 1
10	2022.12.12	SPC RESPONSE 2
11	2023.01.18	SPC RESPONSE 2 - REV.1

PROPOSED SITE

Ingenieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (paysagiste / Landscaper)

Ingenieur / Engineer (G&M / G&M)

Client / Client

1600 JAMES NAISMITH LP

Architecte / Architect

Figuri

Architecte / Architect

ROBERTO CIMPOS ARCHITECTS

Project / Project

8 STOREY APARTMENT BUILDING CONVERSION

1600 JAMES NAISMITH LP

Time / Titre

SITE PLAN - PHASE 1

Designé par / Drawn by: KM, SC, GCG
No. projet / Project number: 2164

Vérifié par / Verified by: RC
No. dessin / Drawing number: AS SHOWN

Date de création du dessin / Drawing creation date: 2021/12/10

A106