



**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: 217 UNITS 15x STUDIO | 116x 1B | 82x 2B | 2x 3B

**ZONING TABLE** TD1(2087) & TD2(2087)  
 CITY OF OTTAWA ZONING BY-LAW No. 2014-292  
 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) / 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) / Existing: 85.1m  
 MAXIMUM BUILDING HEIGHT: TD1: 20 metres / TD2: Existing: 28.5m  
 HYDRO SETBACK: 6m / Existing: 63m  
 MAXIMUM FLOOR SPACE INDEX: N/A  
 MINIMUM DENSITY: TD1 LOT = 150 units/hectare / TD1 - PHASE 2: 160 UNITS / RATIO 97 units/hect.  
 TD2 LOT = 250 units/hectare / 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 (shaded grey)  
 EXISTING TERRACE / EXT. AMENITY SPACE (dotted grey)  
 EXISTING PEDESTRIAN PATH (dashed line)  
 NEW PEDESTRIAN PATH (solid line)  
 NEW PRIVATE TERRACES (hatched pattern)  
 FENCED-IN FUTURE PHASE (dashed line)  
 EASEMENTS AND/OR DEDICATED LAND (diagonal lines)  
 ELEMENT TO BE REMOVED (dotted pattern)  
 EXISTING FENCE (dashed line with 'x' marks)  
 NEW BOARD FENCE REFER TO LANDSCAPE (solid line with 'x' marks)  
 LOT LINE (solid line)  
 SETBACK LINE (dashed line)  
 LIMIT OF CONSTRUCTION LINE (dotted line)  
 FIRE ROUTE (thick solid line)  
 DESIGNATED BUILDING ENTRANCE / EXIT (triangle with 'E' or 'ENT')  
 FIRE HYDRANT. REFER TO CIVIL (circle with 'FH')  
 FDC FIRE DEPARTMENT CONNECTION (circle with 'FDC')  
 UTILITY POLE (circle with 'UP')  
 OVERHEAD UTILITY WIRES (dashed line with 'x' marks)  
 LIGHT STANDARD (circle with 'LS')  
 DEPRESSED CURB (circle with 'DC')  
 EXISTING TREE TO BE REMOVED (circle with 'X')  
 EXISTING TREE TO REMAIN (circle with 'R')  
 NEW TREE (circle with 'N')  
 NEW SHRUBS (circle with 'S')  
 NEW EVERGREEN SHRUB (circle with 'ES')  
 EXISTING GROUND ELEVATION (circle with 'E')  
 NEW GROUND ELEVATION (circle with 'NE')

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

**1600 JAMES NAISMITH LP**

**8 STOREY APARTMENT BUILDING CONVERSION**

1600 JAMES NAISMITH LP

**SITE PLAN - PHASE 1**

Designé par / Drawn by: KM, SC, GCG  
 Vérifié par / Verified by: RC  
 No. projet / Project number: 2164  
 No. dessin / Drawing number: AS SHOWN  
 Date de création du dessin / Drawing creation date: 2021/12/10

**A106**