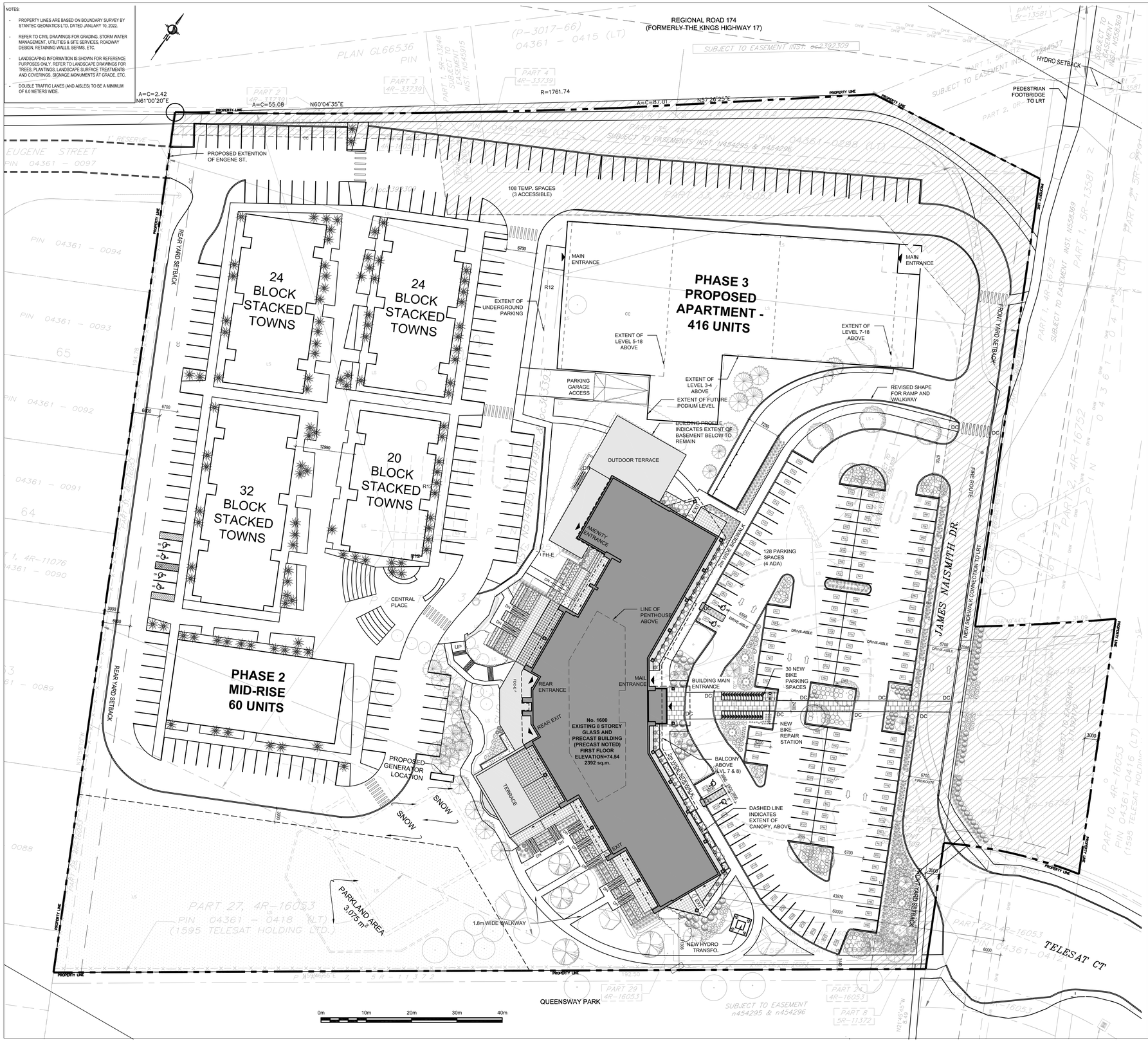
NOTES:

- 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.



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
INTERLOCK ASPHALT	EXISTING PEDESTRIAN PATH
INTERLOCK ASPHALT	NEW PEDESTRIAN PATH
	NEW PRIVATE TERRACES
	FENCED-IN FUTURE PHASE
HYDRO PARKLAND	EASEMENTS AND/OR DEDICATED LAND
	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)
77.70	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
75.24	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

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

Ingénieur / Engineer
(Structure / Structure)

Architecte/ Architect
(paysagiste / Landscape)

Stantec

Ingénieur / Engineer
(Civil / Civil)

LRJ ENGINEERING | INGÉNIERIE

Client / Client

1600 JAMES NAISMITH LP

Architecte / Architect

Collectif d'architectes / Architects Collective

figurr

fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

www.figurr.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'opposition de la signature et de l'estampe originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

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	Révision / Revision 8
Échelle / Scale AS SHOWN		
Date de création du dessin / Drawing creation date 2021/12/10		A107