



**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)	REQUIRED	PROPOSED / EXISTING
<b>CITY OF OTTAWA ZONING BY-LAW No. 2014-292</b>			
MINIMUM LOT AREA	NO MINIMUM	NO MINIMUM	38,022sq.m
MINIMUM LOT WIDTH	NO MINIMUM	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	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 0.59)) 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**

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

No.	Date	Événement / Objectif
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

**Allison Hamlin**

**MANAGER (A), DEVELOPMENT REVIEW WEST PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

**APPROVED**

By Allison Hamlin at 8:56 am, Aug 03, 2023

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

Ingenieur / Engineer (Structure / Structural)

Architecte / Architect (paysagiste / Landscape)

**Stantec**

Ingenieur / Engineer (G&I / Civil)

**LRJ**

Client / Client

**1600 JAMES NAISMITH LP**

Architecte / Architect

**figuri**

Architecte / Architect

**ROBERTO CIMPOS ARCHITECTS**

Project / Projet

**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: 1600-01-01

Échelle / Scale: AS SHOWN

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

**A106**