



PHASE 1-3 BUILDING INFORMATION

BUILDING AREA:	TBD
BUILDING FLOOR AREA:	TBD
PROPOSED USE:	RESIDENTIAL
RESIDENTIAL CONSTRUCTION UNITS:	
PHASE 1 - APARTMENT (RETROFIT)	218
PHASE 2 - TOWNHOUSES	152
PHASE 3 - APARTMENT (PROPOSED)	416
TOTAL:	786

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 (ROAD)	NO MINIMUM	TBD
MINIMUM FRONT YARD SETBACK (ST)	same as front yard	TBD
MINIMUM INTERIOR SIDE YARD SETBACK (TO THE)	3m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys)	TBD
MINIMUM REAR YARD SETBACK (TO THE)	6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys)	TBD
MAXIMUM BUILDING HEIGHT	20m if TD1, 60m if TD2	TBD
HYDRO SETBACK	6m	TBD
MAXIMUM FLOOR SPACE INDEX	NA	
VEHICLE PARKING REQUIREMENTS (SCHEDULE 28, TD ZONE, TABLE 103) By-law 2016-336	PHASE 1: 17 for visitors PHASE 2: 15 for visitors PHASE 3: 42 for visitors	PHASE 1: 128 spaces total (4 ADA) PHASE 2: 177 spaces total (5 accessible) PHASE 3: 212 underground spaces (4 accessible) + 27 above ground spaces
BICYCLE PARKING SPACES (TABLE 111A)	PHASE 1: 0.5 per dwelling unit = 109 spaces PHASE 2: 0.5 per dwelling unit = 76 spaces PHASE 3: 0.5 per dwelling unit = 174 spaces	PHASE 1: 88 mt. spaces + 24 ext. spaces (0.5 as per City's) + 40 stacked spaces COMMUNAL: sq.m PRIVATE: sq.m TOTAL: sq.m

- LEGEND**
- EXISTING BUILDING
 - EXISTING TERRACES
 - EXISTING PEDESTRIAN PATH
 - NEW PEDESTRIAN PATH
 - NEW PRIVATE TERRACES
 - CONVERTED TERRACE
 - EXISTING BUILDING 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
 - FIRE HYDRANT. REFER TO CIVIL
 - FDC FIRE DEPARTMENT CONNECTION
 - NOTE: 'X' INDICATES EXISTING TO REMAIN
 - UTILITY POLE
 - OVERHEAD UTILITY WIRES
 - LIGHT STANDARD
 - 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]
 - NEW GROUND ELEVATION REFER TO CIVIL

No.	Date	Drawn/Checked	Client/Project
1	2021.12.22		CLIENT REVIEW
2	2022.01.21		CLIENT REVIEW
3	2022.02.11		COORDINATION
4	2022.03.31		COORDINATION
5	2022.04.05		COORDINATION
6	2022.05.17		INFORMATION

1600 JAMES NAISMITH LP

8 STOREY APARTMENT BUILDING CONVERSION

SITE PLAN - PHASE 1-3

1600 JAMES NAISMITH LP

Client/Project: 2164

Drawn/Checked: RC

Scale: AS SHOWN

20210615

A107

