



PROPERTY DESCRIPTION

PHASE 1 - EXISTING 8-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)

BUILDING INFORMATION

BUILDING AREA: 2392sq.m

BUILDING FLOOR AREA: +/- 19136sq.m

PROPOSED USE: RESIDENTIAL APARTMENT BUILDING

UNIT BREAKDOWN:

LEVEL	UNITS	STUDIO	1B	2B	3B
BASEMENT LEVEL:	10 UNITS	0x	5x	5x	0x
LEVEL 1:	20 UNITS	5x	15x	7x	2x
LEVEL 2:	27 UNITS	2x	15x	10x	0x
LEVEL 3:	27 UNITS	2x	15x	10x	0x
LEVEL 4:	27 UNITS	2x	15x	10x	0x
LEVEL 5:	27 UNITS	2x	15x	10x	0x
LEVEL 6:	27 UNITS	2x	15x	10x	0x
LEVEL 7:	27 UNITS	2x	15x	10x	0x
LEVEL 8:	27 UNITS	2x	15x	10x	0x
TOTAL:	219 UNITS	15x	116x	82x	2x

ZONING TABLE

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)	Lot greater than 0.125ha: 150 units/hectare or 250 if TD2 Lot 0.125ha in area or less: no min.	PHASE 2 (TD2): 92 units/hect. PHASE 1+3: 295 units/hect.
VEHICLE PARKING REQUIREMENTS (SCHEDULE 2B, TO 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 3945.11sq.m (FRONT YARD PARKING = 1183.53sq.m)	57.6% = 2272.45sq.m
BICYCLE PARKING SPACES (TABLE 111A)	0.5 space/unit = 109 SPACES	157 int. spaces (55 horiz. + 51 vert. stacked + 50 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: 1001 sq.m PRIVATE: 487 sq.m TOTAL: 1488 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	UP UTILITY POLE
EXISTING TERRACES	OVERHEAD UTILITY WIRES
EXISTING PEDESTRIAN PATH	LIGHT STANDARD
NEW PEDESTRIAN PATH	DC DEPRESSED CURB
NEW PRIVATE TERRACES	EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)
CONVERTED TERRACE	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
EXISTING BUILDING ELEMENT TO BE REMOVED	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
EXISTING FENCE	NEW SHRUBS (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 ROUTE	
DESIGNATED BUILDING ENTRANCE / EXIT	
FIRE HYDRANT. REFER TO CIVIL	
FDC FIRE DEPARTMENT CONNECTION	

NOTE: *F-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

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1600 JAMES NAISMITH LP

8 STOREY APARTMENT BUILDING CONVERSION

1600 JAMES NAISMITH LP

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: 109

Échelle / Scale: AS SHOWN

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

A106