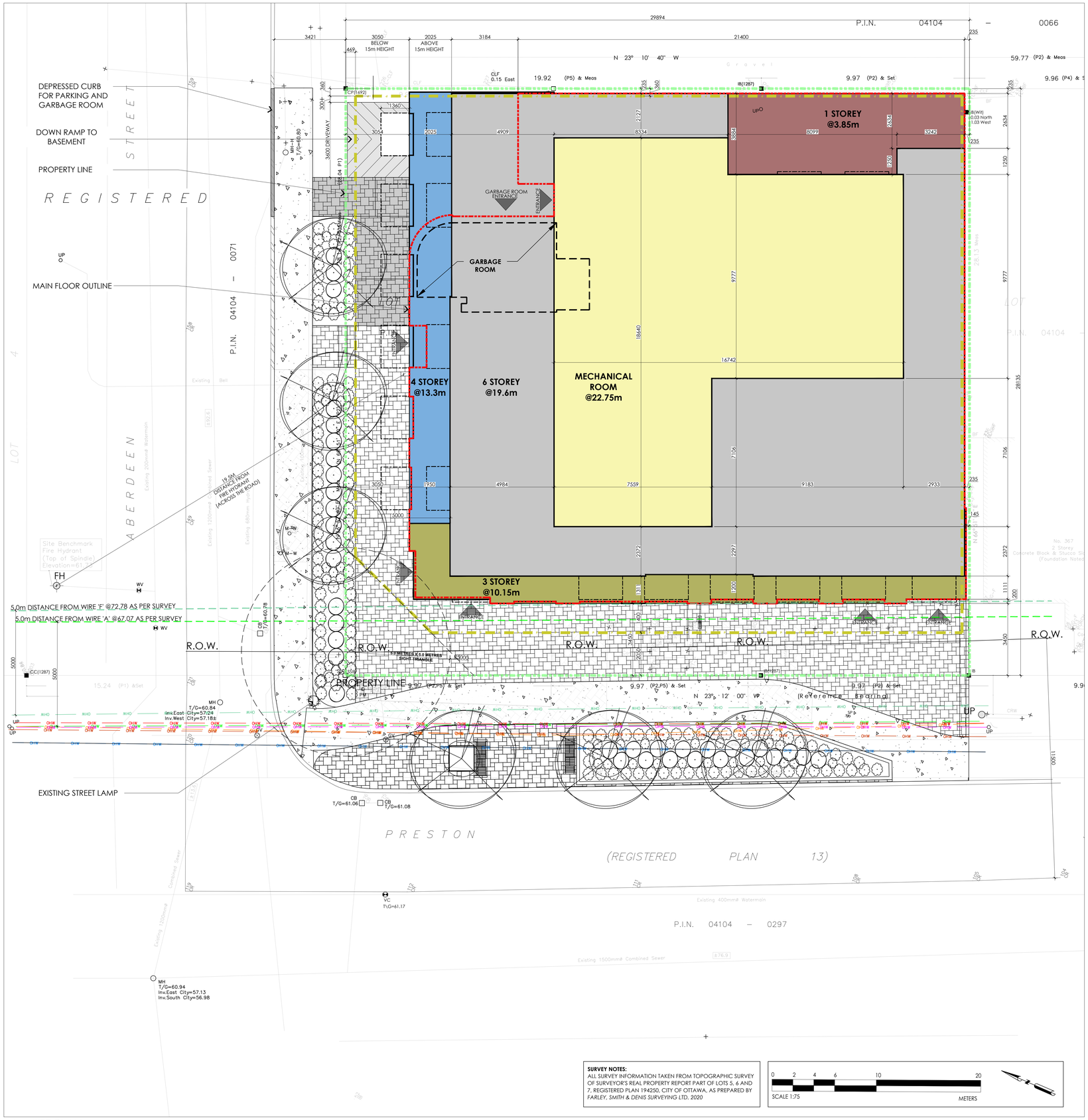
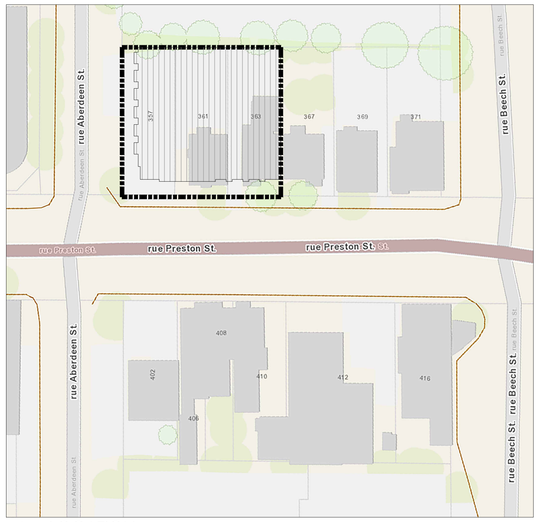


1 SITE PLAN
SCALE: 1:75



2 LOCATION
SCALE: NTS

	MECHANICAL ROOM @22.75m		BUILDING FOOTPRINT
	6 STOREY @19.6m		EXTENT OF BASEMENT
	4 STOREY @13.3m		PROPERTY LINE
	3 STOREY @10.15m	ENTRANCE	BUILDING ENTRANCE
	1 STOREY @3.85m		

3 LEGEND
SCALE: NTS

ZONING INFORMATION:		
TM (78) MATURE NEIGHBOURHOOD OVERLAY		
DWELLING TYPE - 45 UNIT MIXED USE BUILDING		
LOT COVERAGE:	646 sq m/841 sqm= 76.81%	
PROJECT INFORMATION		
MIN. ZONING STANDARD	**REQUIRED**	**PROVIDED**
LOT AREA	N/A	841.00 sq m
LOT WIDTH	N/A	29.90 m
MAX BUILDING HEIGHT	20m not more than 6 storeys	19.60 m
FRONT YARD	Max. 2 m	3.45 m
INTERIOR SIDE YARD SETBACKS	Max. 3m between a nonresidential use building or a mixed-use building and another non-residential use building or mixed-use building	0.00 m
	Min. = No Minimum	
MINIMUM CORNER SIDE YARD SETBACK	3 m, except for any part of a building above 15 metres for which an additional 2 metre setback must be provided	3m below 15m
		5m above 15m
MINIMUM REAR YARD	No Minimum	0.00 m

AMENITY AREA		
MIN. ZONING STANDARD	**REQUIRED**	**PROVIDED**
6 sq m PER UNIT	270.00 m2	
ROOFTOP		135.50 m2
BALCONIES		137.15 m2
TOTAL AMENITY PROVIDED		**272.65 m2**

BICYCLE PARKING				
MIN. ZONING STANDARD	**REQUIRED**		**PROVIDED**	
.5/DWELLING	22.50	un	35.00	un
.5/250sqm for 355.88sqm RETAIL SPACE	2.00	un		

CAR PARKING SPACES (AREA "Z")				
MIN. ZONING STANDARD	**REQUIRED**		**PROVIDED**	
NO PARKING REQUIRED	0.00 un		9	un
VISITOR PARKING REQUIRED 0.1 /UNIT AFTER THE FIRST 12 UNITS	3.30 un			

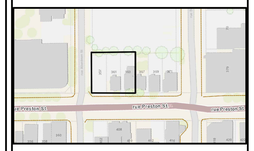
GROSS BUILDING AREA		
LEVEL	**AREA**	
BASEMENT	744.00	m2
1	610.00	m2
2	605.00	m2
3	605.00	m2
4	568.00	m2
5	529.00	m2
6	529.00	m2
TOTAL BUILDING AREA	**4,190.00**	**m2**

UNIT TYPOLOGY	
TYPE	**TOTAL UNITS/TYPE**
STUDIO	13
1 BEDROOM	22
1 BEDROOM B.F.	7
2 BEDROOM B.F.	3
TOTAL	**45**

4 PROJECT INFORMATION
SCALE: NTS

CLIENT:
1503839 Ontario Inc.
489 Preston Street, Ottawa, ON K1S 4N7

KEY PLAN



PROJECT ADDRESS:
357 361 363 Preston Street, Ottawa, ON K1S 4M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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#	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	2021-02-21
2	ISSUED FOR REVIEW	2021-05-24
3	ISSUED FOR REVIEW	2021-10-28
4	ISSUED FOR CONSULTANTS	2022-08-11
5	ISSUED FOR APPROVAL	2022-11-21
6	ISSUED FOR COORDINATION	2024-05-08
7	ISSUED FOR COORDINATION	2024-06-19
8	LANDSCAPE REVISED	2024-07-30
9	LANDSCAPE, PROJECT INFO REVISED	2024-09-10
10	PROJECT INFO REVISED	2024-10-17
11	LANDSCAPE COORDINATION	2024-10-31
12	CIVIL COORDINATION	2024-11-01
13	ISSUED FOR APPROVAL	2024-12-09

WOODMAN ARCHITECT & ASSOCIATES LTD.
4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8L9
TEL: 613 228 9850 • FAX 613 228 9848 • mailbox@woodmanarchitect.com

CONSULTANTS:

PLANNER - NOVATECH ENGINEERS, PLANNERS & DEVELOPMENT
STRUCTURAL - D+M STRUCTURAL LTD
MECHANICAL - JAIN CONSULTANTS
CIVIL - WSP GLOBAL INC.
ELECTRICAL - AIN CONSULTANTS
LANDSCAPING - NOVATECH ENGINEERS, PLANNERS & DEVELOPMENT
ENVIRONMENTAL - PATERSON GROUP

PROJECT:
357-361-363
PRESTON ST
Ottawa, ON K1S 4M8

DRAWING:
SITE PLAN

DATE	2021-01-27	JOB NO.	2018
SCALE	1:75	DRAWING NO.	SP01
DRAWN BY	AS		
REVIEWED BY	TT		

D07-12-22-0165