

OWNER
230 LISGAR STREET INC.
1524 ARNHEM STREET
OTTAWA, ON, K2C 1V1

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
FOTENIN
396 COOPER STREET, SUITE 300
OTTAWA, ON, K2P 2H7

SURVEYOR
J.D. BARNES LTD
62 STEACIE DRIVE, SUITE 103
KANATA, ON, K2K 2A9

CIVIL ENGINEER
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT
JAMES B LENNOX & ASSOCIATES INC.
3332 CARLING AVENUE
OTTAWA, ON, K2H 5A8

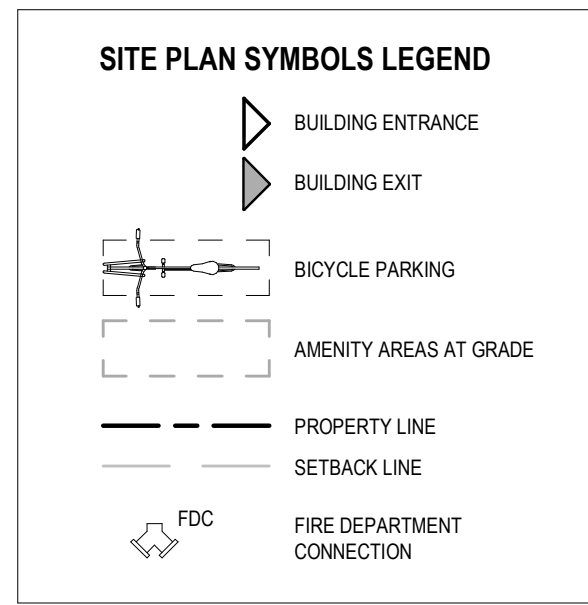
AREA SCH. (COMMUNAL AMENITY)

LEVEL	NAME	AREA
LEVEL 01	AMENITY ROOM	31.72 m ²
LEVEL 01	AMENITY AREA	121.14 m ²
LEVEL 01	PATIO (AMENITY)	15.05 m ²
TOTAL		167.92 m²

AREA SCH. (PRIVATE AMENITY)

LEVEL	NAME	AREA
LEVEL 02	TERRACE	33.89 m ²
LEVEL 02	BALCONY	28.43 m ²
LEVEL 03	TERRACE	27.85 m ²
LEVEL 04	TERRACE	15.52 m ²
LEVEL 09	TERRACE	31.14 m ²
TOTAL		136.83 m²

- 1 ASPHALT
- 2 EXISTING STRUCTURE TO BE DEMOLISHED
- 3 SOFT LANDSCAPING
- 4 INTERLOCKING STONE PAVERS
- 5 DEPRESSED CURB
- 6 OUTDOOR BICYCLE PARKING SPACE
- 7 BUILT-IN CONCRETE BENCH
- 8 DASHED OUTLINE OF UNDERGROUND PARKING
- 9 DASHED LINE OF CANOPY ABOVE
- 10 STORM WATER MANAGEMENT TANK
- 11 WOOD FENCE
- 12 GATE
- 13 RETAINING WALL REFER TO CIVIL
- 14 ARCHITECTURAL FENCE



2 LOCATION PLAN
SCALE: 1:1

PART OF LOT 47 (South Side of Lisgar Street) ON REGISTERED PLAN No. 12281, BEING ALL OF PIN 04115-0216 (LT), AND PART OF LOT 47 (South Side of Lisgar Street) ON REGISTERED PLAN No. 12281 BEING ALL OF PIN 04115-0217 (LT), IN THE CITY OF OTTAWA
J.D. BARNES LIMITED

3 SURVEY INFO
SP-01 SCALE: 1:1

UNIT COUNT

NAME	TOTAL COUNT	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	PERCENTAGE
1-BED	37	3	4	4	5	5	5	5	5	1	76%
2-BED	12	0	2	2	1	1	1	1	1	3	24%
TOTAL	49	3	6	6	6	6	6	6	6	4	100%

Site Statistics

Zoning Designation:	RAU(47F)
Lot Width:	20.1m
Total Lot Area:	691.6m ²
At-Grade Landscaped Area:	294.3m ² (38% of Total Lot Area)
Average Existing Grade:	71.45m
Gross Floor Area:	410.4m ²

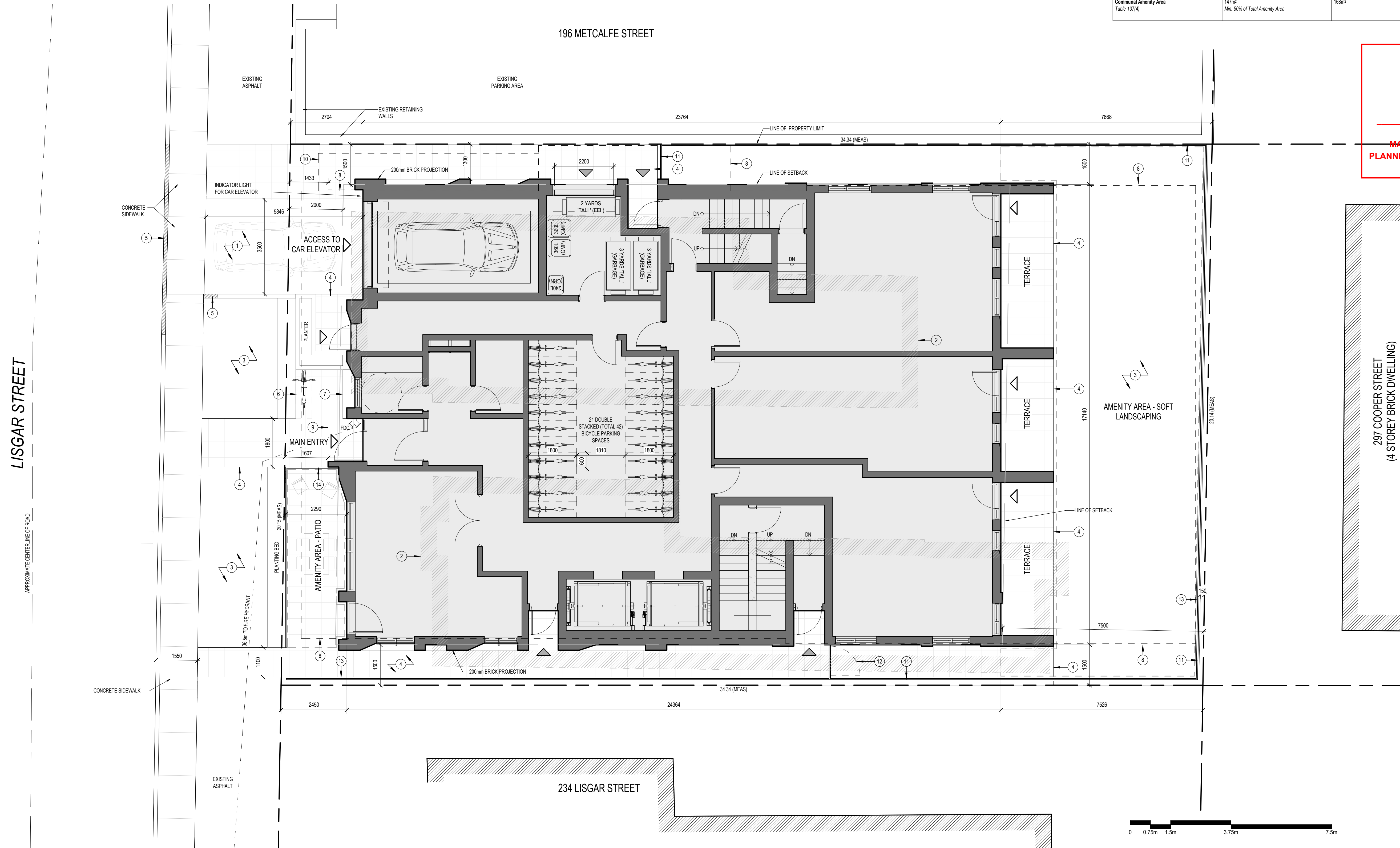
Proposed Development - 49 Unit Mid-Rise Apartment

Zoning Mechanism	Required	Provided
Minimum Lot Width (152(a))	15m	20.1m
Minimum Lot Area (162(a))	450m ²	691.6m ²
Min. Front Yard Setback (162(a))	4.5m	2m
Min. Interior Side Yard Setback (162(a))	1.5m	1.5m
Min. Rear Yard Setback (162(a))	7.5m	7.5m
Maximum Building Height (162(a))	14.5m	28.15m
Parking Space Rates (101 (Sch. 1A - Area X))	19 Spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces / unit for 37 units - Table 101(R11-1)	22 Spaces
Minimum Visitor Parking Rates (102 (Sch. 1A - Area X))	4 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 37 units - Table 102(I)	4 Spaces
Bicycle Parking Rates (Table 111A (Sch. 1 - Area B))	25 Spaces 0.5 spaces/unit for 49 units (111A(B)(i))	43 Spaces
Total Amenity Area (Table 137(4))	294m ² 6m ² /unit @ 49 units	303m ²
Communal Amenity Area (Table 137(4))	147m ² Min. 50% of Total Amenity Area	168m ²

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN



Andrew McCreight
ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 2:47 pm, Jan 30, 2024

ISSUE RECORD

3	ISSUED FOR SITE PLAN CONTROL	2023-07-20
2	ISSUED FOR SITE PLAN CONTROL	2023-05-18
1	ISSUED FOR SITE PLAN CONTROL	2022-11-15



project1 studio
Project1 Studio Incorporated
[613.884.3939] [mail@project1studio.ca]

230 LISGAR
230 Lisgar Street
Ottawa, ON

PROJ	SCALE	DRAWN	REVIEWED
2206	NOTED	BH/JH	RK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1:75