

APPROVED
By Andrew McCreight at 2:51 pm, Oct 09, 2024

PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation	R5B (2472) H(21.0)	SITE AREA	0.1365 ha, 1,364.5 sq. m. (14,487 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	6 STOREYS / 21.0m	6 STOREYS / 18.9m	
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 67.40	(GEO. ELEV.) 67.40	
FRONT YARD SETBACK	0.0m	0.0m	
FRONT YARD SETBACK ABOVE 2nd STOREY + 2.5m	2.5m	2.5m	
INTERIOR YARD SETBACK - SOUTH	0.5m	1.2m	
INTERIOR YARD SETBACK - NORTH	1.5m	1.5m	
INTERIOR YARD SETBACK - NORTH ABOVE 4th FLOOR + 7.0m	8.5m	8.5m	
REAR YARD SETBACK	7.5m	7.5m	
REAR YARD SETBACK - ABOVE 5th FLOOR + 2.0m	9.5m	9.5m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	372m ²		
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	25	42	
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	5	5	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	31	78	
DRIVEWAY WIDTH - MINIMUM	4.5m	4.8m	
AISLE WIDTH - MINIMUM	5.2m	6.0m	

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACKS
3	1.8m WIDE CITY SIDEWALK & BARRIER CURB
4	EXISTING HYDRO POLES TO BE BURIED AS AGREED UPON WITH OTTAWA HYDRO
5	ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS
6	CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
7	INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN
8	RINGED BOLLARD BICYCLE RACK
9	PRIVATE TERRACE AT GRADE
10	OUTLINE OF UNDERGROUND PARKING LEVEL
11	HARD SURFACE WALKWAY
12	LOW RETAINING WALL
13	RAISED PLANTER
14	EXISTING TREE TO BE REMOVED
15	EXISTING CHAIN LINK TO BE REMOVED
16	SOFT LANDSCAPING
17	OUTLINE OF BUILDING ABOVE
18	BALCONY ABOVE
19	PRIVACY SCREEN WITH GATE
20	1.2m X 3.0m CONCRETE PAD FOR GAS EQUIPMENT, EXACT LOCATION TO BE CONFIRMED
21	STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
22	SIAMSE CONNECTION
23	AIR INTAKE / EXHAUST GRILL
24	EXISTING BUILDING ON ADJACENT LAND
25	EXISTING FIRE HYDRANT
26	EXISTING ASPHALT PARKING AREA ON ADJACENT LAND
27	OUTLINE OF MECHANICAL PENTHOUSE
28	PROPOSED SERVICES
29	PRIVACY FENCE 2.1m MAX. HEIGHT FROM GRADE
30	EXISTING RETAINING WALL TO BE REMOVED
31	EXISTING CURB AND 1.5m HT. SOLID WOOD FENCE ON ADJACENT PROPERTY
32	RIVER STONE SURFACE, EXISTING / PROPOSED
33	EXISTING UTILITY BOX TO REMAIN
34	ARTIFICIAL TURF
35	CURB AROUND PATIO. SEE LANDSCAPE
36	100mm CONCRETE CURB

PROJECT STATISTICS	
GROSS BUILDING - AREAS	
PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	473.8 sq. m.
2nd FLOOR	5,100 sq. ft.
3rd & 4th FLOOR	776.2 sq. m.
5th FLOOR	8,355 sq. ft.
6th FLOOR	1,421.2 sq. m.
MECHANICAL PENTHOUSE	15,298 sq. ft.
TOTAL AREA	3,774.2 sq. m.
UNIT STATISTICS	
STUDIO UNIT	19.7%
ONE BEDROOM UNIT	19.7%
ONE BEDROOM + DEN UNIT	13.1%
TWO BEDROOM UNIT	41.0%
TWO BEDROOM + DEN UNIT	6.8%
TOTAL	100%

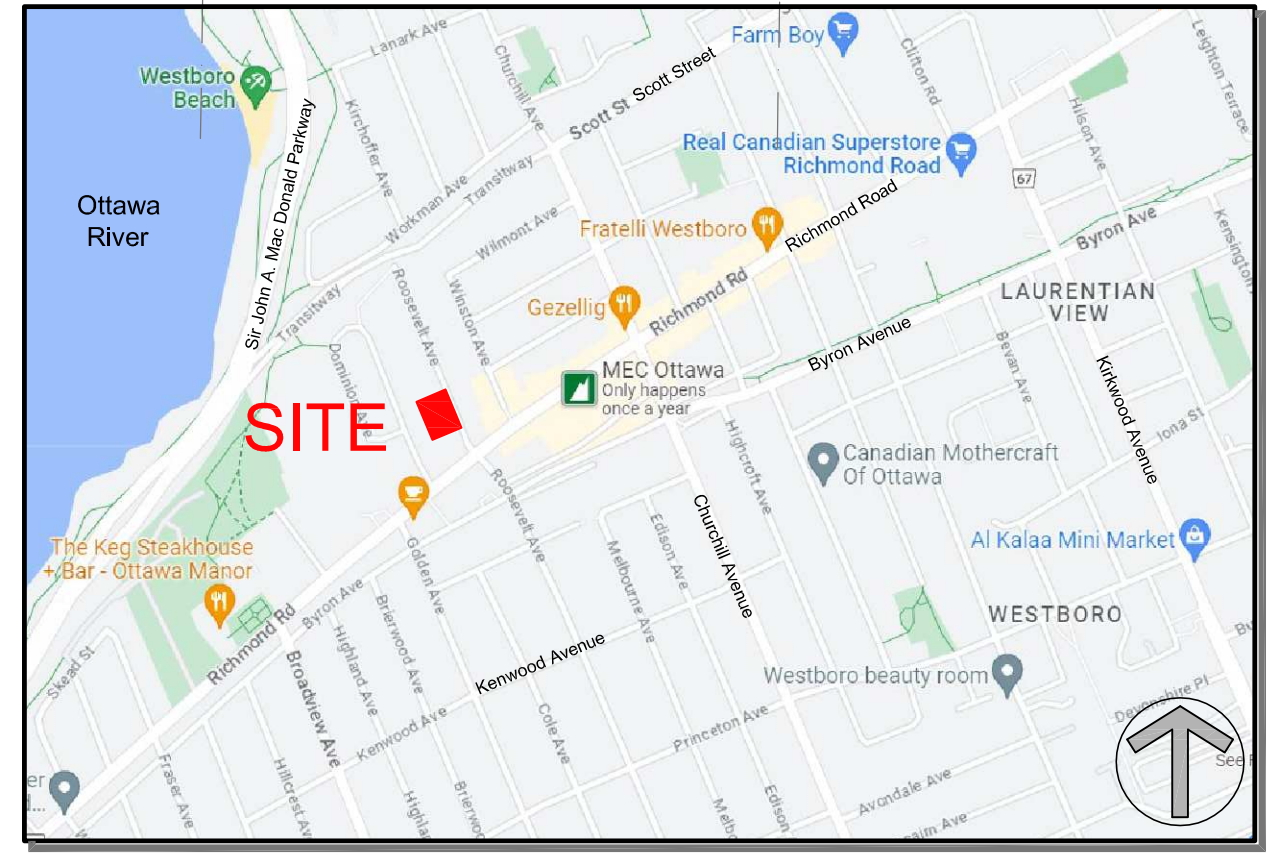
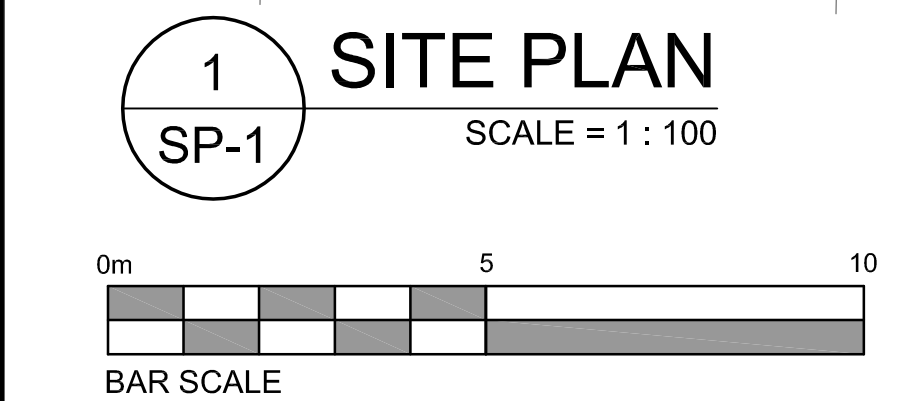
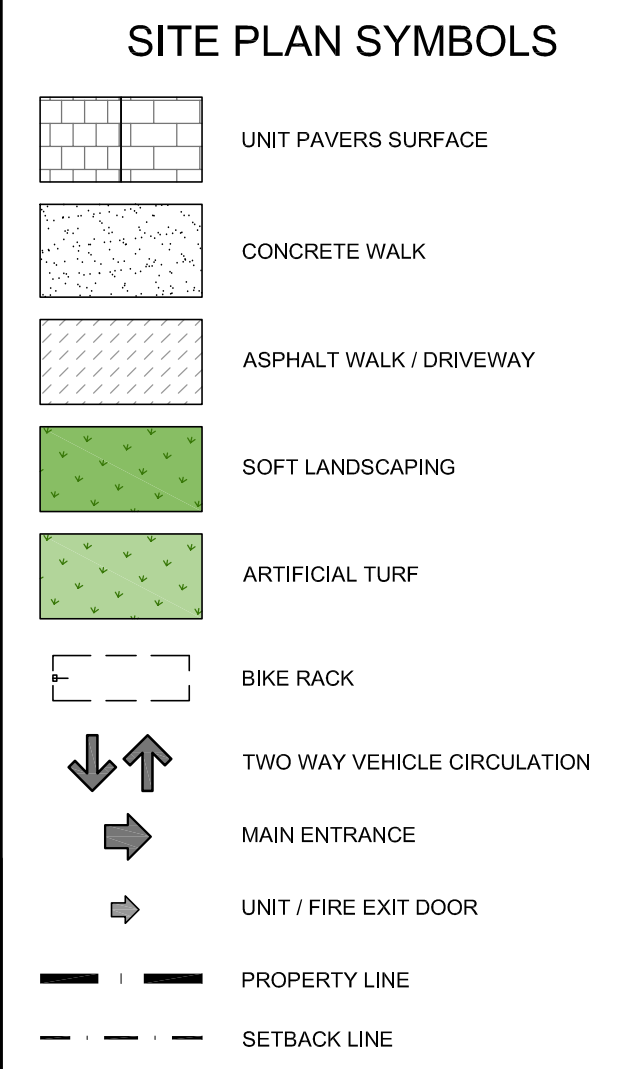
CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS) 25
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS) 5
TOTAL	30
PROVIDED	
RESIDENCE	42
VISITOR	5
TOTAL	47

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (61 UNITS) 31
PROVIDED	
INTERIOR - P2 LEVEL	- 1.0 PER UNIT (61 UNITS) 30
INTERIOR - P1 LEVEL	- 1.0 PER UNIT (61 UNITS) 35
EXTERIOR - ON CITY BOULEVARD	2
TOTAL	67

LOT COVERAGE	
PAVED SURFACE =	10.2 sq. m. 0.7%
BUILDING FOOTPRINT =	910.5 sq. m. 66.7%
LANDSCAPE OPEN SPACE =	443.8 sq. m. 32.6%
TOTAL =	1,364.5 sq. m. 100.0%

AMENITY SPACE	
PRIVATE TERRACE AT GRADE =	200.0 sq. m.
COMMUNAL AT GRADE =	80.0 sq. m.
1st FLOOR INDOOR AMENITY =	48.0 sq. m.
3rd FLOOR PRIVATE TERRACE =	78.0 sq. m.
5th FLOOR PRIVATE TERRACE =	85.0 sq. m.
6th FLOOR PRIVATE TERRACE =	58.0 sq. m.
PRIVATE BALCONIES =	70.0 sq. m.
TOTAL =	617.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (61) =	366.0 sq. m.

SOLID WASTE	
GARBAGE	- 0.11 PER UNIT 7 YARDS
RECYCLING GMP	- 0.016 PER UNIT 1 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 3 YARDS
COMPOST	- 240L PER 50 UNITS 2



LEGAL DESCRIPTION SURVEYOR'S REAL PROPERTY REPORT PART 1 Plan of LOTS 5, 6 and 8 REGISTERED PLAN 114 CITY OF OTTAWA Surveyed by Annis, O'Sullivan, Vollebakk Ltd.	SURVEYOR Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 Email: @aovltd.com	PROJECT DEVELOPER ML Westboro Inc. C/O ML DEVCO 300-411 Roosevelt Avenue, Ottawa ON, K2A 3X9 Tel: (613) 686-6319 Cell: (613) 219-2287 E-Mail: mflanigan@mldevco.ca E-Mail: psmale@mldevco.ca
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