

SYMBOLS LEGEND	
	EXITS
	PATH OF EXIT
	EXISTING BUILDINGS
	AIRWELLS WITH STEEL GRATE
	AREA DRAINS
	SNOW MELT AREA
	SIAMESE CONNECTION
	PROPOSED DEPRESSED CURB

NOTES	
FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, OSULLIVAN, VOLLEBEKK LTD., REGISTERED PLANS #4797 & 42482, SUBMITTED SEPARATELY.	
FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLANS BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY.	
ZONING GFA INCLUDES AREA MEASURED FROM THE INTERIOR FACE OF EXTERIOR WALLS TO THE EXTERIOR FACE OF PARTY WALLS SEPARATING DIFFERENT USES, AS DEFINED IN CITY OF OTTAWA ZONING BY-LAW DEFINITION (2008-250).	
SOLID WASTE COLLECTION REQUIREMENTS	
ZONING MECHANISM	REGULATION
Residential Waste	<b>Garbage (Compacted)</b> = 0.053y/unit Require 16y <sup>3</sup> <b>Recycling (GMP)</b> = 0.018y/unit Require 6y <sup>3</sup> <b>Recycling (Fibres)</b> = 0.038y/unit Require 12y <sup>3</sup> <b>Organics</b> = 240L container/50 units Require 6 containers
	<b>Garbage (Compacted)</b> = 6 x 3y <sup>3</sup> containers Total = 18y <sup>3</sup> <b>Recycling (GMP)</b> = 2 x 3y <sup>3</sup> containers Total = 6y <sup>3</sup> <b>Recycling (Fibres)</b> = 4 x 3y <sup>3</sup> containers Total = 12y <sup>3</sup> <b>Organics</b> = 7 x 240L containers Total = 1680L

OCCUPANCY	UNITS / STOREYS	PROPOSED ZONING GFA
Residential (Rental)	297 units / Ground to 21st floors	Ground = 1 caretaker unit = 90m <sup>2</sup> (excluded) 2 <sup>nd</sup> = 16 units = 939m <sup>2</sup> 3 <sup>rd</sup> = 16 unit = 946m <sup>2</sup> 4 <sup>th</sup> - 11 <sup>th</sup> = 15 units/floor = 934m <sup>2</sup> / floor 12 <sup>th</sup> = 15 units = 932m <sup>2</sup> 13 <sup>th</sup> - 17 <sup>th</sup> = 15 units/floor = 934m <sup>2</sup> / floor 18 <sup>th</sup> = 14 units = 876m <sup>2</sup> 19 <sup>th</sup> & 20 <sup>th</sup> = 14 units = 851m <sup>2</sup> 21 <sup>st</sup> = 12 units = 772m <sup>2</sup>  TOTAL = 18,309m <sup>2</sup> (without Ground)
	Minimum 15% (44 units) required to be Barrier-Free (BF) to be distributed throughout residential storeys.	8 x Studios (1BF units = 15%) 191 x 1 Bedroom (31BF units = 16%) 98 x 2 Bedroom (15BF units = 15%)  47BF units = 15%
Commercial	Ground	Commercial = 453m <sup>2</sup> Office = 72m <sup>2</sup>
	<b>TOTAL</b>	<b>18,834m<sup>2</sup></b>

MIXED-USE WITH GROUND FLOOR COMMERCIAL - ZONING - MD2 (2031) S307		
ZONING RULE	REQUIREMENT	PROVIDED
Minimum lot area	No minimum	3,109.10m <sup>2</sup>
Minimum lot width	No minimum	42.45m on George Street. 40.40 on back portion.
Minimum front yard	No minimum, 1m maximum.	0.72m on George Street
Minimum interior side yard	No minimum	0.70m on West side of building. 1.94m on East side of building.
Minimum rear yard	No minimum	6.29m to one storey volume. 5.47m to 4th to 17th floor overhang.
Maximum building height	70m as per Schedule 307. No projections permitted beyond building height.	70m all inclusive.
Maximum floor space index	Not applicable	Not applicable
Minimum width of landscape area	No minimum except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces, or outdoor commercial patio, the whole yard must be landscaped	Whole yard to be landscaped.
Provisions for buildings 10 storeys and higher (By-law 2019-353)	Minimum lot area for an interior lot: 1350m <sup>2</sup>  Minimum interior side and rear yard setback for a tower: 7.5m  Minimum separation distance between towers on the same lot: 15m.	Minimum lot area met.  Site Plan Approval received.  Not applicable.
Parking Garage permission	100% of ground floor fronting a street (excluding mechanical room, pedestrian and vehicular access) for a minimum depth of 3m, must be occupied by permitted use..	100% of ground fronting George Street for a minimum depth of 3m, is occupied by permitted Commercial use and Office use.
Ground floor use	100% of ground floor fronting a street (excluding lobby area, mechanical room and access to other floors) for a minimum depth of 3m, must be occupied by select uses.  Total gross area of lobbies, mechanical rooms and access to other floors must not exceed 50% of ground floor gross area.  Min. 50% of ground floor to be occupied by permitted use subject to a separate and direct access to abutting street.	100% of ground fronting George Street for a minimum depth of 3m, is occupied by permitted Commercial use.  Total gross area of lobbies, mechanical rooms and access to other floors does not exceed 50% of ground floor gross area.  Area of permitted Commercial use exceeds 50% of gross floor area and has separate direct access to George Street.

AMENITY AND PARKING REQUIREMENTS ZONING - MD2 (2031) S307 (PARKING COMBINED WITH FUTURE 110 & 116 YORK STREET DEVELOPMENT)				
ZONING MECHANISM	REGULATION	ORIGINAL PROPOSAL 1 STOREY PARKING (DEC 7, 2012)	PROPOSED 5 STOREY PARKING (JUN 6, 2023)	NEWLY PROPOSED 4 STOREY PARKING (DEC 2024)
Residential Parking 141 GEORGE	None Required 6m drive aisle required.	Hotel & Condos P2 P3 P4 P5 5 exterior 225 interior	P2 26 spaces P3 51 spaces P4 52 spaces P5 52 spaces	P3 44 spaces (14 reduced) P4 46 spaces (14 reduced) 6.0m drive aisle provided. P3 41 spaces (10 reduced) P4 41 spaces (10 reduced)
Commercial Parking 141 GEORGE	None Required 6.7m drive aisle required.		P1 5 spaces.	None Required.
Hotel Parking 141 GEORGE	None Required 6m drive aisle required.		P1 25 spaces	P1 29 spaces (13 reduced) P2 44 spaces (14 reduced) 6.0m drive aisle provided.
110 & 116 YORK				P1 16 spaces (11 reduced) P2 39 spaces (10 reduced)  Total: 300 spaces (96 reduced 32%) 141 George 163 spaces (55 reduced 34%) 110 York 137 spaces (41 reduced 30%)
Visitor Parking	Residential Area Z (By-law 2016-249); no more than 30 visitor spaces are required per building. Exception #2031: 0.083 spaces x 297 units = 25 visitor parking spaces 6m drive aisle required.		P1 2 spaces P2 23 spaces	P3 13 spaces P4 12 spaces 6.0m drive aisle provided.  Total: 25 spaces
Barrier-Free Parking Combined 141 GEORGE & 110 & 116 YORK	251-300 spaces requires 8 barrier-free spaces 4 type As 4 type Bs (Traffic and Parking By-Law 2017-301)	JUN 6, 2023 P1 to P5 2 spaces per floor	DEC, 2024 P1 to P5 3 spaces per floor	MAY, 2025 George P1, P3, P4 - 1 type A per floor York P1 - 1 type A & 1 type B P2, P3 - 2 type B per floor
Minimum Bicycle Parking 141 GEORGE	Residential: 0.5 spaces x 297 units = 149 bicycle parking spaces Retail: 1 space per 250m <sup>2</sup> of GFA 468m <sup>2</sup> GFA / 250m <sup>2</sup> = 8 bicycle parking spaces  Minimum 50% to be horizontal racks.	Condo 141 interior	Residential: (Indoor) 16 (P1) 70 (P2) 31 (P3)  Retail : 5 (Exterior)	Residential: 56 (P1) 70 (P2) 31 (P3) Total 157 spaces  Retail : 5 (Exterior)  Hotel 9 (Interior)
Maximum parking	1.5 per dwelling unit Limited to 446 space for 297 units. (combined with visitor) 1 per 100m <sup>2</sup> of Commercial gross area. Limited to 5 spaces.		Total parking spaces is under the limit.	Total parking spaces is under the limit.
Minimum driveway width	6m		6m	6m
Minimum aisle width	6m		6m	6m
Loading	Exception #2031: None Required		NA	NA
Amenities Areas	Amenity Area - 6m <sup>2</sup> per unit = 297 units x 6m <sup>2</sup> = 1,782m <sup>2</sup>  Communal Amenity Area : Exception #2031: minimum 40% off the required total Amenity Area = 1,782m <sup>2</sup> x 0.4 = minimum 713m <sup>2</sup>  Layout of Communal Amenity Area - aggregated into areas up to 54m <sup>2</sup>		Total Balconies = 1,555m <sup>2</sup> Ground = 35m <sup>2</sup> 2 <sup>nd</sup> = 59m <sup>2</sup> 3 <sup>rd</sup> = 89m <sup>2</sup> 4 <sup>th</sup> to 17 <sup>th</sup> = 75m <sup>2</sup> / floor 18 <sup>th</sup> = 77m <sup>2</sup> 19 <sup>th</sup> = 85m <sup>2</sup> 20 <sup>th</sup> = 75m <sup>2</sup> 21 <sup>st</sup> = 85m <sup>2</sup>  Total Communal = 728m <sup>2</sup> Ground floor = 220m <sup>2</sup> 2nd = 195m <sup>2</sup> 21st = 341m <sup>2</sup> Total = 2,284m <sup>2</sup>	Total Balconies = 1,727m <sup>2</sup> 2 <sup>nd</sup> = 110m <sup>2</sup> 3 <sup>rd</sup> = 113m <sup>2</sup> 4 <sup>th</sup> = 95m <sup>2</sup> 5 <sup>th</sup> to 17 <sup>th</sup> = 82m <sup>2</sup> / floor 18 <sup>th</sup> = 80m <sup>2</sup> 19 <sup>th</sup> = 97m <sup>2</sup> 20 <sup>th</sup> = 84m <sup>2</sup> 21 <sup>st</sup> = 82m <sup>2</sup>  Total Communal = 773m <sup>2</sup> Ground floor = 432m <sup>2</sup> 22nd = 341m <sup>2</sup> Total = 2,500m <sup>2</sup>

#### GENERAL NOTES

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- These drawings are to be read in conjunction with all material relevant to the project.

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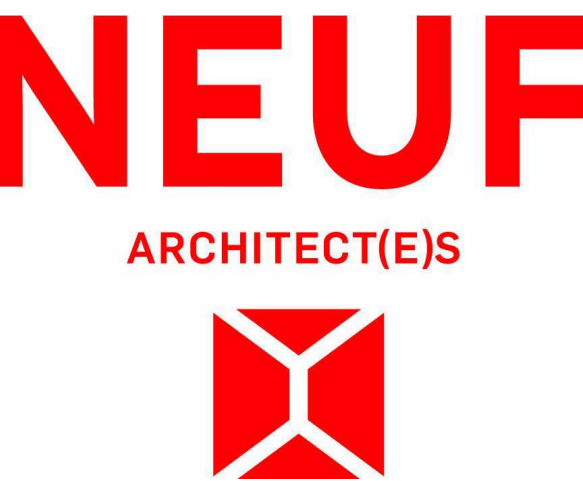
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Seal



Client



Project

**141 GEORGE STREET**

Location

**OTTAWA** No. **12810**

NO	REVISION	DATE (yyyy.mm.dd)
000	FOR COORDINATION	2024.11.22
RRR	RE-ISSUED FOR FOUNDATION PERMIT	2024.12.09
TTT	FOR COORDINATION	2025.01.13
VVV	RE-ISSUED FOR SITE PLAN APPROVAL	2025.01.24
001	ISSUED FOR CONSTRUCTION	2025.01.21
FOR CLIENT USE		
2025.01.29		
002	SI-01	2025.02.24
004	SI-03	2025.03.21
WWW	FOR COORDINATION	2025.04.11
006	SI-05	2025.04.25
008	RE-ISSUED FOR SITE PLAN APPROVAL	2025.05.28
009	SI-07	2025.06.05
010	SI-08	2025.06.24
XXX	RE-ISSUED FOR SITE PLAN APPROVAL	2025.06.30
YYY	RE-ISSUED FOR SITE PLAN APPROVAL	2025.07.14
012	SI-10	2025.08.06
ZZZ	RE-ISSUED FOR SITE PLAN APPROVAL	2025.08.29

Drawn by

**SJ**

DATE (aa.mm.jj)

**FEB 2023**

Drawing Title

**SITE PLAN**

Revision

**ZZZ**

Dwg Number

**A100**

Scale

As indicated

19325

D07-12-24-0116