

KEY PLAN

LEGAL DESCRIPTION:
 LOTS 5 AND 41, REGISTERED PLAN 12281
 CITY OF OTTAWA PIN NUMBER 04119-0013, -0014, -0015, -0016
 MUNICIPAL ADDRESS 234-236 O'Connor Street + 311 Somerset Street West, Ottawa

SITE INFORMATION
 LOT AREA: 1372.3 sq. m (14771.8 sq. ft.)
 LOT FRONTAGE: 30.09 m (98.7 ft.)
 LOT DEPTH: 45 m (147.6 ft.)

OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA, TRADITIONAL MAINSTREET

SCHEDULE 1A: AREA Y
 ZONING: TRADITIONAL MAINSTREET ZONE TM(2185)
 NORTH (COOPER ST): R5B (482) F(3.0)
 SOUTH (SOMERSET STREET): TM(2185) H(19)
 WEST: TM(2185) H(18)
 EAST: TM(2185) H(14.5)

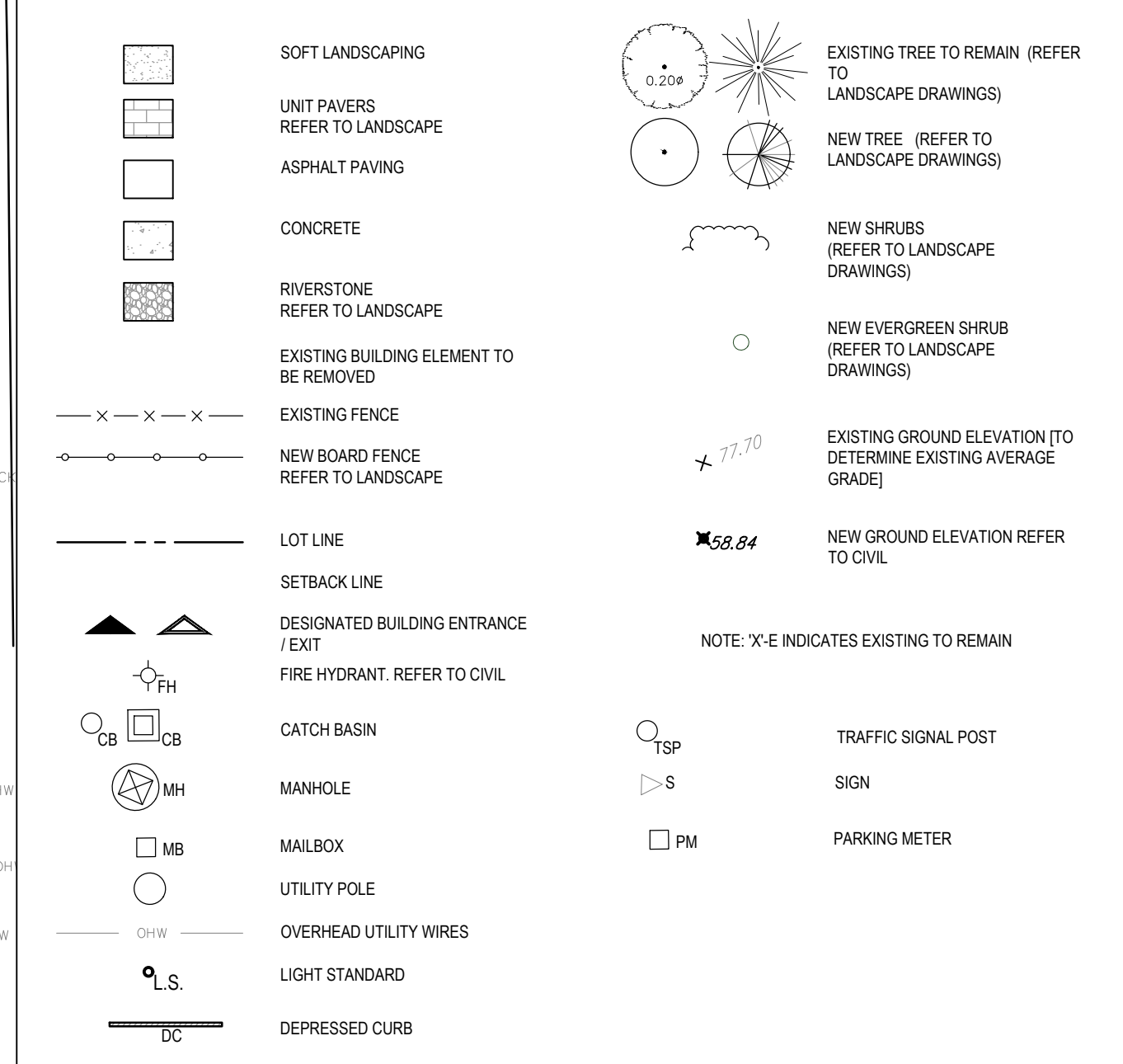
BUILDING INFORMATION
 FLOOR AREA: 1034 m² (11,130 sq. ft.)
 GROSS AREA: 11,693 m² (125,862 sq. ft.)
 PROPOSED USE: MIXED-USE APARTMENT DWELLING, HIGH RISE

UNIT BREAKDOWN:
 LEVEL 2: 10 UNITS
 LEVELS 3-4: 12 UNITS EA. (24)
 LEVELS 5: 5 UNITS
 LEVELS 6-18: 9 UNITS EA. (117)
TOTAL: 156 UNITS

GROUND FLOOR COMMERCIAL: COMMERCIAL A: 197 m² (2,126 sq. ft.)

ZONING TABLE	TM(2185) REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM (ZONING)	N/A
MINIMUM LOT WIDTH	NO MINIMUM	N/A
FRONT YARD SETBACK	MINIMUM: 0m MAXIMUM: 2m MAX AT GRADE ADDITIONAL: 2m ABOVE: 15m+4 STOREYS	2.58 m (GROUND FLOOR) 9.94 m (LEVEL 5-18)
SETBACK FROM HYDRO UTILITIES	POLE: 6m	5.0m FROM SURVEYED HYDRO LINE RESULTING IN 3.455m SETBACK FROM PROPERTY LINE (LEVEL 2-4)
INTERIOR SIDE YARD SETBACK	3m MAX. [RSB = WITHIN 5m : 1.5m BEYOND 21m : 6m]	WEST: 1.4 m (LEVEL 1-4) 5 m (LEVEL 5-18)
REAR YARD SETBACK	7.5m MIN.	6.7 m (GROUND FLOOR) 4.8 m (LEVEL 2-4) 6.4 m (LEVEL 5-18)
BUILDING HEIGHT	MINIMUM PERMITTED HEIGHT IS 6.7M FOR 20M BACK FROM THE FRONT LOT LINE. MAXIMUM: 20m (6 STOREYS) [RSB = 4 (37m)] (CENTRETOWN SECONDARY PLAN = 9 to 16 STOREYS)	GF: 5.5m BUILDING HEIGHT: 58.2 m
GROUND FLOOR HEIGHT/GLAZING	MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM AVERAGE GRADE TO A HEIGHT OF 4.5m	ALONG SOMERSET ST. W: 53% ALONG O'CONNOR ST.: 56%
LANDSCAPED AREA	3m ABUTTING RESIDENTIAL ZONE REDUCED TO 1m WITH 1.4m HIGH FENCE	NORTH PROPERTY: 0m WITH 2.133m HIGH FENCE WEST PROPERTY: 1.6m TO 2m WITH 2.133m HIGH FENCE
MAX. FLOOR SPACE INDEX	NO MAX.	N/A
VEHICLE PARKING REQUIREMENTS (AREA Y: INNER URBAN, SCHEDULE 1A)	RESIDENTIAL: 0.5 UNIT AFTER FIRST 12 UNITS RES. VISITOR: 0.1 UNIT AFTER FIRST 12 UNITS NON-RESIDENTIAL 0 WITH GFA 200 m ² OR LESS	RESIDENTIAL PROVIDED: [51 SPACES] VISITOR PROVIDED: [14 SPACES] TOTAL PARKING PROVIDED: [65 SPACES]
AMENITY AREA REQUIREMENTS	6 m ² PER DWELLING UNIT. MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54 m ² TOTAL AMENITY REQUIRED: [936 m ²] 50% COMMUNAL REQUIRED: [468 m ²]	TOTAL AMENITY PROVIDED: [1,205 m ²] TOTAL COMMUNAL PROVIDED: [723 m ²] BALCONIES [Total 481.5 m ²] LVL 2: 31 m ² LVL 3: 45 m ² LVL 4: 9 m ² LVL 5: 9.5 m ² LVL 6-18: 387 m ² COMMUNAL [Total 723 m ²] LVL 1: 213 m ² LVL 2: 118 m ² LVL 5: 174 m ² ROOF TERRACE: 218 m ²
BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (78 SPACES)	TOTAL PROVIDED: [110 SPACES]

LEGEND



No.	Date	Empr./Objet
1	2020-10-02	FOR CLIENT REVIEW
2	2020-11-05	FOR COORD
3	2020-11-20	FOR COORD
4	2020-12-11	FOR COORD
5	2021-01-18	FOR COORD
6	2021-02-08	FOR COORD
7	2021-02-16	FOR COORD
8	2021-02-18	ISSUED FOR SITE PLAN CONTROL
9	2021-10-08	SITE PLAN CONTROL RESPONSE
10	2022-01-20	SITE PLAN CONTROL RESPONSE
11	2022-02-28	SITE PLAN CONTROL RESPONSE
12	2022-03-29	SITE PLAN CONTROL RESPONSE
13	2022-04-20	SITE PLAN CONTROL RESPONSE

Ingenieur / Engineer
 (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
 (Structure / Structure)

Architecte / Architect
 (paysagiste / Landscape)

Gino J. Aiello landscape architect
 www.GJALA.com
 110 Dabney Road Unit #9 | Ottawa, Ontario | K2T2C2
 T: 613 881 9122

Ingenieur / Engineer
 (Civil / Civil)

MINTOSH PERRY
 Consulting Engineers Ltd.

GEMSTONE
 Collectif d'architectes / Architects Collective

figuri
 190 Somerset St W #206
 Ottawa ON K2P 0A4
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Scale / Echelle
 Note:
 L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'architecte de toutes erreurs ou omissions.
 Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet
EIGHTEEN STOREY APARTMENT BUILDING
 234-236 O'CONNOR STREET
 OTTAWA, ON

Drawn by / Dessiné par / RD, MD
 No. projet / Project number / 1954

Verified by / Vérifié par / RC
 No. dessin / Drawing number /
 Revision / Révision / 0

Date de création du dessin / Drawing creation date / 2020/09/XX

A010