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LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 OTTAWA-CARLETON STANDARD CONDOMINIUM
 PLAN No. 475 and
 PART OF LOTS 1 AND 2 IN BLOCK Q
 East Spadina Avenue
 REGISTERED PLAN 73
 CITY OF OTTAWA
 Surveyed by Annis O'Sullivan, Vollebek Ltd.

SITE PLAN SYMBOLS

- EXISTING CITY PAVERS TO REMAIN
- CONCRETE UNIT PAVERS SURFACE
- CONCRETE WALK / DRIVING SURFACE
- ASPHALT DRIVEWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- COMMERCIAL DOOR / FIRE EXIT
- PROPERTY LINE
- CITY STREET LIGHTING

DRAWING NOTES

- PROPERTY LINE
- EXISTING TM11 BUILDING SETBACKS
- UNIT PAVERS ON PRIVATE BOULEVARD
- BICYCLE PARKING SPACE WITH RACK
- EXISTING FIRE HYDRANT
- SHORT TERM SURFACE PARKING
- OUTLINE OF UNDERGROUND PARKING LEVEL
- EXISTING RETAINING / PARKING GARAGE WALL WITH GUARD RAILING AS REQUIRED
- LOW CONCRETE SEAT WALL / LANDSCAPE WALL
- SOFT LANDSCAPING
- OUTLINE OF BUILDING ABOVE
- BALCONY ABOVE
- EXISTING BUILDING TO BE REMOVED
- EXISTING NATURAL GAS EQUIPMENT
- INTERNAL CISTERN WITH ACCESS MH - SEE CIVIL PLAN
- SIAMASE CONNECTION
- SITE FURNITURE - BENCH
- EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
- LOW RETAINING WALL WITH 2.1m HT. PRIVACY FENCE
- INTERIOR GARAGE ROOM
- PROPOSED BUILDING SERVICES, SEE CIVIL
- EXISTING ASPHALT DRIVEWAY TO BE NARROWED
- EXISTING SOFT LANDSCAPING TO REMAIN
- EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
- 150mm BARRIER CURB AT PARKING AREA
- 1.8m HT. METAL SCREENING ABOVE WALL
- CONCRETE PAD WITH BUS SHELTER
- REALIGN PARKING GARAGE ENTRY TO CITY LANE
- EXISTING CITY SIDEWALK / BOULEVARD TO REMAIN
- EXISTING ASPHALT PARKING LOT
- EXTERIOR GROUND FLOOR COLUMNS
- LOW RETAINING WALL
- EXISTING CONCRETE EXIT PATH
- EXISTING UTILITY BOX
- CONCRETE STAIRS WITH HAND RAILING
- FREE STANDING PLANTERS
- POSSIBLE COMMERCIAL PATIO
- LANDSCAPE CURB: 150mm HT. MAXIMUM
- EXISTING CITY RINGED BIKE RACK

PROJECT INFORMATION

ZONING
 Zoning By-law 2008-200 Consolidation TM1 [1822] R4UB TM11

SITE AREA 1088 SOMERSET STREET WEST 603.3 sq. m. (6,484) sq. ft. 50 BAYSWATER AVENUE 3,019.6 sq. m. (32,502) sq. ft. (38,996) sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT (50 BAYS WATER)	6 STOREYS / 20.0m	16 STOREYS / 53.5m
GRADE (50 BAYS WATER) AVERAGE MEAN GRADE CALCULATION	61.50m ASL	61.50m ASL
BUILDING HEIGHT (1088 SOMERSET)	6 STOREYS / 20.0m	6 STOREYS / 20.0m
GRADE (1088 SOMERSET) AVERAGE MEAN GRADE CALCULATION	61.95m ASL	61.95m ASL
FRONT YARD SETBACK MAXIMUM	3.0m	2.0m / 2.0m
FRONT YARD SETBACK (ABOVE 3rd STOREY OR 12m HT.)	2.0m	0.0m
CORNER YARD SETBACK (50 BAYS WATER)	3.0m	2.4m
CORNER YARD SETBACK (ABOVE 15m HT.) (50 BAYS WATER)	+2.0m	+0.0m
INTERIOR SIDE YARD SETBACK	0.0m	1.2m / 0.2m / 1.2m
INTERIOR SIDE YARD SETBACK - ABUTTING RESIDENTIAL (1088 SOMERSET)	3.0m	1.2m
REAR YARD SETBACK (1088 SOMERSET)	7.5m	7.5m
REAR YARD SETBACK - (45° ANGULAR PLANE AT 15m IN FROM SETBACK)	45° @ 7.5m	45° @ 7.5m
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE	3.0m	0.0m
AMENITY AREA - TOTAL PER UNIT	6.0m ²	6.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m ²	3.0m ²
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS 0.5 PER UNIT) - BLDG. 'C'	90	96
VEHICLE PARKING - RESIDENTIAL - BLDG. 'A' & 'B'	0	61
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS 0.1 PER UNIT) - BLDG. 'A', 'B' & 'C'	26	26
VEHICLE PARKING - COMMERCIAL (RETAIL, NOT REQUIRED UNDER 500m ² GFA)	0	4
BICYCLE PARKING - RESIDENTIAL (0.5 PER UNIT) - BLDG. 'A' & 'B'	51	105
BICYCLE PARKING - COMMERCIAL (1.0 PER 250m ² GFA)	2	6
ALSIE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m

PROJECT STATISTICS

GROSS BUILDING - AREAS - BLDG. 'A'
 (CITY OF OTTAWA ZONING AREA)

BASEMENT LEVEL	0.0 sq. m.	0.00 sq. ft.
GROUND FLOOR	95.4 sq. m.	1,027 sq. ft.
2nd to 4th FLOOR	3 x 279.0 sq. m.	837.0 sq. m.
	3 x 3,003 sq. ft.	9,009 sq. ft.
5th to 6th FLOOR	2 x 143.3 sq. m.	286.7 sq. m.
	2 x 1,543 sq. ft.	3,086 sq. ft.
TOTAL AREA	1,219.1 sq. m.	13,122 sq. ft.

UNIT STATISTICS

STUDIO UNIT	0	
ONE BEDROOM	15	
TWO BEDROOM UNIT	6	
TOTAL	21	
COMMERCIAL AREA	95.4 sq. m.	1,027 sq. ft.

GROSS BUILDING - AREAS - BLDG. 'B'
 (CITY OF OTTAWA ZONING AREA)

PARKING LEVEL	0.0 sq. m.	0.00 sq. ft.
GROUND FLOOR	215.2 sq. m.	2,316 sq. ft.
2nd to 12th FLOOR	11 x 236.8 sq. m.	3,716.8 sq. m.
	11 x 2,567 sq. ft.	40,007 sq. ft.
13th & 14th FLOOR	2 x 280.9 sq. m.	578.8 sq. m.
	2 x 3,155 sq. ft.	6,230 sq. ft.
15th FLOOR	242.1 sq. m.	2,606 sq. ft.
16th FL. - AMENITY / MECHANICAL LEVEL	0.0 sq. m.	0.00 sq. ft.
TOTAL AREA	4,752.8 sq. m.	51,159 sq. ft.

UNIT STATISTICS

STUDIO UNIT	1	
ONE BEDROOM	53	
TWO BEDROOM UNIT	26	
TOTAL	80	
COMMERCIAL AREA	215.2 sq. m.	2,316 sq. ft.

GROSS BUILDING - AREAS - BLDG. 'C'
 (CITY OF OTTAWA ZONING AREA)

BUILDING 'C' GFA - ESTIMATE	10,219.3 sq. m.	111,000 sq. ft.
BUILDING FOOTPRINT	802.3 sq. m.	8,636 sq. ft.
UNIT COUNT	192	
VEHICLE PARKING	172	
BICYCLE PARKING	160.0	
COMMERCIAL AREA - REMOVED	1,005.3 sq. m.	10,821 sq. ft.

UNIT STATISTICS - TOTAL

BUILDING 'A' - PROPOSED 6 STOREY	21
BUILDING 'B' - PROPOSED 15 STOREY	80
BUILDING 'C' - EXISTING 17 STOREY	192
TOTAL	293

CAR PARKING - BLDG. 'A', 'B' & 'C'

REQUIRED BY ZONING BY-LAW	
BUILDING 'A' & 'B'	0
EXISTING BUILDING 'C'	-0.5 PER UNIT AFTER 12
VISITOR	-0.1 PER UNIT AFTER 12
COMMERCIAL - RETAIL	-NOT REQUIRED UNDER 500m ² GFA
TOTAL	116
PROVIDED	
RESIDENCE	-0.55 PER UNIT
VISITOR	-0.1 PER UNIT
COMMERCIAL	26
TOTAL	187

VEHICLE PARKING SPACES

P2 LEVEL EXISTING + EXPANSION	61
P1 LEVEL EXISTING + EXPANSION	58
GROUND LEVEL EXISTING ALTERED	37
2nd FLOOR SURFACE EXISTING	31
TOTAL	187

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR OPA / ZBLA APPLICATION	Sept. 23, 24
2	REVISED AS PER UDRP COMMENTS - DRAFT	Mar. 12, 24
3	ISSUED FOR UDRP	Jan. 15, 24
4	ISSUED FOR GENERAL REVISION / REVIEW	Oct. 17, 23
5	ISSUED FOR PRE-CONSULT	Aug. 24, 23
6	ISSUED FOR OWNER REVIEW	Nov. 25, 22

AMENITY SPACE - BLDG. 'A'

COMMUNAL EXTERIOR AT GRADE	80.0 sq. m.
1st FLOOR AMENITY ROOM	85.0 sq. m.
PRIVATE BALCONIES / TERRACE	90.0 sq. m.
TOTAL	255.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (21)	126.0 sq. m.
REQUIRED COMMUNAL @ 50%	63.0 sq. m.

AMENITY SPACE - BLDG. 'B'

COMMUNAL EXTERIOR AT GRADE	160.0 sq. m.
COMMUNAL INTERIOR ROOF TOP	160.0 sq. m.
PRIVATE TERRACE / BALCONIES	290.0 sq. m.
TOTAL	580.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (80)	480.0 sq. m.
REQUIRED COMMUNAL @ 50%	240.0 sq. m.

SOLID WASTE 21 + 80 UNITS

BLDG. 'A' - 21 UNITS (1Y ¹ = 765 L)	
GARBAGE	0.110 Y ¹ PER UNIT
RECYCLING - GMP	0.018 Y ¹ PER UNIT
RECYCLING - FIBRE	0.038 Y ¹ PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
TOTAL	1
BLDG. 'B' - 80 UNITS	
GARBAGE	0.110 Y ¹ PER UNIT
RECYCLING - GMP	0.018 Y ¹ PER UNIT
RECYCLING - FIBRE	0.038 Y ¹ PER UNIT
ORGANICS	1 - 240 L BIN PER PER 50 UNITS
TOTAL	4

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON ARBO SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON ARBO SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

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PROJECT TITLE:
 50 BAYSWATER AVENUE / 1088 SOMERSET STREET

OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN

DRAWN: R.V. **CHECKED:** R.V.
SCALE: 1:150 **SHEET No.:** SP-1
PROJECT No.: 2028

DWG # D07-12-24-0