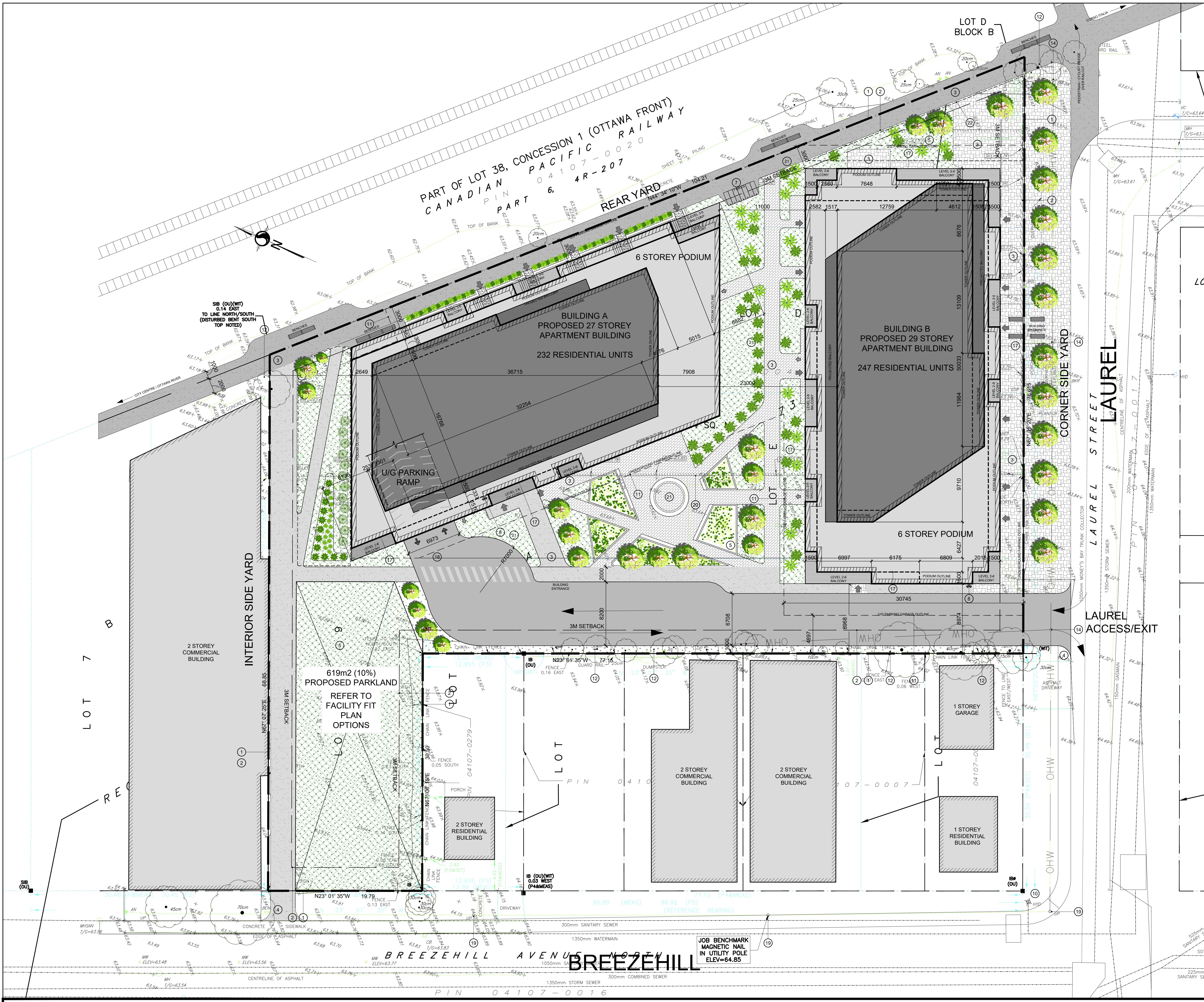




DRAWING NOTES

- PROPERTY LINE
- EXISTING BUILDING SETBACKS
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
- GROUND COVER IN CONCRETE PLANTERS
- RESERVED
- BICYCLE PARKING SPACES
- SIAMSESE CONNECTION @ GROUND FLOOR
- RESERVED
- EXISTING FIRE HYDRANT
- OUTLINE OF UNDERGROUND PARKING LEVELS
- EXISTING TREE TO BE REMOVED
- RESERVED
- RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- RESERVED
- RESERVED
- EXTENT OF GROUND FLOOR
- ENTRY DRIVEWAY TO U/G PARKING GARAGE
- EXISTING UTILITY POLE
- EXISTING 2 STOREY BUILDING TO BE REMOVED
- SPLASH PAD
- P.O.P.S. AREA - 150 SQ METERS / 1,315 SQ FT

SITE PLAN SYMBOLS

- CONCRETE UTILITY PAVES SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- NCC MULTI-USE PATHWAY
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN/COMMERCIAL ENTRANCE
- BIKE ROOM/RESIDENTIAL ENTRANCE
- FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS

PROJECT INFORMATION

EXISTING ZONING IG1 H(11)
PROPOSED ZONING MC
Zoning By-Law 2008-250

SITE AREA 6172 sq. m. (66,433) sq. ft.

OPEN AREA 2548 sq. m. (27,426) sq. ft.

BUILDING HEIGHT - VARIES 85M, 91M

PROJECT STATISTICS

BUILDING HEIGHT	BLDG. A	27 STOREY - 85 M
	BLDG. B	29 STOREY - 91 M
AMENITY AREA	6 m² PER UNIT (479 UNITS)	2,874 sq. m.

GROSS BUILDING - AREAS (27 STOREY BLDG.)
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	367 sq. m. (3,950) sq. ft.
L2 FLOOR	1,138 sq. m. (12,249) sq. ft.
L3-6 FLOOR	4 x 1,085 sq. m. (46,716) sq. ft.
L7 FLOOR	277 sq. m. (2,982) sq. ft.
L8-27 FLOOR	20 x 562 sq. m. (120,980) sq. ft.
TOTAL AREA	17,362 sq. m. (186,877) sq. ft.

GROSS BUILDING - AREAS (29 STOREY BLDG.)
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	5,350 sq. m. (57,585) sq. ft.
L2-6 FLOOR	5 x 1,070 sq. m. (57,585) sq. ft.
L7 FLOOR	320 sq. m. (3,444) sq. ft.
L8-29 FLOOR	22 x 546 sq. m. (129,284) sq. ft.
MECHANICAL FLOORS	N/A
TOTAL AREA	17,682 sq. m. (190,323) sq. ft.

UNIT STATISTICS

STUDIO UNIT	48	10.0%
1 BEDROOM UNIT	131	27.3%
1 BEDROOM + STUDY UNIT	77	16.1%
2 BEDROOM UNIT	193	40.3%
3 BEDROOM UNIT	30	6.3%
TOTAL	479	

COMMERCIAL RETAIL Bldg A - 27 storey 0 sq. m. (0) sq. ft.
COMMERCIAL RETAIL Bldg B - 29 storey 429 sq. m. (4,615) sq. ft.
TOTAL AREA 429 sq. m. (4,615) sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (479 UNITS)	234
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX 30)	30
COMMERCIAL RETAIL	- 0 UNDER 500 sq.m PER UNIT	0
TOTAL		264

PROVIDED

2 LEVEL UNDER GROUND PARKING	124
SURFACE	0
TOTAL	124

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (479 UNITS)	240
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	2
TOTAL		242

PROVIDED

EXTERIOR	7
INDOOR ON GROUND FLOOR	132
INDOOR ON P1 & P2 PARKING LEVELS	539
TOTAL	678

AMENITY AREA

PRIVATE AT GRADE	96 sq. m.
EXTERIOR COMMUNAL AT GRADE	2205 sq. m.
1st FLOOR LOBBIES	189 sq. m.
1st FLOOR COMMUNAL AMENITY	366 sq. m.
7th FLOOR COMMUNAL AMENITY	1385 sq. m.
PRIVATE BALCONIES	4312 sq. m.
TOTAL	8553 sq. m.
TOTAL COMMUNAL	4145 sq. m.
REQUIRED - 6.0M² PER UNIT (479) =	2,874 sq. m.
REQUIRED COMMUNAL @ 50% =	1,437 sq. m.

PROPERTY OWNER
FRED UNSWORTH
Ottawa, ON
E-Mail: fg_unsworth@rogers.com

LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
LOT D (BLOCK B),
PARTS OF LOTS 10, 11, 12, 13 & 14
AND ALL OF LOTS D, E, AND 9
(BLOCK J)
AND LORETTA AVE
REGISTERED PLAN 73
CITY OF OTTAWA
Surveyed by Stantec Geomatics Ltd.

SURVEYOR
Stantec Geomatics Ltd.
Ontario Land Surveyors
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (613) 722-4420
E-Mail: brian.webster@stantec.com

URBAN PLANNER
FoTenn Consultants Inc.
223 McLeod Street
Ottawa, ON Canada, K2P 0Z8
Tel: (613) 730-5709
E-Mail: beed@fotenn.com

LANDSCAPE ARCHITECT

CIVIL ENGINEER
Stantec Civil Ltd.
Civil Engineering
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (780) 917-8567
E-Mail: Alyssa.Gladish@stantec.com

rla / architecture

SITE PLAN
SCALE: 1: 200
PLOT DATE: November 7, 2024

ISSUED FOR: REVISED ZONING AMENDMENT

75 Breezehill Avenue
OTTAWA
ONTARIO

SHEET #
1
PROJ. # 2113