

UNIT COUNT																												
NAME	LVL 00	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	LVL 10	LVL 11	LVL 12	LVL 13	LVL 14	LVL 15	LVL 16	LVL 17	LVL 18	LVL 19	LVL 20	LVL 21	LVL 22	LVL 23	LVL 24	LVL 25	TOTAL COUNT	PERCENTAGE
1-BED	2	14	21	23	23	19	19	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	254	65%
2-BED	1	8	7	9	9	10	10	3	5	5	5	5	5	4	4	4	4	4	4	4	4	4	4	4	4	4	134	34%
STUDIO	0	0	0	1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1%	
TOTAL	3	22	28	33	33	30	30	10	12	12	12	12	12	11	11	11	11	11	11	11	11	11	11	11	11	11	392	100%

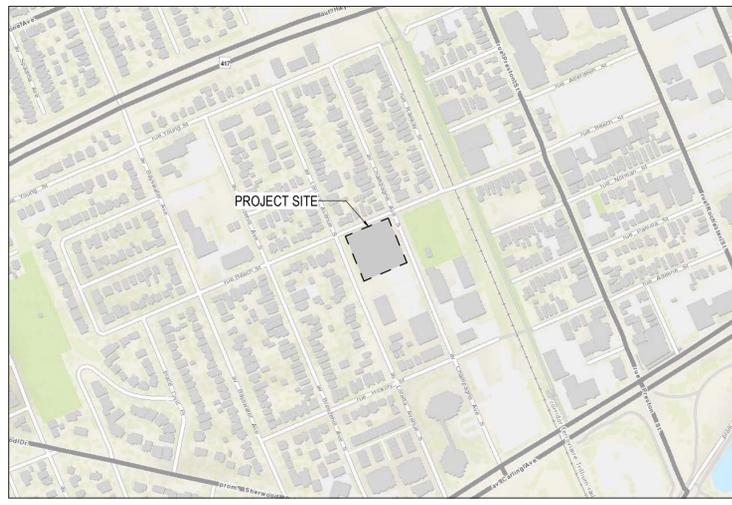
AMENITY SCH. (COMMUNAL)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 01	AMENITY	86.98 m ²	936 SF
LEVEL 01	AMENITY	159.65 m ²	1718 SF
LEVEL 01	AMENITY	157.46 m ²	1695 SF
LEVEL 01	AMENITY	469.70 m ²	5056 SF
LEVEL 02	AMENITY	56.01 m ²	603 SF
LEVEL 12	AMENITY	86.98 m ²	936 SF
LEVEL 07	AMENITY	158.50 m ²	1706 SF
LEVEL 07	AMENITY	834.54 m ²	8983 SF
TOTAL		2009.81 m ²	21633 SF

PARKING SCH. (VEHICLE)			
LEVEL	TYPE	COUNT	
LEVEL P1	RESIDENTIAL	78	
LEVEL 00	VISITOR	18	
LEVEL 00	RESIDENTIAL	35	
LEVEL 01	VISITOR	12	
TOTAL		143	

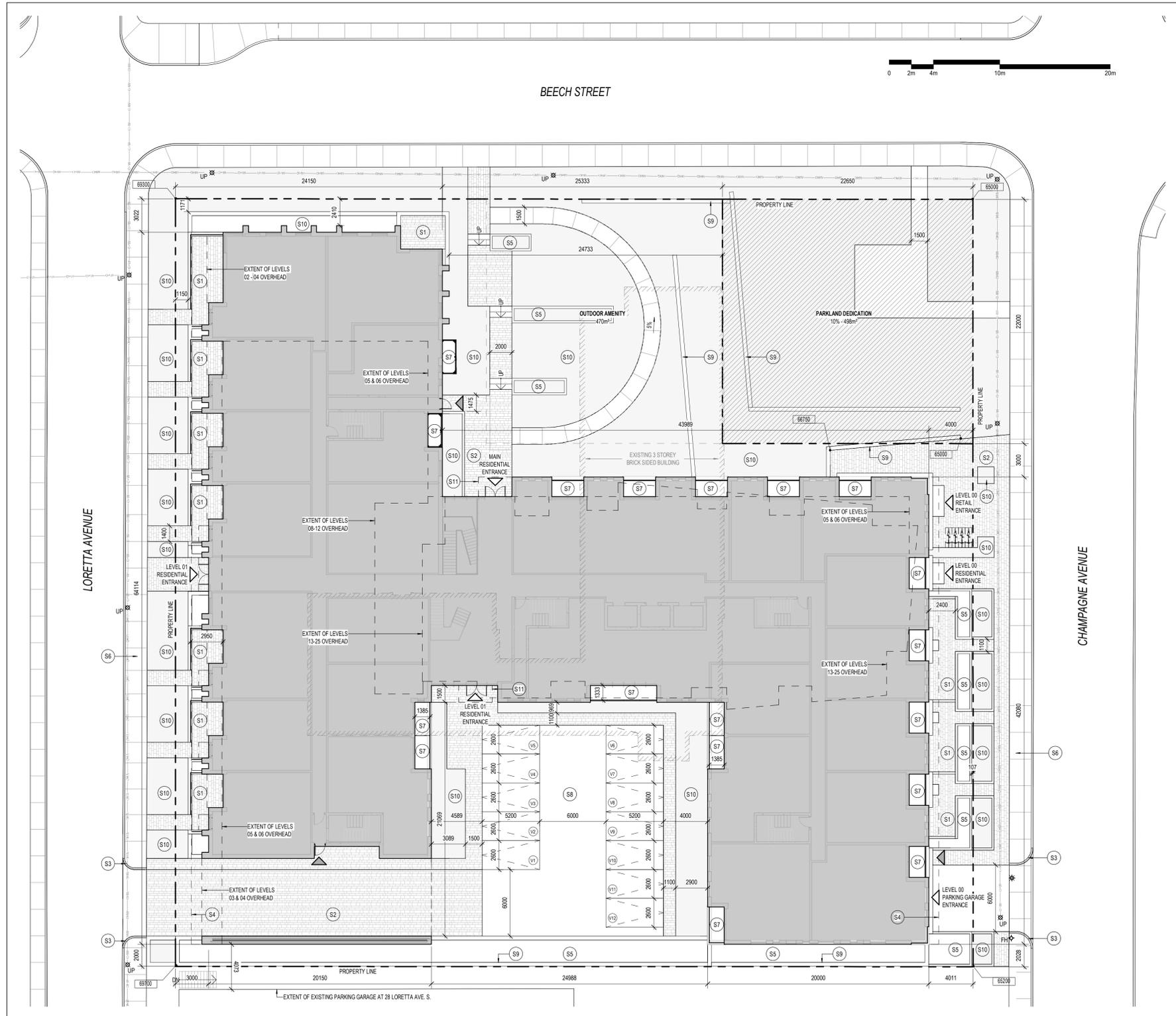
PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P1	86
LEVEL 00	114
TOTAL	194

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 33, 34, 35, 37, 60, 61, 62, 63 AND 64 AND PART OF THE ADJACENT LANE REGISTERED PLAN 131037 CITY OF OTTAWA
 FARLEY, SMITH, & DENIS SURVEYING LTD. 2022

SURVEY INFO
 SCALE: 1:100



2 LOCATION PLAN
 SCALE: NTS



1 SITE PLAN
 SCALE: 1:200

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- BICYCLE PARKING
- INTERLOCKING STONE PAVERS
- UTILITY POLE TO BE REMOVED
- FH FIRE HYDRANT
- FH FIRE HYDRANT TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- OVERHEAD WIRE

SITE PLAN NOTES

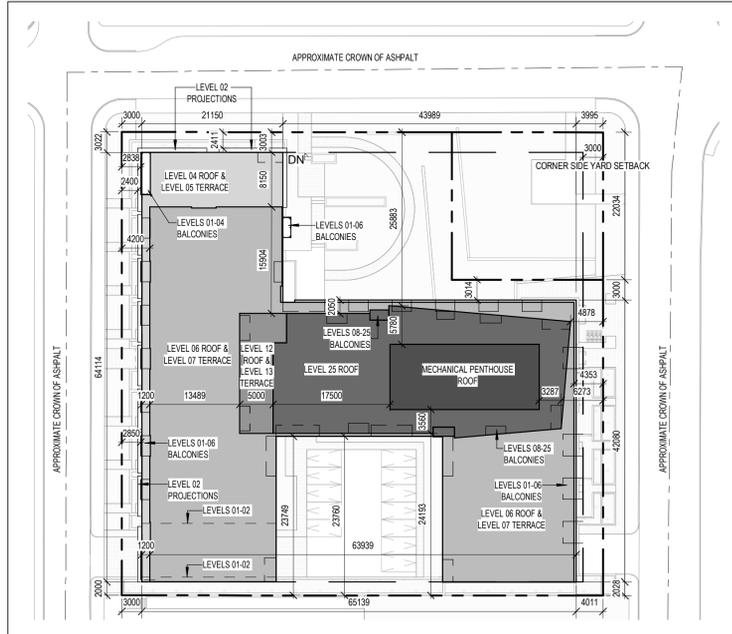
- S1 PRIVATE RESIDENTIAL TERRACE
- S2 INTERLOCK PAVEMENT SURFACE
- S3 DEPRESSED CURB, REFER TO CIVIL
- S4 LINE DENOTES EXTENT OF PARKING GARAGE BELOW
- S5 RAISED PLANTER, REFER TO LANDSCAPE
- S6 EXISTING CONCRETE SIDEWALK
- S7 PRIVATE RESIDENTIAL BALCONY
- S8 PICKUP/DROP-OFF AND VISITOR PARKING AREA
- S9 RETAINING WALL, REFER TO CIVIL
- S10 SOFT LANDSCAPING, REFER TO LANDSCAPE
- S11 LINE DENOTES CANOPY ABOVE

SITE STATISTICS

Current Zoning Designation: RSB H(16)
 Lot Width: 72.1m
 Total Lot Area: 4,984.5m²
 Average Existing Grade: 63.21m

Proposed Development - 25 Storey High-Rise Mixed-Use Apartment Building

Zoning Mechanism	Required	Provided
Minimum Lot Width 154(a)	25.2m	72.1m
Minimum Lot Area 154(a)	675.0m ²	4,984.5m ²
Min. Front Yard Setback 154(a)	3.0m	3.0m
Corner Side Yard Setback 154(a)	3.0m	3.0m
Min. Interior Side Yard Setback 154(b)(4)(i) & (j)	6.0m if located further than 21.0m from the front lot line	2.0m
Min. Rear Yard Setback 154(b)(4)	7.5m	N/A
Maximum Building Height 154(b)(51)	18.0m	77.8m
Parking Space Rates (Residents) 101 (Sch. 1A - Area Z)	0 Spaces (Min)	113 Spaces
Minimum Visitor Parking Rates Table 102 (Sch. 1A - Area Z) Section 102(2)	38 Spaces 0 spaces for first 12 units 0.1 spaces / unit for 380 units	30 Spaces
Parking Space Rates (Retail) 101 (Sch. 1A - Area Z) Section 101(2)	0 Spaces No off-street parking required	0 Spaces
Bicycle Parking Rates (Residents) Table 111A(b)(5) (Sch. 1 - Area B)	196 Spaces 0.5 spaces / unit for 392 units	200 Spaces
Bicycle Parking Rates (Retail) Table 111A(e) (Sch. 1 - Area B)	1 Space 1 space / 250m ² x 89.4m ²	4 Space
Total Amenity Area Table 137(4)(ii)	2,352.0m ² 6m ² / unit for 392 units	2,355.0m ²
Communal Amenity Area Table 137(4)(i)	1,176.0m ² Min. 50% of Total Amenity Area	1,540.0m ²



3 SITE SETBACK PLAN
 SCALE: 1:500

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

- ISSUED FOR ZBLA/OPA 25-12-19
- ISSUED FOR COORDINATION 25-11-25
- ISSUED FOR COORDINATION 24-04-09
- ISSUED FOR COORDINATION 24-02-09

ISSUE RECORD



116 BEECH
 116 Beech Street
 Ottawa, ON K1S 3K1

PROJ	SCALE	DRAWN	REVIEWED
2307	NOTED	SDL	RMK

SITE PLAN

SP-01