



ZONING NOTES

CURRENT ZONING: NORTH PARCEL

LOT AREA : 3,606 m²

DEVELOPMENT STATS	REQUIRED EXISTING BLDG.	PROPOSED
LOT WIDTH		MIN 33.2m MAX 66.5m
LOT DEPTH		MIN 36.4m MAX 72.0m
UNITS		
TOTAL UNITS		289
FRONT YARD SETBACK	KENT STREET	0 m
REAR YARD SETBACK		7.5 MIN. 3.0 m
CORNER SIDE YARD SETBACK	GILMOUR AVE.	0 m
CORNER SIDE YARD SETBACK	MACLAUREN AVE.	VARIES
BUILDING HEIGHTS		24 m
27 STOREY TOWER		90 m
BUILDING AREA		
TOTAL GROSS		+/-292,695 sq.ft. (27,192 sq.m.)
TOTAL NET (RESIDENTIAL + COMMERCIAL/RETAIL)		+/-228,573 sq.ft. (21,235 sq.m.)
GROSS FLOOR AREA (city def.)		+/-228,573 sq.ft. (21,235 sq.m.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED APRIL 16, 2021 AND PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD

UNIT RATIOS

	PROPOSED	289
TOTAL UNIT COUNT		
STUDIOS	50	17%
1 INTERNAL BEDROOM	2	1%
1 BEDROOM	92	32%
1 BEDROOM + DEN	15	5%
2 BEDROOM (1 INTERNAL)	31	11%
2 BEDROOM	49	17%
2 BEDROOM + DEN	50	17%

AMENITY SPACE REQUIREMENTS: 6 m² REQUIRED PER UNIT
 (289 X 6 SQ.M. = 1,734 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)
 (867 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE

3,301 SQ.M. TOTAL AMENITY PROVIDED

2,496 SQ.M. EXTERIOR AMENITY SPACE PROVIDED
 805 SQ.M. INTERIOR AMENITY SPACE PROVIDED
 1,949 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE
 1,352 SQ.M. PROVIDED TO BE PRIVATE AMENITY SPACE

PARKING REQUIREMENTS: 289 units (*Reduced by 12) 277*0.5 = 139 + 289*0.1 = 29 = 168 (*all parking located below grade, required parking reduced by 10%) = 152 parking spaces required

PROVIDED RESIDENTIAL PARKING

178 RESIDENTIAL PARKING SPACES PROVIDED FOR 289 UNITS (0.61/UNIT)

PROVIDED VISITOR PARKING

29 VISITOR PARKING SPACES PROVIDED FOR 289 UNITS (0.10/UNIT)

207 TOTAL PARKING SPACES PROVIDED (*54 SHORT CAR PARKING SPACES (26% OF TOTAL PARKING))

BICYCLE PARKING REQUIREMENTS: 289 * 0.5 = 145

PROVIDED BICYCLE PARKING

248 (126 VERTICAL + 122 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 286 UNITS (0.87/UNIT)
 * LOCATED IN UNDERGROUND PARKING GARAGE AND AT GROUND LEVEL (NT).



PROJECT TEAM

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It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT LOCATION:
 359 KENT STREET
 OTTAWA, ON.

DRAWING TITLE:
 SITE PLAN

DRAWN BY: DATE: SCALE:
 PB 23-07-28 1:150

PROJECT: 2027
DRAWING NO.: A100
REVISION NO.:

LEGEND:

PROPOSED FIRE ROUTE	EDGE OF SIDEWALK PROPERTY LINE	CB <input type="checkbox"/> EXISTING CATCH BASIN
PROPOSED BUILDING	SETBACK	CB <input type="checkbox"/> PROPOSED CATCH BASIN
BUILDING TO BE DEMOLISHED	PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7	AS <input type="checkbox"/> SIGNAGE FOR ACCESSIBLE PARKING SPACE
MH <input type="checkbox"/> EXISTING MANHOLE	CURB TO BE REBUILT	FRS <input type="checkbox"/> SIGNAGE FOR FIRE ROUTE ACCESS
TSP <input type="checkbox"/> EXISTING TRAFFIC LIGHT	ROLL CURB	<input type="checkbox"/> EXISTING SIGN
EH <input type="checkbox"/> EXISTING FIRE HYDRANT	<input type="checkbox"/> EXISTING UTILITY POLE	<input type="checkbox"/> EXISTING LIGHT POLE
CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS	EXTENT OF PARKING GARAGE BELOW	<input type="checkbox"/> NEW LIGHT POLE
BP <input type="checkbox"/> BIKE PARKING SPACE		<input type="checkbox"/> PROPOSED WALL MOUNTED LIGHT
		SL <input type="checkbox"/> EXISTING STREET LIGHTING BOX
		TB <input type="checkbox"/> EXISTING TRAFFIC SIGNAL BOX

0 5 10 15 20
 SCALE 1 : 150