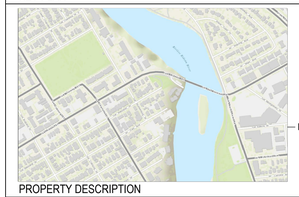
ZONING TABLE	2008 - 250 - R5B H(19)	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	540m²	715.9m²
MINIMUM LOT WIDTH	18m	13.9m
MINIMUM FRONT YARD SETBACK	1.85m (per Section 123)	1.85m 290mm AT GARAGE (NE CORNER)
MINIMUM INTERIOR SIDE YARD SETBACK	11m Building Height: 1.5m within 21m of front lot line; 6m thereafter	North side - 0.9m South side - 1.5m
MINIMUM REAR YARD SETBACK	7.5m	14m
MAXIMUM BUILDING HEIGHT	14.5m (LOW-RISE APARTMENT)	11m
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 214.8m²	39.8% = 285m²
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling low-rise apartment 0.5 per dwelling unit = 4 spaces	4 SPACES TOTAL [3 TENANT & 1 RIDE-SHARING SPACE]
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0.1 / DWELLING UNIT AFTER 12 UNITS 1 SPACES REQUIRED	1 SPACES
AMENITY AREA REQUIREMENTS	15m² per unit for the first 8 units = 120m² (Communal Amenity) 6m² per dwelling unit in excess of 8 = 48m² Total = 168m²	65m² REAR YARD AMENITY (Communal) 64m² BALCONIES Total = 129m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 10	10 (8 Interior stacked + 2 exterior)

KEY PLAN



PROPOSED SITE

PROPERTY DESCRIPTION

TCU - THREE STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	042070051
MUNICIPAL ADDRESS	244 FOUNTAIN PLACE

SITE INFORMATION

LOT AREA:	716m²
LOT FRONTAGE:	15.68m
LOT DEPTH:	52.2m

BUILDING INFORMATION

BUILDING AREA:	347m²
BUILDING FLOOR AREA:	1,359m²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE

UNIT BREAKDOWN:

BASEMENT:	4 UNITS	2- 1 BD, 2- 2 BD
FIRST FLOOR:	5 UNITS	1- 1 BD, 4- 2 BD
SECOND FLOOR:	6 UNITS	2- STUDIO, 2- 1 BD, 2- 2 BD
THIRD FLOOR:	5 UNITS	1- 1 BD, 4- 2 BD
TOTAL:	20 UNITS	2- STUDIO, 6- 1 BD, 12- 2 BD

LEGEND

- LANDSCAPED AREA REFER TO LANDSCAPE
- RIVERSTONE REFER TO LANDSCAPE
- UNIT PAVERS
- ASPHALT PAVING
- CONCRETE
- FIRE ROUTE
- NEW METAL FENCE
- NEW SCREEN FENCE
- NEW BOARD FENCE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FH — FIRE HYDRANT. REFER TO CIVIL
- CB — CATCH BASIN
- MH — MANHOLE
- FD — FLOOR DRAIN
- ELECTRICAL POST
- L.S. — LIGHT STANDARD
- DC — DEPRESSED CURB
- EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
- 77.70 — EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- 77.26 — PROPOSED GROUND ELEVATION. REFER TO CIVIL

NOTE:
A. REFER TO LANDSCAPE PLANS FOR LOCATION OF TREES & PLANTINGS.
B. PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN COMPLETED BY J.D. BARNES LTD. DATED JUNE 3, 2004.

NOTE: EXISTING AVERAGE GRADE 64.33

TING 2-STOREY DING
PROPERTY LINE
APPROXIMATE EXTENT OF EXISTING DRIVEWAY
EXTENT OF EXISTING PATHWAY
SIDEWALK
EDGE OF ASPHALT ROAD
BESSERER STREET
(PER REGISTERED PLAN No. 6)
PIN 04207–0054 (LT)
BESSERER PARK
EDGE OF BUSH
PROPOSED LOCATION OF ACCESS TO PARKING c/w PERMEABLE PAVERS
RETAINING WALL c/w GUARDRAIL
CONCRETE CURB. REFER TO CIVIL
EXISTING UTILITY POLE TO REMAIN
EXISTING HP ANCHOR TO BE RELOCATED
EXISTING RETAINING WALL TO REMAIN
EXTENT OF EXISTING VEGETATION TO BE REMOVED
THREE (3) TENANT PARKING SPACES c/w PERMEABLE PAVERS
SUBJECT TO AN EASEMENT AS IN INST. No. N54990
PART 1 PLAN 5R–13355
EXISTING BUILDING
LOT 58
GISTERED PLAN No. 6
N 04207–0050 (LT)
PART 2, PLAN 5R–12325
LOT 29
PART 4
PLAN 4R–290
PIN 04207–0026 (LT)
N 61°19'40" E 48.22
N 61°19'10" E 1.158
RETAINING WALL
BALCONY ABOVE
TERRACE
FD
1500 SIDE YARD SETBACK
21000 SIDE YARD SETBACK LINE
LOT "C"
PART 1
PLAN 5R–12460
PIN 04207–0051 (LT)
PROPOSED 3-STOREY RESIDENTIAL BUILDING
347m²
EXTENT OF BASEMENT FLOOR
ONE (1) VISITOR PARKING SPACE
ONE (1) RIDE SHARE PARKING SPACE
INDICATES SETBACK ON BASEMENT FLOOR ONLY TO ACCOMMODATE PARKING
DASHED LINE INDICATES EXTENT OF BUILDING ABOVE
DASHED LINE INDICATES EXTENT OF BALCONY OVERHANG ABOVE
PARKING SPACES c/w OVERHEAD GARAGE DOOR
DASHED LINE INDICATES EXTENT OF CANOPY OVERHANG ABOVE
CONCRETE CURB
DEPRESSED CURB AND SIDEWALK
EXISTING CONCRETE SIDEWALK
FOUNTAIN PLACE
52225 LOT DEPTH
6m SIDE YARD SETBACK (AFTER 21m)
SECOND FLOOR ENTRANCE 69.80
BASEMENT FLOOR 62.30
STAIR B 62.30
STAIR A 62.30
ENTRY 62.19
MAIN ENTRANCE
LEVEL 2 ENTRANCE
7.600 REAR YARD SETBACK
BOARD FENCE GUARDRAIL
RETAINING WALL
6R UP
WALL SCUPPERS
TWO (2) BICYCLE STORAGE SPACES
REAR YARD AMENITY SPACE 18m²
AMENITY SPACE 47m²
BUILDING EXIT
BICYCLE STORAGE ROOM
GARBAGE ROOM
GARBAGE ROOM EXIT
BALCONY ABOVE
1850 FRONT YARD SETBACK
15.68
INTERLOCK EXTERIOR WALK
SLOPE DN
BUILDING EXIT
1100 WALK WAY
1200 WALK WAY
±22590 -EXTENT OF CONCRETE CURB. COORD. w/ CIVIL
200mm CONCRETE CURB c/w BOARD FENCE
EXISTING TRANSFORMER
EXISTING WALL
RETAINING WALL c/w BOARD FENCE
EXTENT OF RETAINING WALL BEDDING LAYER
DASHED LINE INDICATES UNDERGROUND UTILITY SETBACK
METAL FENCE
RETAINING WALL c/w BOARD FENCE
EXISTING BELOW-GRADE PATIO
EXISTING STONE RETAINING WALL TO REMAIN
EXISTING PATIO
EXISTING SHRUBS TO BE REMOVED
EXISTING STONE RETAINING WALL TO REMAIN
EXISTING CONCRETE RETAINING WALL
EXISTING STONE RETAINING WALLS TO REMAIN
EXISTING RETAINING WALL
EXISTING PAVERS
EXISTING 3-STOREY BUILDING
BLOCK 15539
CARLETON CONDOMINIUM PLAN 539
0 1m 5m 10m

No.	Date	Émis pour / Object
1	2018–02–16	COORDINATION
2	2018–05–24	COORDINATION
3	2018–08–17	COORDINATION
4	2018–08–28	COORDINATION
5	2018–10–26	SITE PLAN CONTROL
6	2019–03–11	COORDINATION
7	2019–06–14	CITY REVIEW
8	2019–07–24	COORDINATION
9	2019–09–16	COORDINATION
10	2019–10–22	SITE PLAN CONTROL RESPONSE

Ingénieur / Engineer
(Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer
(Structure / Structure)

Stantec

Architecte/ Architect
(paysagiste / Landscape)

Ingénieur / Engineer
(Civil / Civil)

Client / Client

TCU

Architecte / Architect
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T. 514 861-5122

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Collectif d'architectes / Architects Collective

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Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser 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.

Projet / Project

THREE STOREY APARTMENT BUILDING

244 Fountain Place,
Ottawa ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by MD	No. projet / Project number 1749	
Vérifié par / Verified by RC	No. dessin / Drawing number	Révision / Revision 6
Échelle / Scale *as indicated*		
Date de création du dessin / Drawing creation date 2018-02-16	A105	