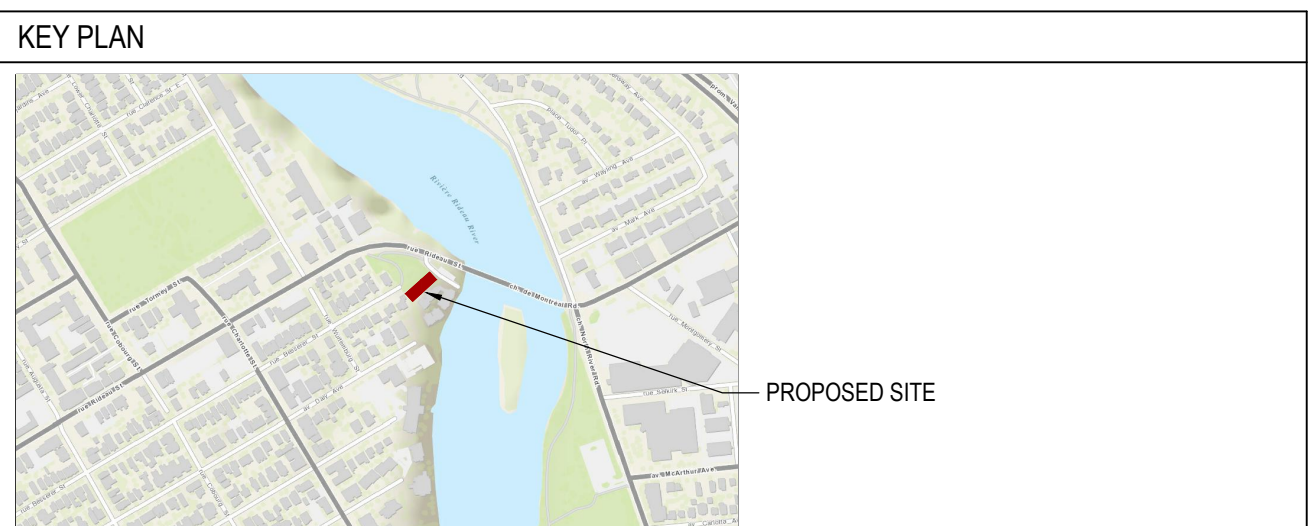


ZONING TABLE	2008 - 250 - R5B H(19)	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	540m ²	715.9m ²
MINIMUM LOT WIDTH	18m	13.9m
MINIMUM FRONT YARD SETBACK	1.85m (per Section 123)	1.85m 290mm AT GARAGE (NE CORNER)
MINIMUM INTERIOR SIDE YARD SETBACK	11m Building Height: 1.5m 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% = 214.8m ²	39.8% = 285m ²
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	15m ² per unit for the first 8 units = 120m ² (Communal Amenity) 6m ² per dwelling unit in excess of 8 = 72m ² Total = 192m ²	65m ² REAR YARD AMENITY (Communal) (25% soft landscaping) 64m ² BALCONIES Total = 129m ²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 10	10 (8 Interior stacked + 2 exterior)



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

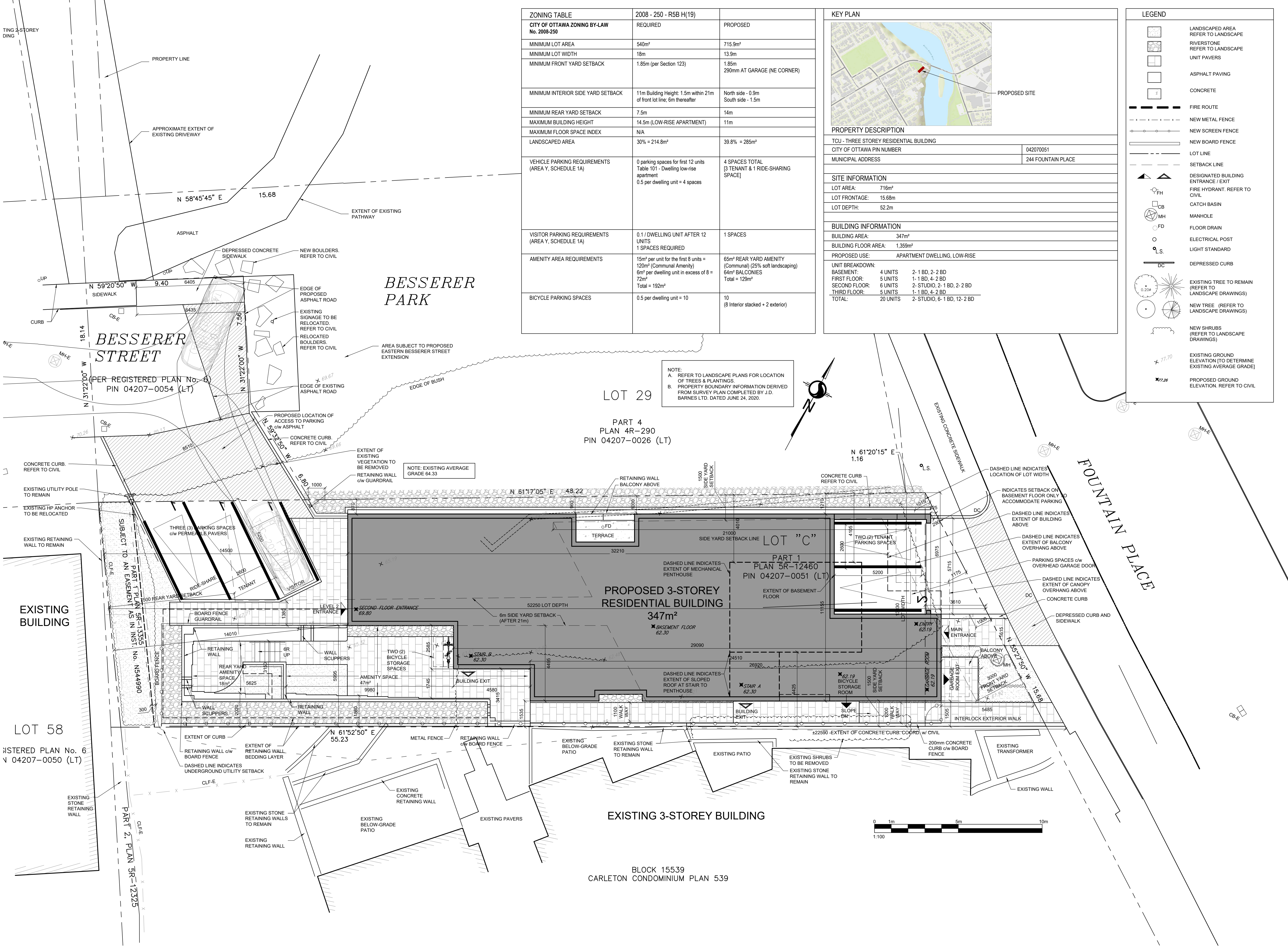
SITE INFORMATION	
LOT AREA:	716m ²
LOT FRONTAGE:	15.68m
LOT DEPTH:	52.2m

BUILDING INFORMATION	
BUILDING AREA:	347m ²
BUILDING FLOOR AREA:	1,359m ²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE

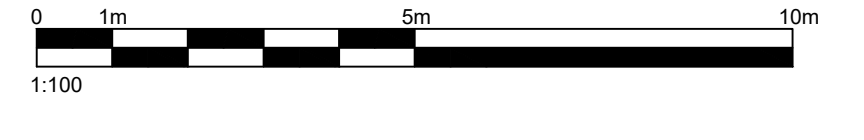
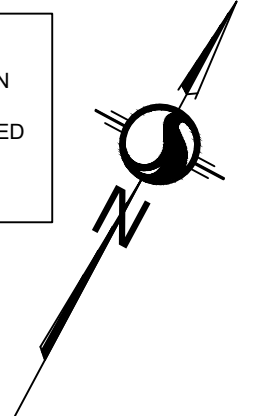
UNIT BREAKDOWN:	
BASEMENT:	4 UNITS 2- 1 BD, 2- 2 BD
FIRST FLOOR:	5 UNITS 1- 1 BD, 4- 2 BD
SECOND FLOOR:	6 UNITS 2- STUDIO, 2- 1 BD, 2- 2 BD
THIRD FLOOR:	5 UNITS 1- 1 BD, 4- 2 BD
TOTAL:	20 UNITS 2- STUDIO, 6- 1 BD, 12- 2 BD

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
	FIRE HYDRANT. REFER TO CIVIL
	CATCH BASIN
	MANHOLE
	FLOOR DRAIN
	ELECTRICAL POST
	LIGHT STANDARD
	DEPRESSED CURB
	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	PROPOSED GROUND ELEVATION. REFER TO CIVIL

No.	Date	Événement / Objectif
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
11	2020-05-21	SITE PLAN CONTROL RESPONSE
12	2020-12-07	SITE PLAN CONTROL RESPONSE
13	2021-03-26	SITE PLAN CONTROL RESPONSE



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 24, 2020.



Ingenieur / Engineer
(Structure / Structure)

Ingenieur / Engineer
(Civil / Civil)

Client / Client

TCU
 Collectif d'architectes / Architects Collective
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 T. 514 881 9122
 fig. 2
 190 Somerset St W #206
 Ottawa ON K2P 0A4
 T. 613 956 6122
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Signature / Seal

 Note:
 L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et avant immédiatement l'installation. Fachibilds de toutes années ou versions.
 Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet
THREE STOREY APARTMENT BUILDING
 244 Fountain Place,
 Ottawa ON

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

A105