



**KEY PLAN**

**LEGAL DESCRIPTION:**  
 LOTS 5 AND 41, REGISTERED PLAN 12281  
 CITY OF OTTAWA PIN NUMBER 04119-0013, -0014, -0015, -0016  
 MUNICIPAL ADDRESS 234-236 O'Connor Street + 311 Somerset Street West, Ottawa

**SITE INFORMATION**  
 LOT AREA: 1372.3 sq m [14771.8 sq ft]  
 LOT FRONTAGE: 30.09 m [98.7 ft]  
 LOT DEPTH: 45 m [112.2 ft]

**OFFICIAL PLAN DESIGNATION:** GENERAL URBAN AREA, TRADITIONAL MAINSTREET

**SCHEDULE 1A:** AREA Y  
**ZONING:** TRADITIONAL MAINSTREET ZONE TM(2185)  
**ABUTTING ZONES:** NORTH (COOPER ST): R5B (482) F(3.0)  
 SOUTH (SOMERSET STREET): TM (2185) H(19)  
 WEST: TM(2185) H(18)  
 EAST: TM(2185) H(14.5)

**BUILDING INFORMATION**  
 FLOOR AREA: 891 m² [9588 sq ft]  
 GROSS AREA: 15,604 m² [167,960 sq ft]  
 PROPOSED USE: APARTMENT DWELLING, HIGH RISE

**UNIT BREAKDOWN:**  
 LEVEL 2: 9 UNITS  
 LEVELS 3-4: 11 UNITS EA.  
 LEVELS 5-9: 11 UNITS EA.  
 LEVELS 10: 6 UNITS EA.  
 LEVELS 11-16: 8 UNITS  
**TOTAL: 140 UNITS**

**ZONING TABLE**

	TM(2185) REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM (ZONING)	N/A
MINIMUM LOT WIDTH	NO MINIMUM	N/A
FRONT YARD SETBACK	MINIMUM: 0m MAXIMUM: 2m MAX AT GRADE ADDITIONAL: 2m ABOVE: 15m+4 STOREYS	2.58m
SETBACK FROM HYDRO UTILITIES	POLE: 6m	6.0m FROM HYDRO LINE, RESULTING IN 2.99m SETBACK FROM PROPERTY LINE
INTERIOR SIDE YARD SETBACK	3m MAX. [RSB = WITHIN 5m : 1.5m BEYOND 21m : 6m]	WEST: 1.25m
CORNER SIDE SETBACK	3m MIN. ADD 2m ABOVE 15m	2.54m- GF-LVL 3 4.36m- LVL 4 AND UP
REAR YARD SETBACK	7.5m MIN.	6.3m AT GROUND FLOOR 4.38m- LVL 2 AND UP
BUILDING HEIGHT	MINIMUM PERMITTED HEIGHT IS 6.7M FOR 20M BACK FROM THE FRONT LOT LINE. MAXIMUM: 20m (6 STOREYS) [RSB = H (37m)] (CENTRE TOWN SECONDARY PLAN = 16 STOREYS)	GF : 4.8m BUILDING HEIGHT: 50.9m
GROUND FLOOR HEIGHT/GLAZING	MINIMUM OF 50% OF THE SURFACE AREA OF THE GROUND FLOOR FACADE, MEASURED FROM AVERAGE GRADE TO A HEIGHT OF 4.5m	ALONG SOMERSET ST. W: 53% ALONG O'CONNOR ST.: 56%
LANDSCAPED AREA	3m ABUTTING RESIDENTIAL ZONE (TO THE NORTH) REDUCED TO 1m WITH 1.4m HIGH FENCE	NONE
MAX. FLOOR SPACE INDEX	NO MAX.	N/A
VEHICLE PARKING REQUIREMENTS (AREA Y: INNER URBAN, SCHEDULE 1A)	RESIDENTIAL: 0.5 UNIT AFTER FIRST 12 UNITS RES. VISITOR: 0.1 UNIT AFTER FIRST 12 UNITS NON-RESIDENTIAL WITH GFA 200 m² OR LESS: RES. VISITOR: [13 SPACES] TOTAL PARKING REQUIRED: [77 SPACES]	RESIDENTIAL PROVIDED: [54 SPACES] VISITOR PROVIDED: [13 SPACES] TOTAL PARKING PROVIDED: [67 SPACES]
AMENITY AREA REQUIREMENTS	6m² PER DWELLING UNIT. (MIN. 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54m²) TOTAL AMENITY REQUIRED: [840m²] 50% COMMUNAL REQUIRED: [420m²]	TOTAL AMENITY PROVIDED: [845m²] TOTAL COMMUNAL PROVIDED: [561m²] BALCONIES LVL 2: 112m² LVL 3: 47m² LVL 4: 13m² LVL 5-9: 90m² LVL 10: 9m² LVL 11-16: 178m² COMMUNAL LVL 1: 170m² LVL 2: 27m² LVL 10: 130m² ROOF TERRACE: 169m²
BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (70 SPACES)	TOTAL PROVIDED: [110 SPACES]

**LEGEND**

[Symbol]	SOFT LANDSCAPING	[Symbol]	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	UNIT PAVERS REFER TO LANDSCAPE	[Symbol]	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	ASPHALT PAVING	[Symbol]	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	CONCRETE	[Symbol]	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	RIVERSTONE REFER TO LANDSCAPE	[Symbol]	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
[Symbol]	EXISTING BUILDING ELEMENT TO BE REMOVED	[Symbol]	NEW GROUND ELEVATION REFER TO CIVIL
[Symbol]	EXISTING FENCE	[Symbol]	TRAFFIC SIGNAL POST
[Symbol]	NEW BOARD FENCE REFER TO LANDSCAPE	[Symbol]	SIGN
[Symbol]	LOT LINE	[Symbol]	PARKING METER
[Symbol]	SETBACK LINE	[Symbol]	
[Symbol]	DESIGNATED BUILDING ENTRANCE / EXIT	[Symbol]	
[Symbol]	FIRE HYDRANT. REFER TO CIVIL	[Symbol]	
[Symbol]	CATCH BASIN	[Symbol]	
[Symbol]	MANHOLE	[Symbol]	
[Symbol]	MAILBOX	[Symbol]	
[Symbol]	UTILITY POLE	[Symbol]	
[Symbol]	OVERHEAD UTILITY WIRES	[Symbol]	
[Symbol]	LIGHT STANDARD	[Symbol]	
[Symbol]	DEPRESSED CURB	[Symbol]	

**NOTE:** 'X'-E INDICATES EXISTING TO REMAIN

No. Date Enr./proj./Objet

- 2020-10-02 FOR CLIENT REVIEW
- 2020-11-05 FOR COORD
- 2020-11-20 FOR COORD
- 2021-12-11 FOR COORD
- 2021-01-18 FOR COORD
- 2021-02-08 FOR COORD
- 2021-02-16 FOR COORD
- 2021-02-18 ISSUED FOR SITE PLAN CONTROL

Ingenieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (paysagiste / Landscape)

Gino J. Aiello landscape architect [www.GJALIA.com](http://www.GJALIA.com)  
 110 Dundas Street East #9 (Ottawa Ontario K1P2Y2)

Ingenieur / Engineer (Civil / Civil)

MINTOSH PERRY [www.mintoshperry.com](http://www.mintoshperry.com)

Client / Client

GEMSTONE Collectif d'architectes / Architects Collective  
 3505, Saint-Antoine O. Montréal QC H3C 1A9 T. 514 881-9122

fig. 1  
 3505, Saint-Antoine O. Montréal QC H3C 1A9 T. 514 881-9122

fig. 2  
 190 Somerset St W #206 Ottawa ON K2P 0A4 T. 613 956-6122

www.figur.ca

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Scale / Échelle

ROBTO CASPUS VERGENCE ARCHITECTS

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

**SIXTEEN STOREY APARTMENT BUILDING**

234-236 O'CONNOR STREET  
 OTTAWA, ON

Site Plan

Drawn by / Dessiné par RD No. projet / Project number 1954

Verified by / Vérifié par RC No. dessin / Drawing number

Revision / Révision

Échelle / Scale AS SHOWN

Date de création du dessin / Drawing creation date 2020/09/xx

A105