



**KEY PLAN**

**PROPERTY DESCRIPTION**

THREE-STOREY RESIDENTIAL BUILDING	
CITY OF OTTAWA PIN NUMBER	04011-0088
MUNICIPAL ADDRESS	630/632 CHURCHILL AVE. N

**SITE INFORMATION**

LOT AREA:	525m²
LOT FRONTAGE:	17.12m (NARROWEST) & 17.16m (WIDEST)
LOT DEPTH:	30.65m (NARROWEST) & 30.73m (DEEPEST)

**BUILDING INFORMATION**

FLOOR AREA:	219 m²
GROSS AREA:	871 m²
PROPOSED USE:	APARTMENT DWELLING, LOW-RISE
UNIT BREAKDOWN:	3 UNITS (1-ST, 1-1BR, 1-2BR)
FIRST FLOOR:	4 UNITS (2-ST, 2-1BR)
SECOND FLOOR:	3 UNITS (2-1BR, 1-2BR)
THIRD FLOOR:	3 UNITS (3-ST, 2-1BR, 3-2BR)

25% ARE REQUIRED TO BE 2BEDROOMS= 3 REQUIRED (3 PROVIDED)

**ZONING TABLE**

	R4UD(2684)-c)	PROPOSED
MINIMUM LOT AREA	300m²	527m²
MINIMUM LOT WIDTH	10m	17.16 m
MINIMUM FRONT YARD SETBACK	4.5m	4.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	1.5m (NORTH) 2.5m (SOUTH)
MINIMUM REAR YARD SETBACK	9.2m / 131.3m² 30.73x0.3 = 9.2 & 525x0.25 = 131m²	9.2m / 131.3m² 30.73x0.3 = 9.2 & 525x0.25 = 131m²
MINIMUM CORNER SIDEYARD SETBACK	N/A	N/A
MAXIMUM BUILDING HEIGHT	14.5m	12.3m
MAXIMUM FLOOR SPACE INDEX	N/A	N/A
LANDSCAPED AREA	- min. of 50% of rear yard and all other open area not for paths, bicycle or walkway/driveway. - 25m² aggregate rectangular area where L = 2xW (for tree planting) - 40% of front yard	83% REAR YARD 73% FRONT YARD 47% LOT AREA
VEHICLE PARKING REQUIREMENTS	Table 101 Residences: 0.5 per unit, less the first 12 units Table 102 Visitors: 0.1 per unit, less the first 12 units	0 SPACES
AMENITY AREA REQUIREMENTS	15m² per dwelling unit up to eight units, plus 6m² per unit in excess of 8 = 120-30=150m² Communal: 120m² 100% of the amenity area required for the first eight units	122 m² REAR YARD COMMUNAL 57 m² BALCONY 82 m² ROOF TOP TERRACE 261 m² TOTAL
BICYCLE PARKING SPACES	Table 111A 0.5 per dwelling unit = 7	14 SPACES

**LEGEND**

	GRASS		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	UNIT PAVERS REFER TO LANDSCAPE		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	ASPHALT PAVING		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	CONCRETE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	RIVER STONES. REFER TO LANDSCAPE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	FIRE ROUTE		PROPOSED GROUND ELEVATION. REFER TO CIVIL
	EXISTING FENCE		
	NEW SCREEN FENCE		
	NEW SOUND FENCE		
	LOT LINE		
	SETBACK LINE		
	DESIGNATED BUILDING ENTRANCE / EXIT		
	NEW FIRE HYDRANT. REFER TO CIVIL		
	CATCH BASIN		
	MANHOLE		
	FLOOR DRAIN		
	ELECTRICAL POST		
	LIGHT STANDARD		
	DEPRESSED CURB		

NOTE: "X" INDICATES EXISTING TO REMAIN

No.	Date	Événement / Objectif
1	2021-07-27	COORDINATION
2	2021-09-14	COORDINATION
3	2021-09-30	COORDINATION
4	2021-10-06	COORDINATION
5	2021-10-26	SITE PLAN CONTROL

Planner

**FOTENN**  
PLANNING+DESIGN

Ingenieur / Engineer (Civil)  
Architecte / Architect (Paysage / Landscape)

**Stantec**

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

Ingenieur / Engineer (Structure / Structure)

Client / Client

Architecte / Architect Collectif d'architectes / Architects Collective

Fig. 1  
3500, Saint-Antoine O.  
Montréal QC H3C 1A0  
T. 514 881-9122

Fig. 2  
190 Somerset St W #206  
Ottawa ON K2P 0A4  
T. 613 956-4122  
www.figurrr.ca

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Scale / Échelle

**ONTARIO ASSOCIATION OF ARCHITECTS**

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Project / Projet

**THREE STOREY APARTMENT BUILDING**

630/632 Churchill Ave. N.  
OTTAWA, ON

Drawn by / Dessiné par / Drawn by  
GB, RD

No. projet / Project number  
2130

Verified by / Vérifié by  
MD

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1:100

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