405-317 ADELAIDE STREET WEST
TORONTO CANADA M5V 1P9
+1 416 599 9729 WWW.RAWDESIGN.CA

78 BEECHWOOD, Ottawa, Ontario
Preliminary Site Stats
2021-05-07

Official Plan
Current Zoning

Site Area	Gross	4,153	sq.m.	44,703	sq.ft.
Widening		148	sq.m.	1,593	sq.ft.
Site Area	Net	4,005	sq.m.	43,109	sq.ft.

	FL/FL Height	Units						Unit w/o Balc.	Retail GFA (as per Zoning By-law 2008-250)		Residential GFA (as per Zoning By-law 2008-250)		Total GFA (as per Zoning By-law 2008-250)		Communal Indoor Amenity		Communal Outdoor Amenity		Private Outdoor Amenity		GCA* interior		GCA** exterior		Total GCA	
	mm	Studio	1B	2B-JR	2B-SR	2B+D	Total		m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf	m2	sf
P2	2850																				3,380	36,382			3,380	36,382
P1	3800																				3,380	36,382			3,380	36,382
																					6,760	72,764				
1	4800	3	12	2	1		18		561	6,039	948	10,204	1,509	16,243	200	2,153	379	4,080	105	1,130	2,604	28,029	488	5,253	3,092	33,282
2	2950	6	17	10	3	1	37	3			2,111	22,723	2,111	22,723					209	2,250	2,643	28,449	288	3,100	2,931	31,549
3	2950	5	21	11	2	1	40	5			2,251	24,230	2,251	24,230					191	2,056	2,619	28,191	191	2,056	2,810	30,247
4	2950		26	4	4	2	36	2			2,089	22,486	2,089	22,486					340	3,660	2,449	26,361	342	3,681	2,791	30,042
5	3250		20	3	7	2	32	2			1,951	21,000	1,951	21,000					306	3,294	2,304	24,800	308	3,315	2,612	28,115
6	3250		14		7	1	22	1			1,454	15,651	1,454	15,651	36	388	283	3,046	360	3,875	1,756	18,901	648	6,975	2,404	25,876
7	2950	1	12		5	1	19	1			1,153	12,411	1,153	12,411					231	2,486	1,341	14,434	511	5,500	1,852	19,935
8	3250		3		6	4	13				1,038	11,173	1,038	11,173					222	2,390	1,214	13,067	225	2,422	1,439	15,489
9	3550		1		5	4	10				850	9,149	850	9,149					236	2,540	1,020	10,979	231	2,486	1,251	13,466
Mech/ Penthouse	4500																				312	3,358	724	7,793	1,036	11,151
																					18,262	196,571				
Totals	34400	**15**	**126**	**30**	**40**	**16**	**227**	14	**561**	6,039	**13,845**	149,026	**14,406**	155,065	**236**	2,540	**662**	7,126	**2,200**	23,681	**25,022**	269,335	**3,956**	42,582	**28,978**	311,917
		7%	56%	13%	18%	7%		incl. in																		
TARGETS		10%	50%	15%	20%	5%		total																		
		400-425	550	700	850	1050																				
NSA (m2)		610	6,988	1,984	3,103	1,578																				
average(ft2)		438	597	712	835	1,062																				

* measured from the outside of exterior walls

** includes all balconies, terraces and roofs and ground floor courtyard

FSI

Retail	0.14
Residential	3.46
Total	3.6

Required Parking

Res. (total units - 12) * 0.5 per unit	107
Visitors (total units - 12) * 0.1 per unit	21
Total	**128**

Proposed Parking

	1	P1	P2	
Residential		53	84	137
Visitors	2	19		21
Total				**158**

0.73 (Target 150 0.7)

Required Bike Parking

Residential (0.5 per unit)	114
Retail (1 per 250m2)	2
Total	**116**

Proposed Bike Parking

Residential at Ground	8
Residential at P1	118
Residential at P2	118
	244
Retail at grade	8
Total	**252**

Lockers approx.

P2	34	L3	9
P1	0	L4	9
L2	13	L5	9
Total			**74**

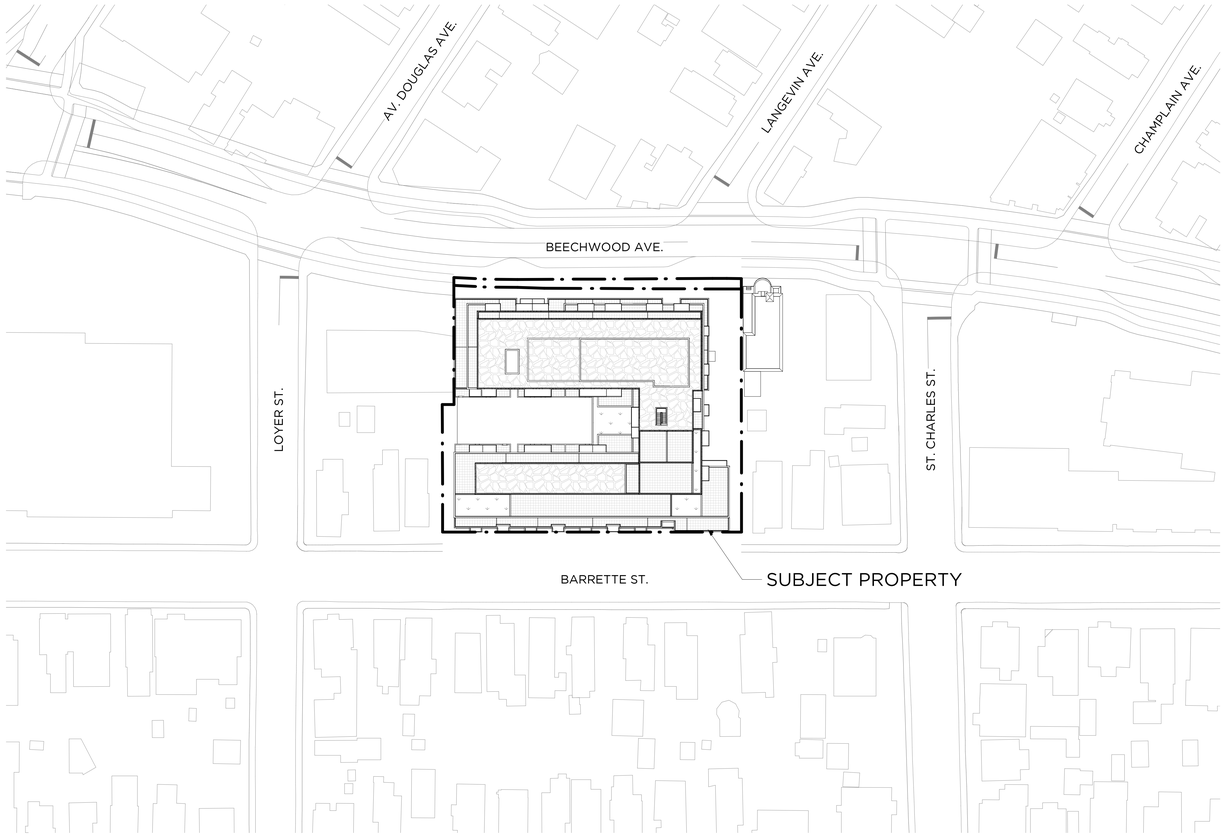
Amenity

	Required	Provided
6m2 per unit	1362 m2	3,098 m2
min 50% as communal areas	681 m2	898 m2

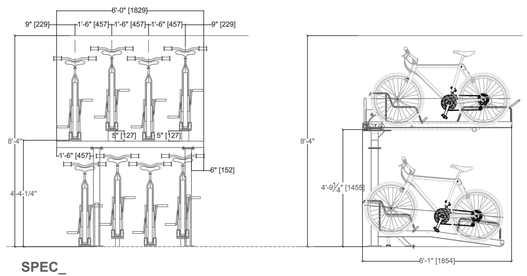
Barrier free Units

Unit count	S	1B	2B		
100%	15	126	86	227	Total Unit
15%	2.3	18.9	12.9	34	OBC BF REQUIREMENT
	2	19	13	34	OBC BF PROPOSED

2 A005 1:1 **PROJECT STATS**



1 A005 1:500 **CONTEXT PLAN**



SPEC_
PRODUCT- The Lock-up stackable bike rack
Multiple stackable bike rack
SECTIONS- 8' sections, 6' sections + Single sections
CAPACITY- 8 bikes, 6 bikes, or 2 bikes
MATERIAL- HSS steel
FINISHES- Hot Dipped Galvanized
SPACE USE/SETBACKS- 18" center to center

Single Stackable Bike Rack Section

Bike Rack MFG Dist.
416-927-7499

3 A005 1:1 **PROPOSED BIKE RACK**

APPROVED
By Douglas James at 10:08 am, Dec 02, 2021

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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ISSUED RECORD

No	Date	Revision
1	20-07-31	REZONING
2	20-12-18	REISSUED FOR REZONING + ISSUED FOR SPC
3	21-05-07	REISSUED FOR SPC
4	21-08-06	REISSUED FOR SPC
5	21-08-20	REISSUED FOR SPC
6	21-10-29	REISSUED FOR SPC

REVISION RECORD

No	Date	Description
-		

ONTARIO ASSOCIATION OF ARCHITECTS
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BEECHWOOD

78-88 BEECHWOOD AVE &
69-93 BARRETTE ST
OTTAWA | ON

MINTO COMMUNITIES

CONTEXT PLAN, NOTES & STATS

SCALE: NTS

A005

CITY FILE No: D07-12-20-0085

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