



**PROPERTY DESCRIPTION**

PHASE 1 - EXISTING 8-STOREY OFFICE BUILDING - CONVERSION TO RESIDENTIAL
CITY OF OTTAWA PIN NUMBER: 04361-0300, 04361-0418, 04361-0298
MUNICIPAL ADDRESS: 1600 JAMES NAISMITH DRIVE

**SITE INFORMATION**

LOT AREA: 38,022sq.m (TD1 16,475 sq.m, TD2 21,512 sq.m)
LOT FRONTAGE: 192.2m (corner lot)
LOT DEPTH: 222.7m (E to W) and 192.6m (N to S)

**BUILDING INFORMATION**

BUILDING AREA: 2392sq.m
BUILDING FLOOR AREA: +/- 19136sq.m
PROPOSED USE: RESIDENTIAL APARTMENT BUILDING

**UNIT BREAKDOWN:**

UNIT MIX:	UNIT MIX:
BASEMENT LEVEL: 8 UNITS	6X STUDIO, 2X 1B, 3X 1B0, 3X 2B
LEVEL 1: 21 UNITS	5X STUDIO, 7X 1B, 1X 1B0, 6X 2B, 1X 2B0, 1X 3B
LEVEL 2: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
LEVEL 3: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
LEVEL 4: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
LEVEL 5: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
LEVEL 6: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
LEVEL 7: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
LEVEL 8: 27 UNITS	2X STUDIO, 6X 1B, 11X 1B0, 6X 2B, 2X 2B0
TOTAL: 218 UNITS	19X STUDIO, 51X 1B, 81X 1B0, 51X 2B, 15X 2B0, 1X 3B

**ZONING TABLE**

CITY OF OTTAWA ZONING BY-LAW No. 2014-292	REQUIRED	PROPOSED / EXISTING
MINIMUM LOT AREA	NO MINIMUM	38,022sq.m
MINIMUM LOT WIDTH	NO MINIMUM	192.6m
MINIMUM FRONT YARD SETBACK (JAMES NAISMITH)	3m (abutting a lot in a R zone) 2m (abutting RTC) 10m (parking garage not incorp.) 3m (res. use building) 0.5m (all other cases)	Existing: 43.9m
MINIMUM INTERIOR SIDE YARD SETBACK (NORTH AND SOUTH LOT LINES)	NO MINIMUM	Existing north: 67.5m Existing south: 11.3m
MINIMUM REAR YARD SETBACK (WEST LOT LINE)	6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 1.2m (more than 6 storeys)	Existing: 85.1m
MAXIMUM BUILDING HEIGHT	TD1: 20 metres TD2: 60 metres	TD2 - Existing: 28.5m
HYDRO SETBACK	6m	Existing: 63m
MAXIMUM FLOOR SPACE INDEX	N/A	
MINIMUM DENSITY	Lot greater than 0.122ha: 150 units/hectare or 250 if TD2 Lot 0.122ha in area or less: no min.	PHASE 2 (TD2): 92 units/hect. PHASE 1+3: 256 units/hect.
VEHICLE PARKING REQUIREMENTS (SCHEDULE 2B, TD ZONE, TABLE 103) By-law 2016-336	NO MINIMUM FOR RESIDENTIAL	128 spaces + 108 temporary (4 ADA + 3 TEMP. ADA) VISITOR: 21 spaces RESIDENTIAL: 215 spaces TOTAL: 236 SPACES
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 3945.11sq.m (FRONT YARD PARKING = 1183.53sq.m)	57.8% = 2272.45sq.m
BICYCLE PARKING SPACES (TABLE 111A)	0.5 space/unit = 109 SPACES	88 int. spaces + 24 ext. spaces (0.5 as per City's) = 40 stacked spaces + 9 existing (ratio: 0.74) TOTAL: 161 SPACES
AMENITY AREA REQUIREMENTS (TABLE 137)	Apartment building, mid-high rise: 65sq.m per dwelling unit = 1308sq.m Communal = 654sq.m	COMMUNAL: 1001 sq.m PRIVATE: 487 sq.m TOTAL = 1488 sq.m
OUTDOOR COMMUNAL SPACE	Lot greater than 1250 sq.m, 2% of total lot area to be provided as outdoor communal space - at grade = 760 sq.m.	PHASE 1: 6536 sq.m.

**LEGEND**

	EXISTING BUILDING		UTILITY POLE
	EXISTING TERRACES		OVERHEAD UTILITY WIRES
	EXISTING PEDESTRIAN PATH		LIGHT STANDARD
	NEW PEDESTRIAN PATH		DEPRESSED CURB
	NEW PRIVATE TERRACES		EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)
	CONVERTED TERRACE		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	EXISTING BUILDING ELEMENT TO BE REMOVED		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	EXISTING FENCE		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	NEW BOARD FENCE REFER TO LANDSCAPE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	LOT LINE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	SETBACK LINE		NEW GROUND ELEVATION REFER TO CIVIL
	LIMIT OF CONSTRUCTION LINE		
	FIRE ROUTE		
	DESIGNATED BUILDING ENTRANCE / EXIT		
	FIRE HYDRANT. REFER TO CIVIL		
	FIRE DEPARTMENT CONNECTION		
	NOTE: 'X' E INDICATES EXISTING TO REMAIN		

No. 001	Client/Owner
1	2021.12.10 CLIENT REVIEW
2	2021.12.22 CLIENT REVIEW
3	2022.01.21 CLIENT REVIEW
4	2022.02.18 CLIENT REVIEW
5	2022.03.09 COORDINATION
6	2022.04.13 COORDINATION
7	2022.05.17 SPC SUBMISSION

**1600 JAMES NAISMITH LP**

**8 STOREY APARTMENT BUILDING CONVERSION**

1600 JAMES NAISMITH LP

**SITE PLAN - PHASE 1**

Drawn by: KM, SC  
No. project / Project number: 2164

Scale: AS SHOWN

2021/12/10

**A106**