



PHASE 1-3 BUILDING INFORMATION

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|---------------------------------|-------------|
| BUILDING AREA: | TBD |
| BUILDING FLOOR AREA: | TBD |
| PROPOSED USE: | RESIDENTIAL |
| RESIDENTIAL CONSTRUCTION UNITS: | |
| PHASE 1 - APARTMENT (RETROFIT) | 218 |
| PHASE 2 - TOWNHOUSES | 152 |
| PHASE 3 - APARTMENT (PROPOSED) | 416 |
| TOTAL: | 786 |

ZONING TABLE TD1(2087) & TD2(2087)

| 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 (ROAD) | NO MINIMUM | TBD |
| MINIMUM FRONT YARD SETBACK (ST) | same as front yard | TBD |
| MINIMUM INTERIOR SIDE YARD SETBACK (TO THE) | 3m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys) | TBD |
| MINIMUM REAR YARD SETBACK (TO THE) | 6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys) | TBD |
| MAXIMUM BUILDING HEIGHT | 20m if TD1, 60m if TD2 | TBD |
| HYDRO SETBACK | 6m | TBD |
| MAXIMUM FLOOR SPACE INDEX | NA | |
| VEHICLE PARKING REQUIREMENTS (SCHEDULE 29, TD ZONE, TABLE 103) By-law 2016-336 | PHASE 1: 17 for visitors PHASE 2: 15 for visitors PHASE 3: 42 for visitors | PHASE 1: 128 spaces total (4 ADA) PHASE 2: 177 spaces total (5 accessible) PHASE 3: 212 underground spaces (4 accessible) + 27 above ground spaces |
| BICYCLE PARKING SPACES (TABLE 111A) | PHASE 1: 0.5 per dwelling unit = 109 spaces PHASE 2: 0.5 per dwelling unit = 76 spaces PHASE 3: 0.5 per dwelling unit = 174 spaces | PHASE 1: 88 mt. spaces + 24 ext. spaces (0.5 per City) + 40 stacked spaces COMMUNAL: sq.m PRIVATE: sq.m TOTAL: sq.m |

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

| | | | |
|-----|------------|---------------|---------------|
| No. | Date | Drawn/Checked | Client/Owner |
| 1 | 2021.12.22 | | CLIENT REVIEW |
| 2 | 2022.01.21 | | CLIENT REVIEW |
| 3 | 2022.02.11 | | COORDINATION |
| 4 | 2022.03.31 | | COORDINATION |
| 5 | 2022.04.05 | | COORDINATION |
| 6 | 2022.05.17 | | INFORMATION |

1600 JAMES NAISMITH LP

8 STOREY APARTMENT BUILDING CONVERSION

SITE PLAN - PHASE 1-3

1600 JAMES NAISMITH LP

Client/Owner: **figuri**

Architect: **LRJ**

Scale: AS SHOWN

20210615 **A107**