



**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 m<sup>2</sup> (14771.8 sq ft)  
 LOT FRONTAGE: 30.09 m (98.7 ft)  
 LOT DEPTH: 45 m (147.6 ft)

OFFICIAL PLAN DESIGNATION: GENERAL URBAN AREA, TRADITIONAL MAINSTREET

**ZONING:**  
 ZONING: AREA Y, TRADITIONAL MAINSTREET ZONE TM(2185)  
 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: 1034 m<sup>2</sup> (11,130 sq ft)  
 GROSS AREA: 11,693 m<sup>2</sup> (125,862 sq ft)  
 PROPOSED USE: MIXED-USE APARTMENT DWELLING, HIGH RISE

**UNIT BREAKDOWN:**  
 LEVEL 2: 10 UNITS  
 LEVELS 3-4: 12 UNITS EA. (24)  
 LEVELS 5: 5 UNITS  
 LEVELS 6-18: 9 UNITS EA. (117)  
**TOTAL: 156 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+ STOREYS	2.58 m (GROUND FLOOR) 9.94 m (LEVEL 5-18)
SETBACK FROM HYDRO UTILITIES	POLE: 6m	5.0m FROM SURVEYED HYDRO LINE RESULTING IN 3.455m SETBACK FROM PROPERTY LINE (LEVEL 2-4)
INTERIOR SIDE YARD SETBACK	3m MAX. [RSB = WITHIN 5m : 1.5m BEYOND 21m : 6m]	WEST: 1.4 m (LEVEL 1-4) 5 m (LEVEL 5-18)
REAR YARD SETBACK	7.5m MIN.	6.7 m (GROUND FLOOR) 4.8 m (LEVEL 2-4) 6.4 m (LEVEL 5-18)
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 = 9 to 16 STOREYS)	GF: 5.5m BUILDING HEIGHT: 58.2 m
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 REDUCED TO 1m WITH 1.4m HIGH FENCE	NORTH PROPERTY: 0m WITH 2.133m HIGH FENCE WEST PROPERTY: 1.6m TO 2m WITH 2.133m HIGH FENCE
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 0 WITH GFA 200 m <sup>2</sup> OR LESS  RESIDENTIAL: [72 SPACES] RES. VISITOR: [14 SPACES]  TOTAL PARKING REQUIRED: [86 SPACES]	RESIDENTIAL PROVIDED: [51 SPACES] VISITOR PROVIDED: [14 SPACES]  TOTAL PARKING PROVIDED: [65 SPACES]
AMENITY AREA REQUIREMENTS	6 m <sup>2</sup> PER DWELLING UNIT. MIN 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54 m <sup>2</sup>  TOTAL AMENITY REQUIRED: [936 m <sup>2</sup> ] 50% COMMUNAL REQUIRED: [468 m <sup>2</sup> ]	TOTAL AMENITY PROVIDED: [1,205 m <sup>2</sup> ] TOTAL COMMUNAL PROVIDED: [723 m <sup>2</sup> ]  BALCONIES [Total 481.5 m <sup>2</sup> ] LVL 2: 31 m <sup>2</sup> LVL 3: 45 m <sup>2</sup> LVL 4: 9 m <sup>2</sup> LVL 5: 9.5 m <sup>2</sup> LVL 6-18: 387 m <sup>2</sup>  COMMUNAL [Total 723 m <sup>2</sup> ] LVL 1: 213 m <sup>2</sup> LVL 2: 118 m <sup>2</sup> LVL 5: 174 m <sup>2</sup> ROOF TERRACE: 218 m <sup>2</sup>
BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (78 SPACES)	TOTAL PROVIDED: [110 SPACES]

**LEGEND**

	SOFT LANDSCAPING		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)
	RIVERSTONE REFER TO LANDSCAPE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	EXISTING BUILDING ELEMENT TO BE REMOVED		NEW GROUND ELEVATION REFER TO CIVIL
	EXISTING FENCE		
	NEW BOARD FENCE REFER TO LANDSCAPE		
	LOT LINE		
	SETBACK LINE		
	DESIGNATED BUILDING ENTRANCE / EXIT		
	FIRE HYDRANT. REFER TO CIVIL		
	CATCH BASIN		TRAFFIC SIGNAL POST
	MANHOLE		SIGN
	MAILBOX		PARKING METER
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No. Date Description / Object

- 2020-10-02 FOR CLIENT REVIEW
- 2020-11-05 FOR COORD
- 2020-11-20 FOR COORD
- 2020-12-11 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
- 2021-10-08 SITE PLAN CONTROL RESPONSE
- 2022-01-20 SITE PLAN CONTROL RESPONSE
- 2022-02-28 SITE PLAN CONTROL RESPONSE
- 2022-03-29 SITE PLAN CONTROL RESPONSE
- 2022-04-20 SITE PLAN CONTROL RESPONSE
- 2022-10-06 SITE PLAN CONTROL RESPONSE

Official Plan Designation: GENERAL URBAN AREA, TRADITIONAL MAINSTREET

**Smith + Andersen**  
 Ingénieur / Engineer (Mécanique & Électrique / Mechanical & Electrical)

**CLELAND JARDINE**  
 ENGINEERING LTD.  
 200-540 TERRY (C/O) DR.,  
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 (613) 991-1239

**Gino J. Aiello landscape architect**  
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 GJINO@GJALA.com (613) 852-1315  
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**McINTOSH PERRY**  
 Client / Client

**GEMSTONE**  
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 Ottawa ON K2P 0A4  
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**FIGUR**

**ROBERTO CAMPOS**  
 LICENCE 7401  
 Architect / Architecte

**PROFESSIONAL ASSOCIATION OF ARCHITECTS**

**EIGHTEEN STOREY APARTMENT BUILDING**  
 234-236 O'CONNOR STREET  
 OTTAWA, ON

**SITE PLAN**

Drawn by / Dessiné par: RD, MD  
 No. projet / Project number: 1954  
 Verified by / Vérifié par: RC  
 No. dessin / Drawing number: [blank]  
 Revision / Révision: [blank]  
 Échelle / Scale: AS SHOWN  
 Date de création du dessin / Drawing creation date: 2020/09/XX

**A010**