

**NEW 6 STOREY APARTMENT BUILDING
60 UNITS**

LEGAL DESCRIPTION:

PART 1 PLAN OF LOT 2 AND PART OF LOTS 1 AND 3 REGISTERED PLAN 183 CITY OF OTTAWA

REFERENCE SURVEY:

BASED ON INFORMATION FROM A SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED AUGUST 25, 2022.

MUNICIPAL ADDRESS:

377 - 381 WINONA AVE. OTTAWA, ON

DEVELOPMENT INFORMATION:

SITE AREA	960 m ²
BUILDING AREA	787 m ²
GROSS FLOOR AREA	4,666 m ²
BUILDING HEIGHT	19m
ZONE	
SCHEDULE 1:	AREA B INNER URBAN
SCHEDULE 1A:	AREA Y INNER URBAN MAINSTREET
SCHEDULE 2:	FULLY WITHIN 600 m RADIUS

UNIT MIX:

TWO BEDROOM	18
ONE BEDROOM	18
STUDIO	24
TOTAL	60

ZONING PROVISION

	REQUIRED	PROVIDED
MIN. LOT WIDTH	No Minimum	29.9 m ²
MIN. LOT AREA	No Minimum	961 m ²
MAX. FRONT YARD SETBACK	2 m	0 m
MIN. REAR YARD SETBACK	No Minimum	0 m
MIN. INTERIOR YARD SETBACK	No Minimum	0 m

MAX. HEIGHT	20 m / 6 storeys Additional setback of 2 meters where building greater than 4 storeys	19.00 m Additional 2 m setback provided above 4 th storey
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AMENITY AREA

	360 m ² (6 m ² per dwelling unit)	360 m ²
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PARKING QUEING + LOADING

	REQUIRED	PROVIDED
RESIDENTIAL SPACES	24	13
VISITOR SPACES	5	5
ACCESSIBLE PARKING	1 - Type A & B	1 - Type A & B
BICYCLE PARKING	32	36

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN KEYNOTES:

- BUILDING OVERHANG ABOVE
- BUILDING SETBACK FLOOR 2 - 6
- BUILDING SETBACK FLOOR 5 + 6
- BIKE RACKS

SITE PLAN LEGEND:

- EXISTING BUILDING
- ASPHALT PAVING
- NEW LANDSCAPING, REFER TO LANDSCAPING PLAN
- CONCRETE SIDEWALK
- PAVERS
- CONCRETE PAD
- VENTILATION GRILL
- SERVICE DOORS
- BUILDING MAIN ENTRANCE
- EMERGENCY EXIT
- PROPERTY LINE
- OVERHEAD WIRES
- EDGE OF ASPHALT
- EXISTING EDGE OF ASPHALT TO BE REVISED
- ROAD CENTERLINE
- EXISTING DOMESTIC WATER
- EXISTING SANITARY
- EXISTING STORM
- EXISTING GAS
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING MONITORING WELL
- NEW TREE
- EXISTING TREE
- PLANTER
- BICYCLE PARKING

CSV ARCHITECTS

sustainable design - conception écologique
613.564.8118 190 O'Connor Street, Suite 100
www.csv.ca Ottawa, Ontario
K1P 2P3

PLANNER & LANDSCAPE
Novatech
240 Michael Cowpland Drive, Suite 200
Ottawa, Ontario
613-254-9643
novatech-eng.com

CIVIL ENGINEER
McIntosh Perry
115 Walgreen Road R.R. 3
Carp, Ontario
613-714-4621
www.mcintoshperry.com



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CLIENT

AZURE

OTTAWA
ONTARIO, CANADA

PROJECT

**WINONA PH
DEVELOPMENT**

377 -381 WINONA AVE. OTTAWA,
ON

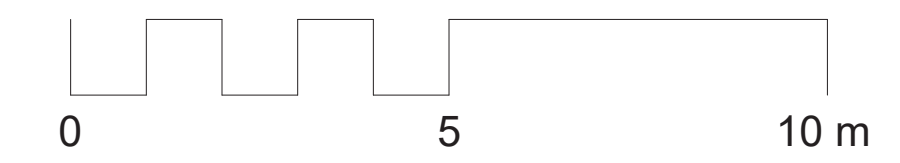
TITLE

SITE PLAN

PROJECT NO: 2022-1290
DRAWN: DF
APPROVED: DH
SCALE: As indicated
DATE PRINTED: 2022-10-26 3:19:19 PM

REV DRAWING NO.

1 A100





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TITLE

GARAGE FLOOR PLAN

PROJECT NO: 2022-1290
DRAWN: DF
APPROVED: DH
SCALE: 1 : 100
DATE PRINTED: 2022-10-13 4:49:00 PM

REV DRAWING NO.

1 **A200**

1 BASEMENT FLOOR PLAN
A200 1:100

COLOR LEGEND

- CO WORKING
- COMMERCIAL
- SERVICE SPACE
- STUDIO



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TITLE

GROUND FLOOR PLAN

PROJECT NO: 2022-1290
DRAWN: DF
APPROVED: DH
SCALE: 1 : 100
DATE PRINTED: 2022-10-13 4:49:00 PM

REV DRAWING NO.

1

A201

1 GROUND FLOOR PLAN
A201 | 1:100



COLOR LEGEND

- ONE BEDROOM
- TWO BEDROOM
- STUDIO
- SERVICE SPACE



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**LEVEL 02 - 04 FLOOR
PLAN**

PROJECT NO: 2022-1290
DRAWN: DF
APPROVED: DH
SCALE: 1 : 100
DATE PRINTED: 2022-10-13 4:49:00 PM

REV DRAWING NO.

1 A202

1 LEVEL 02 - 04 FLOOR PLAN
A202 | 1 : 100



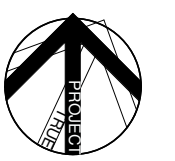
COLOR LEGEND

- ONE BEDROOM
- STUDIO
- TWO BEDROOM
- SERVICE SPACE



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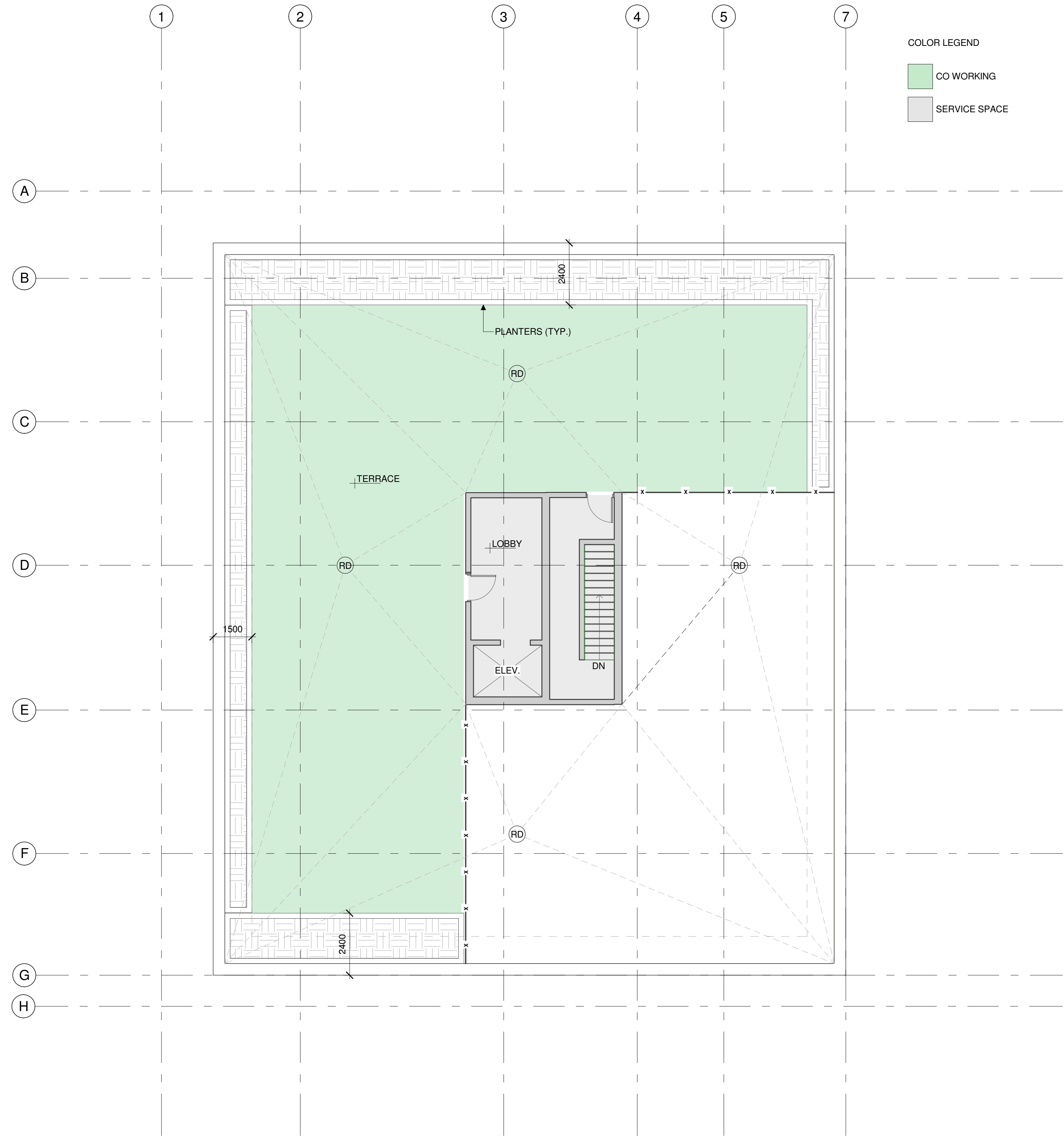
**LEVEL 05 & 06 FLOOR
PLAN**

PROJECT NO: 2022-1290
DRAWN: DF
APPROVED: DH
SCALE: 1 : 100
DATE PRINTED: 2022-10-13 4:49:00 PM

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1 A203

1 LEVEL 05 & 06 FLOOR PLAN
A203 1:100



COLOR LEGEND

- CO WORKING
- SERVICE SPACE



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ROOF PLAN

PROJECT NO: 2022-1290
DRAWN: DF
APPROVED: DH
SCALE: 1 : 100
DATE PRINTED: 2022-10-13 4:53:05 PM

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1 A204

2 ROOF PLAN
A204 | 1:100



2 NORTH ELEVATION
A301 | 1:100



1 WEST ELEVATION
A301 | 1:100

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**NORTH & WEST
ELEVATIONS**

PROJECT NO: 2022-1290
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APPROVED: DH
SCALE: 1 : 100
DATE PRINTED: 2022-10-13 4:46:17 PM

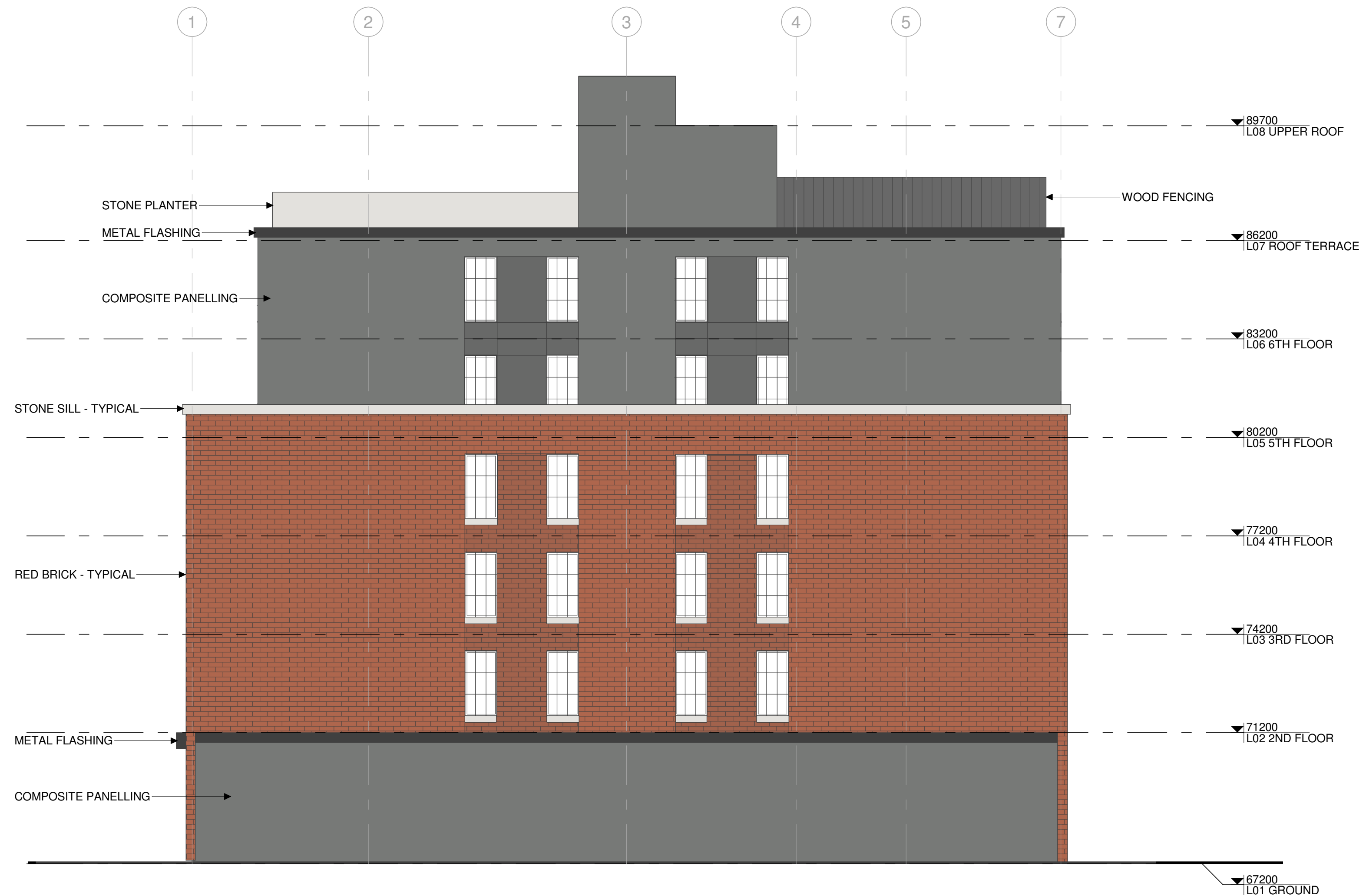
REV DRAWING NO.

1

A301



1 EAST ELEVATION
A302 1:100



2 SOUTH ELEVATION
A302 1:100

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**EAST & SOUTH
ELEVATIONS**

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1 A302