



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 m² (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 m² (11,130 sq ft)
 GROSS AREA: 11,693 m² (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 m² 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 m² PER DWELLING UNIT. MIN 50% OF THE REQUIRED TOTAL AMENITY AREA TO BE COMMUNAL AND AT LEAST ONE AREA OF MIN. 54 m² TOTAL AMENITY REQUIRED: [936 m²] 50% COMMUNAL REQUIRED: [468 m²]	TOTAL AMENITY PROVIDED: [1,205 m²] TOTAL COMMUNAL PROVIDED: [723 m²] BALCONIES [Total 481.5 m²] LVL 2: 31 m² LVL 3: 45 m² LVL 4: 9 m² LVL 5: 9.5 m² LVL 6-18: 387 m² COMMUNAL [Total 723 m²] LVL 1: 213 m² LVL 2: 118 m² LVL 5: 174 m² ROOF TERRACE: 218 m²
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		FIRE HYDRANT: REFER TO CIVIL
	NEW BOARD FENCE REFER TO LANDSCAPE		CATCH BASIN
	LOT LINE		MANHOLE
	SETBACK LINE		MAILBOX
	DESIGNATED BUILDING ENTRANCE / EXIT		UTILITY POLE
	FIRE HYDRANT: REFER TO CIVIL		OVERHEAD UTILITY WIRES
	CATCH BASIN		LIGHT STANDARD
	MANHOLE		DEPRESSED CURB
	MAILBOX		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	UTILITY POLE		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	OVERHEAD UTILITY WIRES		NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
	LIGHT STANDARD		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	DEPRESSED CURB		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
			NEW GROUND ELEVATION REFER TO CIVIL

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.
 Ingénieur / Engineer (Structure / Structure)

Gino J. Aiello landscape architect
 Architecte / Architect (paysagiste / Landscape)

GEMSTONE
 Collectif d'architectes / Architects Collective

figuri
 Architect / Architect

CONTRACTORS ASSOCIATION OF ARCHITECTS
 ROBERTO CAMPOS LICENCE 7401

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

SITE PLAN

Designé par / Drawn by: RD, MD
 Vérifié par / Verified by: RC
 Échelle / Scale: AS SHOWN
 Date de création du dessin / Drawing creation date: 2020/09/XX

No. projet / Project number: 1954
 No. dessin / Drawing number: 0
 Révision / Revision: 0

A010