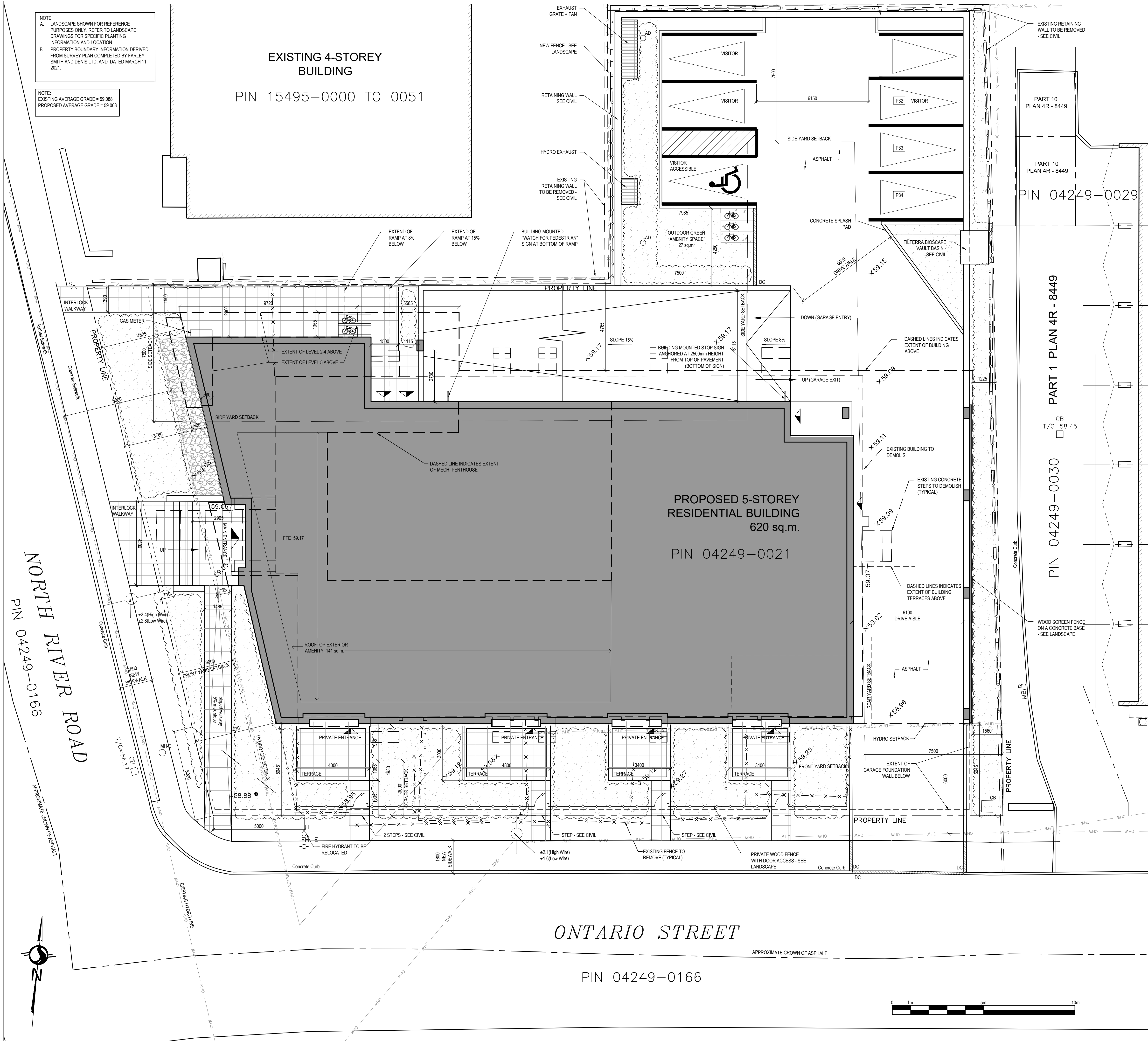




KEY PLAN

PROPERTY DESCRIPTION

FIVE STOREY RESIDENTIAL BUILDING
CITY OF OTTAWA PIN NUMBER 04249-0021
MUNICIPAL ADDRESS 949 North River Road

SITE INFORMATION

LOT AREA: 1673.53sq.m
LOT FRONTAGE: 73.28m (corner lot)
LOT DEPTH: 43.30m (E to W) and 44.45m (N to S)

BUILDING INFORMATION

BUILDING AREA: 620 sq.m
BUILDING FLOOR AREA: +/-5400 sq.m
PROPOSED USE: APARTMENT DWELLING, MID-RISE

UNIT BREAKDOWN:

FIRST FLOOR:	5 UNITS	UNIT MIX:	2 X 1B, 0 X 1BD, 2 X 2B, 1 X 2BD
SECOND FLOOR:	11 UNITS		6 X 1B, 2 X 1BD, 3 X 2B
THIRD FLOOR:	11 UNITS		6 X 1B, 2 X 1BD, 3 X 2B
FOURTH FLOOR:	10 UNITS		4 X 1B, 2 X 1BD, 3 X 2B, 1 X 2BD
FIFTH FLOOR:	8 UNITS		2 X 1B, 3 X 1BD, 1 X 2B, 1 X 2BD, 1 X 3B
TOTAL:	45 UNITS		20 X 1B, 9 X 1BD, 12 X 2B, 3 X 2BD, 1 X 3B

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	675sq.m	1673.53sq.m
MINIMUM LOT WIDTH	22.5m	44.45m
MINIMUM FRONT YARD SETBACK (N RIVER ROAD)	3m	4.5 m
MINIMUM CORNER SIDE YARD SETBACK (ONTARIO ST)	3m	5 m
MINIMUM INTERIOR SIDE YARD SETBACK (TO THE NORTH)	7.5m (ABUTTING AN R4 ZONE)	2.8 m AT GRADE 1.5m ABOVE 4.2 m HEIGHT (LEVEL 2)
MINIMUM REAR YARD SETBACK (TO THE EAST)	25% LOT DEPTH, NOT EXCEEDING 7.5m (46.5m x 25% = 11.6 m)	1.23m
MAXIMUM BUILDING HEIGHT	VARIES	17.2m
HYDRO SETBACK	6m	6m
MAXIMUM FLOOR SPACE INDEX	N/A	
GLAZING REQUIREMENTS	25% OF FRONT FACADE, 15% OF CORNER FACADE	FRONT : 35% CORNER: 32%
VEHICLE PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 101 - Dwelling mid-high rise apartment: 0.5 per dwelling unit = 17 SPACES	34 SPACES TOTAL (1 ACCESSIBLE)
VISITOR PARKING REQUIREMENTS (AREA Y, SCHEDULE 1A)	0 parking spaces for first 12 units Table 102 - Apartment dwelling, low-rise or mid-high rise: 0.1 per dwelling unit = 3.4 SPACES	4 SPACES (1 ACCESSIBLE)
PARKING AREA AND SURROUNDING LANDSCAPING	30% MIN OF 1673.5sq.m = 502.10sq.m	31.6% = 529sq.m
AMENITY AREA REQUIREMENTS	Table 137 - Apartment building, mid-high rise: 6sq.m per dwelling unit = 276sq.m 50% Communal = 138sq.m	- COMMUNAL : 141 sq.m ROOFTOP - PRIVATE: 272 sq.m TERRACES + BALCONIES - TOTAL = 413 sq.m
BICYCLE PARKING SPACES	Table 111A - Apartment dwelling, mid-rise: 0.5 per dwelling unit = 23	36 INTERIOR STORAGE SPACES AND 5 EXTERIOR SPOTS

LEGEND

- SOFT LANDSCAPING
- PAVERS REFER TO LANDSCAPE
- ASPHALT PAVING
- CONCRETE
- RIVERSTONE REFER TO LANDSCAPE
- EXISTING BUILDING ELEMENT TO BE REMOVED
- EXISTING FENCE
- NEW BOARD FENCE REFER TO LANDSCAPE
- LOT LINE
- SETBACK LINE
- DESIGNATED BUILDING ENTRANCE / EXIT
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- DEPRESSED CURB
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
- NEW GROUND ELEVATION REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

5 STOREY CONDO BUILDING

949 NORTH RIVER ROAD

SITE PLAN

Destination / Drawn by GCG, SC, MD
Verified by / Verified by RC
Echelle / Scale AS SHOWN
Date de création du dessin / Drawing creation date 2020615

No. projet / Project number 2121
No. dessin / Drawing number
Revision / Revision
0

A105