



**PROPERTY DESCRIPTION**  
 PHASE 1 - EXISTING 8-STORY OFFICE BUILDING - CONVERSION TO RESIDENTIAL  
 CITY OF OTTAWA PIN NUMBER: 04361-0300, 04361-0418, 04361-0298  
 MUNICIPAL ADDRESS: 1600 JAMES NAISMITH DRIVE

**SITE INFORMATION**  
 LOT AREA: 38,022sq.m (TD1 16 475 sq.m., TD2 21 512 sq.m.)  
 LOT FRONTAGE: 192.2m (corner lot)  
 LOT DEPTH: 222.7m (E to W) and 192.6m (N to S)  
 LOT HYDRO & MUNICIPAL EASEMENT AREA: 7,276 sq.m LOT AREA MINUS EASEMENT: 30,746 sq.m  
 MIN. PARKLAND DEDICATION (10% OF LOT AREA - EASEMENT): Req.: 3,075 sq.m Prov.: 3,075 sq.m

**BUILDING INFORMATION**  
 BUILDING AREA: 2392sq.m  
 BUILDING FLOOR AREA: +/- 19136sq.m  
 PROPOSED USE: RESIDENTIAL APARTMENT BUILDING

**UNIT BREAKDOWN:**

LEVEL	UNITS	1x STUDIO	5x 1B	5x 2B	1x 3B
BASEMENT LEVEL:	10 UNITS				
LEVEL 1:	20 UNITS	5x	5x	7x	2x
LEVEL 2:	27 UNITS	2x	15x	10x	0x
LEVEL 3:	27 UNITS	2x	15x	10x	0x
LEVEL 4:	27 UNITS	2x	15x	10x	0x
LEVEL 5:	27 UNITS	2x	15x	10x	0x
LEVEL 6:	27 UNITS	2x	15x	10x	0x
LEVEL 7:	27 UNITS	2x	15x	10x	0x
LEVEL 8:	27 UNITS	2x	15x	10x	0x
TOTAL:	218 UNITS	116x	82x	2x	3x

**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 (JAMES NAISMITH)	3m (abutting a lot in a R zone) 2m (abutting RTC) 10m (parking garage not incorp.) 3m (res. use building) 0.5m (all other cases)	Existing: 43.9m
MINIMUM INTERIOR SIDE YARD SETBACK (NORTH AND SOUTH LOT LINES)	NO MINIMUM	Existing north: 67.5m Existing south: 11.3m
MINIMUM REAR YARD SETBACK (WEST LOT LINE)	6m (abutting a lot in a R zone) 2m (abutting RTC) no min. (all other cases) 12m (more than 6 storeys)	Existing: 85.1m
MAXIMUM BUILDING HEIGHT	TD1: 20 metres TD2: 60 metres	TD2 - Existing: 28.5m
HYDRO SETBACK	6m	Existing: 63m
MAXIMUM FLOOR SPACE INDEX	N/A	
MINIMUM DENSITY 196 (2)	TD1 LOT = 150 units/hectare 1.65ha = 248 units TD2 LOT = 250 units/hectare 2.15ha = 538	TD1 - PHASE 2: 160 UNITS RATIO 97 units/hect. TD2 - PHASE 1+3: 635 UNITS RATIO 295 units/hect.

**VEHICLE PARKING REQUIREMENTS (SCHEDULE 28, TO ZONE, TABLE 103 By-law 2016-336)**  
 21 for visitors  
 NO MINIMUM FOR RESIDENTIAL

**PARKING AREA AND SURROUNDING LANDSCAPING**  
 30% MIN OF 3879.80sq.m (FRONT YARD PARKING = 1183.94sq.m)

**BICYCLE PARKING SPACES (TABLE 111A)**  
 0.5 space/unit = 109 SPACES

**AMENITY AREA REQUIREMENTS (TABLE 137)**  
 Apartment building, mid-high rise: 6sq.m per dwelling unit = 1314sq.m  
 50% Communal = 657sq.m

**OUTDOOR COMMUNAL SPACE**  
 Lot greater than 1250 sq.m, 2% of total lot area to be provided as outdoor communal space - at grade = 760 sq.m.

**LEGEND**

[Symbol]	EXISTING BUILDING	[Symbol]	UTILITY POLE
[Symbol]	EXISTING TERRACE / EXT. AMENITY SPACE	[Symbol]	OVERHEAD UTILITY WIRES
[Symbol]	EXISTING PEDESTRIAN PATH	[Symbol]	LIGHT STANDARD
[Symbol]	NEW PEDESTRIAN PATH	[Symbol]	DEPRESSED CURB
[Symbol]	NEW PRIVATE TERRACES	[Symbol]	EXISTING TREE TO BE REMOVED (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	FENCED-IN FUTURE PHASE	[Symbol]	EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	EASEMENTS AND/OR DEDICATED LAND	[Symbol]	NEW TREE (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	ELEMENT TO BE REMOVED	[Symbol]	NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	EXISTING FENCE	[Symbol]	NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
[Symbol]	NEW BOARD FENCE REFER TO LANDSCAPE	[Symbol]	EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
[Symbol]	LOT LINE	[Symbol]	NEW GROUND ELEVATION REFER TO CIVIL
[Symbol]	SETBACK LINE	[Symbol]	
[Symbol]	LIMIT OF CONSTRUCTION LINE	[Symbol]	
[Symbol]	FIRE ROUTE	[Symbol]	
[Symbol]	DESIGNATED BUILDING ENTRANCE / EXIT	[Symbol]	
[Symbol]	FIRE HYDRANT. REFER TO CIVIL	[Symbol]	
[Symbol]	FDC	[Symbol]	

No.	Date	Émis par / Object
1	2021.12.10	CLIENT REVIEW
2	2021.12.22	CLIENT REVIEW
3	2022.01.21	CLIENT REVIEW
4	2022.02.18	CLIENT REVIEW
5	2022.03.09	COORDINATION
6	2022.04.13	COORDINATION
7	2022.05.17	SPC SUBMISSION
8	2022.09.30	SPC RESPONSE 1
9	2022.12.12	SPC RESPONSE 2
10	2023.01.18	SPC RESPONSE 2 - REV.1

**Architect / Architecte**  
 Stantec

**Engineer / Ingénieur**  
 LRJ

**Client / Client**  
 1600 JAMES NAISMITH LP

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 Collectif d'architectes / Architects Collective

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 7401

**Project / Projet**  
 8 STOREY APARTMENT BUILDING CONVERSION

1600 JAMES NAISMITH LP

**Site Plan - PHASES 1,2 AND 3**

Designé par / Created by: KM, SC, GCG  
 No. projet / Project number: 2164

Vérifié par / Verified by: RC  
 No. dessin / Drawing number: [blank]  
 Révisé / Revision: [blank]

Échelle / Scale: AS SHOW

Date de création du dessin / Drawing creation date: 2021/12/10

**FIGURARI ASSOCIATION OF ARCHITECTS**

**8 STOREY APARTMENT BUILDING CONVERSION**

1600 JAMES NAISMITH LP

**SITE PLAN - PHASES 1,2 AND 3**

Designé par / Created by: KM, SC, GCG  
 No. projet / Project number: 2164

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**A107**