



**ZONING BY-LAW 2008-250**

**REQUIRED**

|   |                                   |
|---|-----------------------------------|
| GRADE (GEODETIC ELEVATION)                    | 62.72m                            |
| BUILDING HEIGHT - 12 STOREYS                  | 39.5m                             |
| BUILDING HEIGHT - AMENITY / MECHANICAL        | 43.5m                             |
| FRONT YARD SETBACK                            | 0.8m                              |
| CORNER YARD SETBACK - EAST                    | 1.8m & 1.9m                       |
| REAR YARD SETBACK                             | 2.7m                              |
| RESIDENTIAL PARKING PER UNIT (AFTER 12 UNITS) | 0.5                               |
| VISITOR PARKING PER UNIT (AFTER 12 UNITS)     | 0.1                               |
| COMMERCIAL PARKING                            | 1.25 per 100m <sup>2</sup> OF GFA |
| BICYCLE PARKING PER UNIT                      | 1.0                               |
| COMMERCIAL BICYCLE PARKING                    | 1.0 per 250m <sup>2</sup> OF GFA  |
| AMENITY AREA - PER UNIT                       | 6.0 sq. m                         |
| MINIMUM DRIVEWAY WIDTH                        | 3.0m                              |

**PROVIDED**

|   |                                   |
|---|-----------------------------------|
| 12 STOREY BUILDING HEIGHT                   | 39.5m                             |
| AMENITY / MECHANICAL LEVEL BUILDING HEIGHT  | 4.0m                              |
| FRONT YARD SETBACK                          | 0.9m                              |
| CORNER YARD SETBACK - EAST                  | 2.0m                              |
| CORNER YARD SETBACK - WEST                  | 1.8m                              |
| REAR YARD SETBACK                           | 2.7m                              |
| PARKING - PER UNIT (AFTER 12 UNITS)         | 0.5                               |
| VISITOR PARKING - PER UNIT (AFTER 12 UNITS) | 0.1                               |
| COMMERCIAL PARKING                          | 1.25 per 100m <sup>2</sup> OF GFA |
| BICYCLE PARKING - PER UNIT                  | 1 per 250m <sup>2</sup> OF GFA    |
| AMENITY AREA - PER UNIT                     | 6.0 sq. m                         |

**PROJECT STATISTICS**

|                                  |                                   |
|----------------------------------|-----------------------------------|
| <b>GROSS BUILDING FLOOR AREA</b> |                                   |
| BELOW GRADE PARKING LEVEL        | 0.0 sq. m                         |
| GROUND FLOOR                     | 1,349.8 sq. m                     |
| 2nd FLOOR                        | 1,459.9 sq. m                     |
| 3rd FLOOR                        | 1,667.4 sq. m                     |
| 4th FLOOR                        | 1,711.6 sq. m                     |
| 5th - 7th FLOOR                  | 3 x 1,414.7 sq. m = 4,244.2 sq. m |
| 8th & 9th FLOOR                  | 2 x 1,407.1 sq. m = 2,814.2 sq. m |
| 10th FLOOR                       | 2 x 1,148.8 sq. m = 2,297.6 sq. m |
| 11th & 12th FLOOR                | 2 x 1,063.3 sq. m = 2,126.6 sq. m |
| MECHANICAL / AMENITY LEVEL       | 0.0 sq. m                         |
| <b>TOTAL AREA ABOVE GRADE</b>    | <b>16,765.5 sq. m</b>             |
| <b>TOTAL AREA BELOW GRADE</b>    | <b>180,462 sq. m</b>              |

**UNIT STATISTICS**

|                           |               |
|---------------------------|---------------|
| STUDIO                    | 10            |
| 1 BEDROOM UNIT            | 151           |
| 2 BEDROOM UNIT            | 82            |
| TOWN HOUSE UNIT (2 LEVEL) | 9             |
| <b>TOTAL</b>              | <b>252</b>    |
| COMMERCIAL UNIT           | 747.1 sq. m   |
|                           | 8,042 sq. ft. |

**CAR PARKING**

**REQUIRED**

|   |   |
|---|---|
| 10% REDUCTION WHEN ALL SPACES ARE BELOW GRADE FOR ZONING SECTION 101 (6) (C) ONLY |   |
| RESIDENCE   | - 0.5 PER UNIT (252 UNITS) AFTER 12 UNITS - 10% REDUCTION |
| VISITOR   | - 0.1 PER UNIT (252 UNITS) AFTER 12 UNITS                 |
| COMMERCIAL RETAIL   | - OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup>     |
| <b>TOTAL</b>  | <b>132</b>  |

**PROVIDED**

|              |   |
|--------------|---|
| RESIDENCE    | - 0.5 PER UNIT (252 UNITS)                            |
| VISITOR      | - 0.1 PER UNIT (252 UNITS)                            |
| COMMERCIAL   | - OVER 500m <sup>2</sup> , 1.25 per 100m <sup>2</sup> |
| <b>TOTAL</b> | <b>138</b>  |

**BICYCLE PARKING**

**REQUIRED**

|              |                                   |
|--------------|-----------------------------------|
| RESIDENCE    | - 1.0 PER UNIT (252 UNITS)        |
| COMMERCIAL   | - 1 per 250 M <sup>2</sup> OF GFA |
| <b>TOTAL</b> | <b>252</b>                        |

**PROVIDED**

|          |     |
|----------|-----|
| INTERIOR | 235 |
| EXTERIOR | 252 |

**NOTATION SYMBOLS:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.

**PROJECT STATISTICS**

**GROSS BUILDING FLOOR AREA**

**UNIT STATISTICS**

**CAR PARKING**

**BICYCLE PARKING**

**AMENITY AREA**

**SITE COVERAGE**

**REFUGES REQUIREMENT**

**DRAWING NOTES**

- PROPERTY LINE
- BUILDING SETBACKS AT GRADE - SEE SCHEDULE
- CORNER SITE TRIANGLE, LOW SHRUBS ONLY
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN
- CONTINUOUS DEPRESSIONED SIDEWALK THROUGH DRIVE
- 1.8m WIDE CITY SIDEWALK AND STREET CURB
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- EXISTING FIRE HYDRANT
- OUTLINE OF PRIVATE TERRACE ABOVE
- EXISTING TREE TO BE REMOVED
- OUTLINE OF UPPER FLOORS
- EXISTING BUILDING TO BE REMOVED
- EXISTING UTILITY POLE TO BE REMOVED
- 1200mm HT. BLACK METAL PICKET FENCE
- OUTLINE OF AMENITY / MECHANICAL LEVEL
- PROPOSED SERVICES
- GAS EQUIPMENT LOCATION
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE, RELOCATE AS REQUIRED
- SIAMSESE CONNECTION
- PRIVATE WALKWAY TO GROUND FLOOR UNIT
- INTAKE / EXHAUST GRILL
- SEAT WALL, SEE LANDSCAPE FOR DETAILS
- BICYCLE PARKING SPACE WITH RACK
- EXISTING CITY PAVERS, RE-INSTATE AS REQUIRED
- OUTLINE OF BELOW GRADE PARKING GARAGE
- GROUND FLOOR CANOPY
- DEPRESSIONED CURB AND WALK
- EXISTING STREET PARKING
- PROPOSED LIGHTING, SEE ELECTRICAL FOR COMPLETE ELECTRICAL PLAN & TYPE
- 6.0m WIDE FIRE ACCESS ROUTE WITH SIGNAGE
- DEPRESSIONED CURBS AND TWSI
- 150mm BARRIER CURB
- APPROXIMATE EXTENT OF POSSIBLE FUTURE COMMERCIAL PATIO

**REVISIONS:**

| No. | DESCRIPTION                          | DATE         |
|-----|--------------------------------------|--------------|
| 1   | ISSUED FOR SPC ROUND 3 COMMENTS      | Apr. 25, 23  |
| 2   | ISSUED FOR SPC ROUND 2 COMMENTS      | Mar. 06, 23  |
| 3   | ISSUED FOR SPC ROUND 1 COMMENTS      | Dec. 12, 22  |
| 4   | ISSUED FOR TENDER                    | Dec. 9, 22   |
| 5   | ISSUED FOR BUILDING PERMIT           | Dec. 2, 22   |
| 6   | ISSUED FOR CONSULTANT REVIEW         | Nov. 25, 22  |
| 7   | ISSUED FOR UDRP SPC SUBMISSION       | Nov. 09, 22  |
| 8   | ISSUED FOR OWNER / CONSULTANT REVIEW | Oct. 27, 22  |
| 9   | ISSUED FOR GENERAL UPDATES           | Aug. 31, 22  |
| 10  | ISSUED FOR GENERAL UPDATES           | July 19, 22  |
| 11  | ISSUED FOR SPC APPLICATION           | Mar. 16, 22  |
| 12  | ISSUED FOR OWNER / CONSULTANT REVIEW | Dec. 09, 21  |
| 13  | REVISED AS PER CITY COMMENTS         | June 16, 21  |
| 14  | ISSUED FOR ZA & OPA ROUND 1 COMMENT  | Apr. 07, 21  |
| 15  | ISSUED FOR ZA & OPA APPLICATION      | Nov. 16, 20  |
| 16  | ISSUED FOR OWNER / CONSULTANT REVIEW | Nov. 05, 20  |
| 17  | ISSUED FOR ZA & OPA (DRAFT)          | Sept. 16, 20 |
| 18  | ISSUED FOR REVISED DESIGN            | Aug. 20, 20  |
| 19  | ISSUED FOR DESIGN CONCEPT            | Mar. 17, 20  |

**AMENITY AREA**

|                                    |                      |
|------------------------------------|----------------------|
| AT GRADE EXTERIOR - PRIVATE YARDS  | 160.0 sq. m          |
| AT GRADE EXTERIOR - COMMUNAL       | 450.0 sq. m          |
| GROUND FLOOR INTERIOR - COMMUNAL   | 45.0 sq. m           |
| AMENITY LEVEL INTERIOR - COMMUNAL  | 300.0 sq. m          |
| AMENITY LEVEL EXTERIOR - COMMUNAL  | 250.0 sq. m          |
| 5th & 10th FLOOR TERRACE - PRIVATE | 620.0 sq. m          |
| BALCONIES (ALL LEVELS) - PRIVATE   | 600.0 sq. m          |
| <b>TOTAL</b>                       | <b>2,425.0 sq. m</b> |
| <b>TOTAL COMMUNAL</b>              | <b>1,045.0 sq. m</b> |

REQUIRED (252 UNITS X 6 m<sup>2</sup>) = 1,512 sq. m.  
REQUIRED COMMUNAL @ 50% = 756 sq. m.

**CLIENT:**

**ML Wellington Realty Investments Inc.**

**ARCHITECT:**

**RODERICK LAHEY ARCHITECT INC.**

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**PROJECT TITLE:**

**THE SOMERWELL**

979 to 961 WELLINGTON STREET  
26 to 40 ARMSTRONG STREET

OTTAWA ONTARIO

**KEY MAP**

**LEGAL DESCRIPTION**

TOPOGRAPHICAL PLAN OF SURVEY OF LOTS 7, 8, 9 and 10 PART OF LOT 11 REGISTERED PLAN 89 CITY OF OTTAWA

REVISION NOTE: Plan revised July 31, 2020 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

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**PROJECT DEVELOPER**

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**DRAWN:** RV  
**CHECKED:** S.S.  
**SCALE:** 1:125  
**PROJECT No.:** 1945  
**DATE:** FEBRUARY 2019

**SHEET TITLE:** SP-1

**APPROVED**  
By Andrew McCreight at 9:20 am, Jun 15, 2023