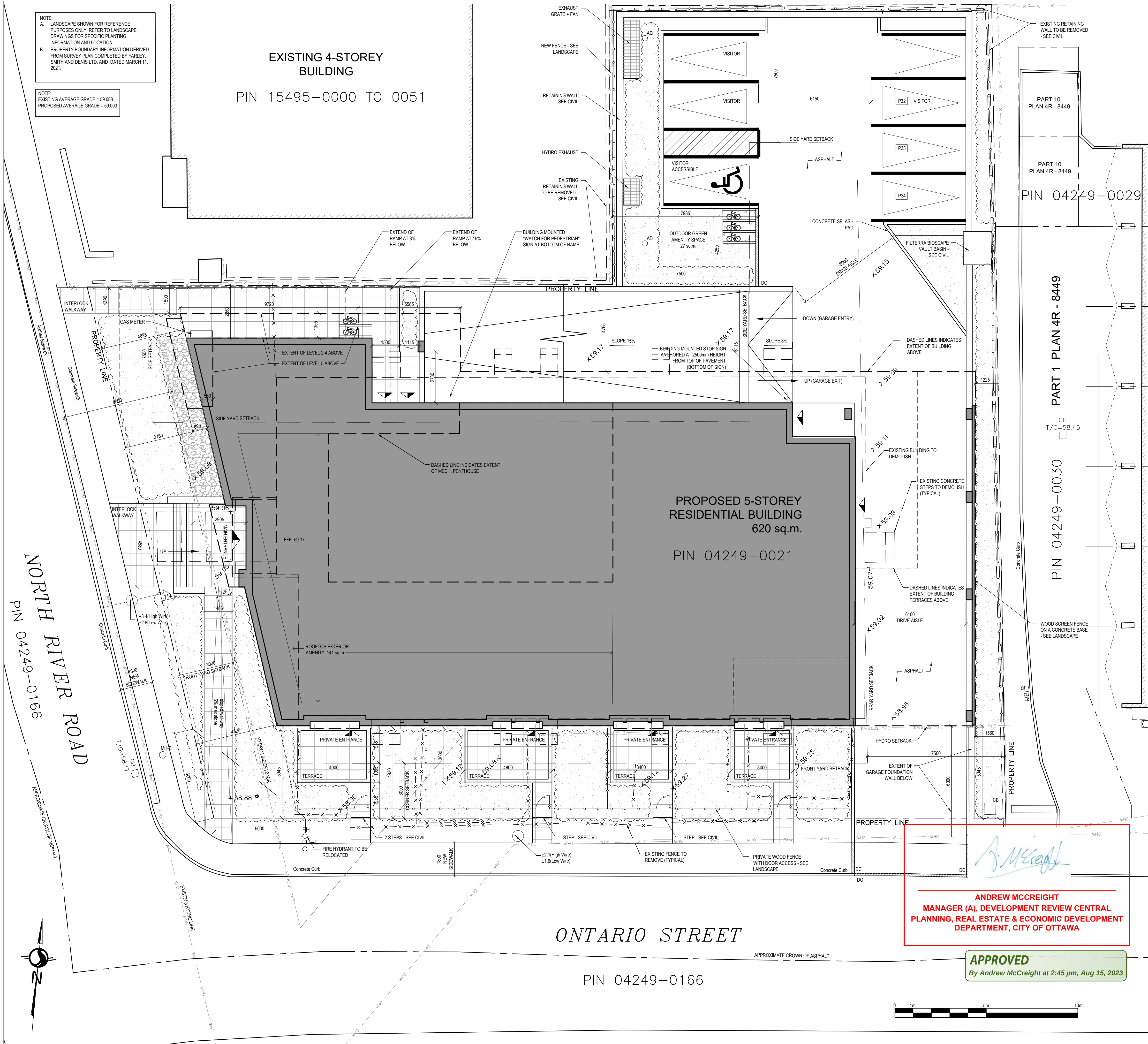




KEY PLAN		
		
PROPOSED SITE		
PROPERTY DESCRIPTION		
FIVE STOREY RESIDENTIAL BUILDING		
CITY OF OTTAWA PIN NUMBER	04249-0021	
MUNICIPAL ADDRESS	949 North River Road	
SITE INFORMATION		
LOT AREA:	1673.53sq.m	
LOT FRONTAGE:	73.28m (corner lot)	
LOT DEPTH:	43.30m (E to W) and 44.45m (N to S)	
BUILDING INFORMATION		
BUILDING AREA:	620 sq.m	
BUILDING FLOOR AREA:	+/-5400 sq.m	
PROPOSED USE:	APARTMENT DWELLING, MID-RISE	
UNIT BREAKDOWN:	UNIT MIX:	
FIRST FLOOR: 5 UNITS	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		
	R5B	
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

No. Date Drawn by / Object

1	2021.09.22	SITE PLAN CONTROL
2	2022.01.19	COORDINATION - REVIEW 1
3	2022.01.28	COORDINATION
4	2022.02.02	FINAL COORDINATION
5	2022.02.16	FINAL COORDINATION R1
6	2022.03.03	SITE PLAN CONTROL - R1
7	2022.11.11	SITE PLAN CONTROL R2
-	-	-
-	-	-
-	-	-

Ingenieur / Engineer (Mécanisme & Électrique / Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Architecte / Architect (paysagiste / Landscape)

Gino J. Aiello landscape architect www.GJALA.com gino@GJALA.com (613) 882-1343 110 Didsbury Road Unit #9 / Ottawa Ontario / K2T0C2

Ingenieur / Engineer (Civil / Civil)

Clients / Client

Architecte / Architect Collectif d'architectes / Architects Collective

figuri

fig 1 3500, Saint-Antoine O. Montréal QC H4C 1A8 T: 514 881-0122

fig 2 190 Somerset St W #206 Ottawa ON K2P 0A4 T: 613 696-6122

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Scalier / Seal

ONTARIO ASSOCIATION OF ARCHITECTS

ROBERTO CAMPOS LICENCE 7401

Project / Project

5 STOREY CONDO BUILDING

949 NORTH RIVER ROAD

Time / Title

SITE PLAN

Dessiné par / Drawn by GCG, SC, MD No. sheet / Project number 2121

Vérifié par / Verified by RC No. dessin / Drawing number Revision / Revision

Échelle / Scale AS SHOWN

Date de création du dessin / Drawing creation date 2020615

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