

ZONING TABLE			
Current Zoning	M2(2)36(969)		
Site Area	2,550sq		
Number of Dwelling Units			
1 Bedroom	114	48.9%	
2 Bedroom (INTERNAL)	23	9.2%	
3 Bedroom	2	.8%	
TOTAL	140		
REQUIRED			
Lot Width	45m MINIMUM		
Lot Frontage	60.0m MINIMUM		
PROPOSED			
Front Yard - Somerses St. W.	MINIMUM: 3m @ LEVEL 4		
Rear Yard - Spruce St.	MINIMUM: 1.4 - 2.0m		
Side Yard - City Centre Ave.	MINIMUM: 1.1 - 1.2m		
Interior Side Yard	MINIMUM: Varies - 0.1m		
Maximum Building Height	102.88m ASL per Schedule 169 Site exception below		
Number of Storeys	15 STOREYS		
Building Area	1700 m ²		
Area Typical Floor Plate	856 m ²		
Area Total Gross Building Area	41,224.87 m ² (218,819 sqft)		
Area Total Gross Building Area	41,224.87 m ² (170,942 sqft)		
Amenity Area	Private Amenity Space: 1,148m ²		
Total of 2nd floor per dwelling unit of which 50% is required to be communal	Communal Amenity Space: 927m ²		
Percentage of Site Landscaping	50% of site to be landscaped		
15% of site to be landscaped	Landscaped Area - 193m ²		
Landscaping	Minimum Required: Residential (248) 5 - 124 sqspace		
Maximum Required: Residential (248) 18 - 372 sqspace	Total Provided: 101		
Visitor: 24 space	Residential: 137 space		
Visitor: 24 space	Total Provided: 101		
Outdoor: 101 space	Residential: 248 units x 5 = 124 sqspace		
Outdoor: 101 space	Visitor: 24 space		

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED JULY 12, 2013 PREPARED BY ANNA OSULIWAJ VOLLEBAEK LTD.

PART OF LOT 4 AND ALL OF LOT 5 (South Spruce Street Side) AND ALL OF LOT 4 AND 5 (North Somerses Street Side) REZONED PLAN 793 CITY OF OTTAWA

Building Location	Type/Comments	Count
L1	Floor Mounted Bike	18
L1	Wall Mounted Bike	15
P1	Floor Mounted Bike	54
P1	Wall Mounted Bike	15
P2	Floor Mounted Bike	30
P2	Wall Mounted Bike	24
P3	Floor Mounted Bike	24
P3	Wall Mounted Bike	24
Grand Total		162

Level	Description	Count
DO-LEVEL P1	ELECTRIC CAR PARKING STALL	12
DO-LEVEL P1	SMALL CAR PARKING STALL	2
DO-LEVEL P1	STANDARD STALL 5200X2600	22
DO-LEVEL P1	VISITOR PARKING STALL	13
DO-LEVEL P2	BARRETT FREE PARKING STALL	2
DO-LEVEL P2	ELECTRIC CAR PARKING STALL	3
DO-LEVEL P2	SMALL CAR PARKING STALL	1
DO-LEVEL P2	STANDARD STALL 5200X2600	42
DO-LEVEL P3	BARRETT FREE PARKING STALL	2
DO-LEVEL P3	SMALL CAR PARKING STALL	1
DO-LEVEL P3	STANDARD STALL 5200X2600	47
LEVEL 1	VISITOR PARKING STALL	12
LEVEL 1	STANDARD STALL 5200X2600	50
LEVEL 1	VISITOR PARKING STALL	12
LEVEL 1	STANDARD STALL 5200X2600	12
Total Parking		159

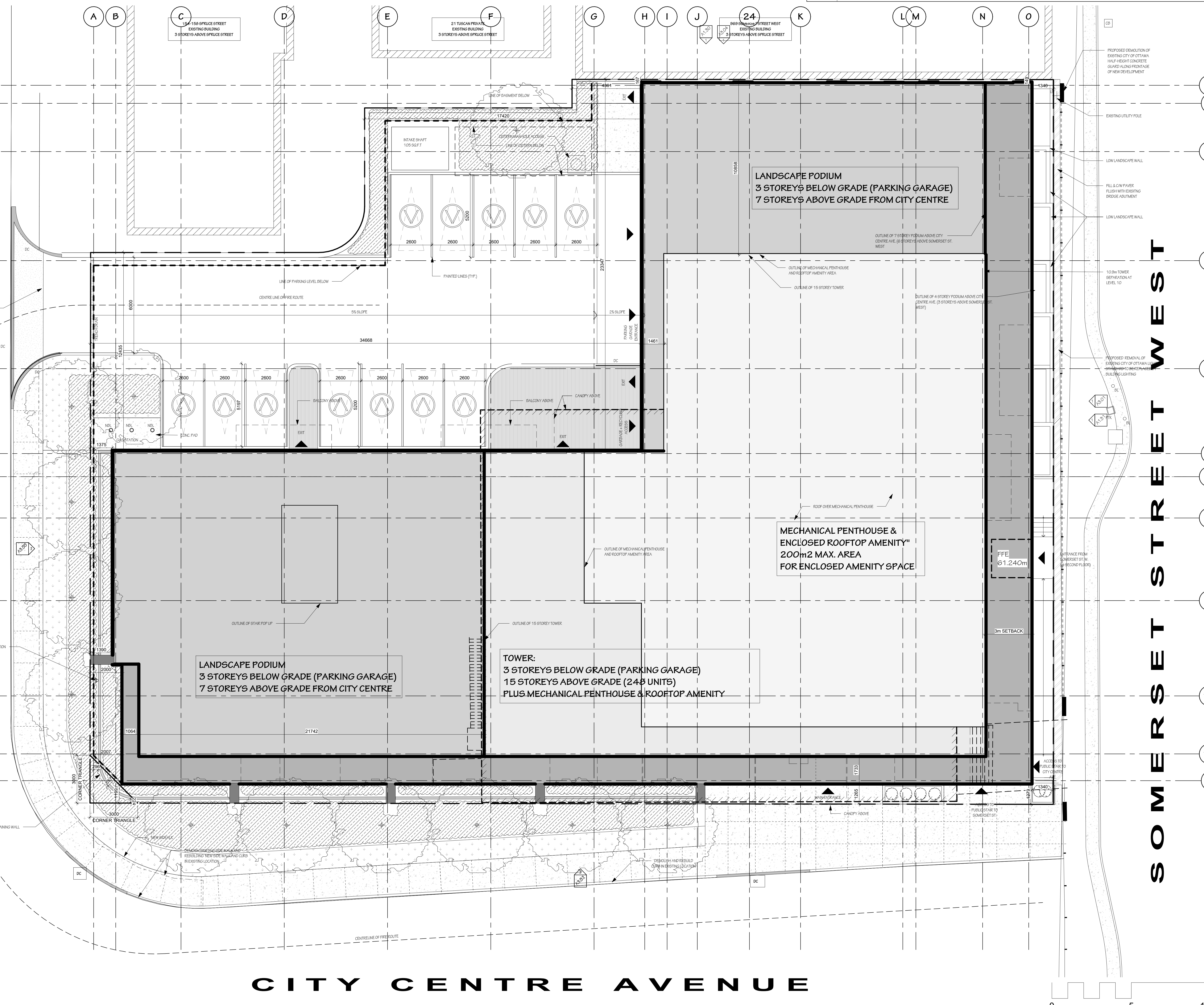
LEGEND



EXCEPTION SUMMARY TEXT - maximum building heights as per Schedule 169 - rooftop amenity areas - having a maximum height of 5 metres in total included in the overall height of this building - it has a maximum gross floor area of 270 m² - building podium height not to exceed four storeys along both Somerses Street and City Centre Avenue and any tower above the podium must have a minimum 2 metre step back at or below the top of the fourth storey of the podium above Somerses Street - maximum gross floor area per floor of a non-residential building consisting of office use 2000 m² - at least 70% of the site width along City Centre Avenue and Somerses Street must be occupied by one or more buildings and site width will be measured at the front parking building setback - for any buildings along City Centre Avenue and Somerses Street the maximum building setback is 3 metres except where a recessed entrance may be provided to accommodate a ground floor entrance and/or a corner treatment - maximum number of parking spaces permitted as per Section 105, Table 105, Column 6, Area A or Schedule 1, depending on the location of the lot on Schedule 1.



- 1 PROPOSED REMOVAL OF EXISTING CITY HALF-HIGH CONCRETE GUARDRAILS ALONG FRONTAGE OF NEW DEVELOPMENT
- 2 PROPOSED REMOVAL OF CITY LIGHT STANDARDS AND SUBSTITUTED BY STREET LIGHTING
- 3 COMPLETE SPACE BETWEEN BRIDGE ABUTMENT AND PROPERTY LINE WITH HARD LANDSCAPING - REFER TO LANDSCAPE DRAWING FOR MATERIAL FINISH



Note: All existing site information as per site survey plan dated September 16, 2013 and prepared by STANTEC GEOMATICS Inc. (S/N: 161013556-310)

C	240112	Reviewed for SPC
B	231221	GC's Review
A	231219	Issued for SPC
rev.	date	revision

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

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PROJECT
 989 Somerset

989 Somerset St. W., Ottawa, ON, K1R 6R2

DRAWING TITLE
 SITE PLAN

DRAWN DH	DATE 10/02/23	SCALE As Indicated
PROJECT 21110	DRAWING NO. A1.00	REVISION NO. C

ONTARIO ASSOCIATION OF ARCHITECTS
 3049

15/7/23