



PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation R58 (2472) H2(1.0)	SITE AREA	0.1365 ha.	1,364.5 sq. m. (14,487 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	6 STOREYS / 21.0m	6 STOREYS / 18.9m	
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 67.40	(GEO. ELEV.) 67.40	
FRONT YARD SETBACK	0.0m	0.0m	
FRONT YARD SETBACK ABOVE 2nd STOREY + 2.5m	2.5m	2.5m	
INTERIOR YARD SETBACK - SOUTH	0.5m	1.2m	
INTERIOR YARD SETBACK - NORTH	1.5m	1.5m	
INTERIOR YARD SETBACK - NORTH ABOVE 4th FLOOR + 7.0m	8.5m	8.5m	
REAR YARD SETBACK	7.5m	7.5m	
REAR YARD SETBACK - ABOVE 5th FLOOR + 2.0m	9.5m	9.5m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	25	372m ²	
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	5	42	
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	31	78	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	4.5m	4.8m	
DRIVEWAY WIDTH - MINIMUM	5.2m	6.0m	
AISLE WIDTH - MINIMUM			

DRAWING NOTES		PROJECT STATISTICS	
1	PROPERTY LINE	GROSS BUILDING - AREAS	
2	BUILDING SETBACKS	CITY OF OTTAWA ZONING AREA	
3	1.8m WIDE CITY SIDEWALK & BARRIER CURB	PARKING LEVEL	0.0 sq. m.
4	EXISTING HYDRO POLES TO BE BURIED AS AGREED UPON WITH OTTAWA HYDRO	GROUND FLOOR	473.8 sq. m.
5	ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS	2nd FLOOR	5,100 sq. ft.
6	CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE	3rd & 4th FLOOR	776.2 sq. m.
7	INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN	5th FLOOR	8,355 sq. ft.
8	RINGED BOLLARD BICYCLE RACK	6th FLOOR	1,421.2 sq. m.
9	PRIVATE TERRACE AT GRADE	MECHANICAL PENTHOUSE	15,298 sq. ft.
10	OUTLINE OF UNDERGROUND PARKING LEVEL	TOTAL AREA	3,774.2 sq. m.
11	HARD SURFACE WALKWAY	UNIT STATISTICS	40,625 sq. ft.
12	LOW RETAINING WALL	STUDIO UNIT	19.7%
13	RAISED PLANTER	ONE BEDROOM UNIT	19.7%
14	EXISTING TREE TO BE REMOVED	ONE BEDROOM + DEN UNIT	13.1%
15	EXISTING CHAIN LINK TO BE REMOVED	TWO BEDROOM UNIT	41.0%
16	SOFT LANDSCAPING	TWO BEDROOM + DEN UNIT	6.6%
17	OUTLINE OF BUILDING ABOVE	TOTAL	100%
18	BALCONY ABOVE		
19	PRIVACY SCREEN WITH GATE		
20	1.2m X 3.0m CONCRETE PAD FOR GAS EQUIPMENT, EXACT LOCATION TO BE CONFIRMED		
21	STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN		
22	SIAMSE CONNECTION		
23	AIR INTAKE / EXHAUST GRILL		
24	EXISTING BUILDING ON ADJACENT LAND		
25	EXISTING FIRE HYDRANT		
26	EXISTING ASPHALT PARKING AREA ON ADJACENT LAND		
27	OUTLINE OF MECHANICAL PENTHOUSE		
28	PROPOSED SERVICES		
29	PRIVACY FENCE 2.1m MAX. HEIGHT FROM GRADE		
30	EXISTING RETAINING WALL TO BE REMOVED		
31	EXISTING CURB AND 1.5m HT. SOLID WOOD FENCE ON ADJACENT PROPERTY		
32	RIVER STONE SURFACE, EXISTING / PROPOSED		
33	EXISTING UTILITY BOX TO REMAIN		
34	ARTIFICIAL TURF		
35	CURB AROUND PATIO. SEE LANDSCAPE		
36	100mm CONCRETE CURB		

REQUIRED BY ZONING BY-LAW			
RESIDENCE	- 0.5 PER DWELLING UNIT (AFTER 12 UNITS)	25	
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	5	
TOTAL		30	
PROVIDED			
RESIDENCE		42	
VISITOR		5	
TOTAL		47	
BICYCLE PARKING			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT (61 UNITS)	31	
PROVIDED			
INTERIOR - P2 LEVEL	- 1.0 PER UNIT (61 UNITS)	30	
INTERIOR - P1 LEVEL	- 1.0 PER UNIT (61 UNITS)	35	
EXTERIOR - ON CITY BOULEVARD		2	
TOTAL		67	
No.	DESCRIPTION	DATE	
6	REVISED AS PER PHASE 3 COMMENT LETTER	Aug. 19, 24	
7	ISSUED FOR SPC PARKING REVISION	Aug. 18, 24	
8	ISSUED FOR PHASE 3 PRE-CONSULT RESPONSE	June 18, 24	
9	ISSUED FOR PHASE 3 PRE-CONSULT - AMENDED SPC	May 06, 24	
10	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 26, 24	
11	ISSUED FOR REVISED DESIGN	Feb. 22, 24	

LOT COVERAGE	
PAVED SURFACE =	10.2 sq. m. 0.7%
BUILDING FOOTPRINT =	910.5 sq. m. 66.7%
LANDSCAPE OPEN SPACE =	443.8 sq. m. 32.6%
TOTAL =	1,364.5 sq. m. 100.0%
AMENITY SPACE	
PRIVATE TERRACE AT GRADE =	200.0 sq. m.
COMMUNAL AT GRADE =	80.0 sq. m.
1st FLOOR INDOOR AMENITY =	48.0 sq. m.
3rd FLOOR PRIVATE TERRACE =	78.0 sq. m.
5th FLOOR PRIVATE TERRACE =	85.0 sq. m.
6th FLOOR PRIVATE TERRACE =	58.0 sq. m.
PRIVATE BALCONIES =	70.0 sq. m.
TOTAL =	617.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (61) =	366.0 sq. m.
SOLID WASTE (61 UNITS)	
GARBAGE	- 0.11 PER UNIT 7 YARDS
RECYCLING GMP	- 0.016 PER UNIT 1 YARDS
RECYCLING FIBER	- 0.038 PER UNIT 3 YARDS
COMPOST	- 240L PER 50 UNITS 2

SITE PLAN SYMBOLS

- UNIT PAVERS SURFACE
- CONCRETE WALK
- ASPHALT WALK / DRIVEWAY
- SOFT LANDSCAPING
- ARTIFICIAL TURF
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT / FIRE EXIT DOOR
- PROPERTY LINE
- SETBACK LINE

LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOTS 5, 6 and 8
REGISTERED PLAN 114
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

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PROJECT TITLE:
THE WESTMOUNT
(398 - 406 ROOSEVELT AVENUE)
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: R.V.
CHECKED: R.V.
SCALE: 1:100
SHEET No.: SP-1
PROJECT No.: 2122

1 SITE PLAN
SCALE = 1 : 100

0m 5 10
BAR SCALE

KEY MAP

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