

Ontario Building Code Data Matrix Part 11 - Renovation of Existing Building				Building Code Reference ¹
11.00	Building Code Version: O_Req_332/12	Last Amendment: O_Req_332/24		
11.01	Project Type: <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Addition and renovation	Description: <input checked="" type="checkbox"/> Change of use		[A] 1.1.2.
11.02	Major Occupancy Classification: <input type="checkbox"/> Group C <input type="checkbox"/> Residential <input type="checkbox"/> Assembly	Use: <input type="checkbox"/> Residential <input type="checkbox"/> Assembly		3.1.2.1(1)
11.03	Superimposed Major Occupancies: <input type="checkbox"/> No <input type="checkbox"/> Yes	Description:		3.2.2.7.
11.04	Building Area (m ²): Existing New Total			[A] 1.4.1.2.
		2,307.02 979.25 3,286.27		
		0 0 0		
		0 0 0		
		0 0 0		
		0 0 0		
		Total 2,307.02 979.25 3,286.27		
11.05	Building Height: 5 Storeys above grade 14.1 (m) Above grade			[A] 1.4.1.2. & 3.2.1.1.
	1 Storeys below grade			
11.06	Number of Streets/Firefighter access: 2 streets			3.2.2.10. & 3.2.5.
11.07	Building Size: <input type="checkbox"/> Small <input type="checkbox"/> Medium <input type="checkbox"/> Large <input type="checkbox"/> > Large			T.11.2.1.8.-N.
11.08	Existing Building Classification: <input type="checkbox"/> Change in Major Occupancy <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Not Applicable (no change of major occupancy)	Construction Index: 8		11.2.1.1.
		Hazard Index: 8		11.2.1.16 to N
		Importance Category: <input type="checkbox"/> Low <input type="checkbox"/> Normal <input type="checkbox"/> High <input type="checkbox"/> Post-disaster		4.2.1(3), 5.2.2.1(D)
11.09	Renovation type: <input type="checkbox"/> Basic Renovation <input checked="" type="checkbox"/> Extensive Renovation			11.3.3.1, 11.3.3.2.
11.10	Occupant Load: Floor Level/Area Occupant Type Based On Occupant Load (Persons)			3.1.17.
	Basement C 3.1.17.1.(1)(b) 40			
	Ground C 3.1.17.1.(1)(b) 150			
	Ground D 3.1.17.1.(1)(c) 4			
	2nd C 3.1.17.1.(1)(b) 174			
	3rd C 3.1.17.1.(1)(b) 164			
	4th C 3.1.17.1.(1)(b) 172			
	TOTAL (Of all residential and storage areas included in resident O.C.)			704
11.11	Plumbing Fixture Requirements: Ratio: <input checked="" type="checkbox"/> MF = 1/1. Except as otherwise noted.			3.7.4.
	Floor Level/Area Occupant Load OBC Reference Fixtures Required Fixtures Provided			
	Basement 40 3.7.4.5.(1) 64 74			
	Ground 154 3.7.4.5.(1) 262 289			
	2nd 174 3.7.4.5.(1) 276 330			
	3rd 164 3.7.4.5.(1) 260 311			
	4th 172 3.7.4.5.(1) 276 327			
	Basement 5th 4 3.8.2.3.(2) 4 4			
	Total 1,132 1,335			
11.12	Barrier-free Design: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Explanation:		11.3.32.(2)
11.13	Reduction in Performance Level: Structural: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	By increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		11.4.2.1, 11.4.2.2, 11.4.2.3, 11.4.2.4, 11.4.2.5, 11.4.2.6.
	Change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Plumbing: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
	Sewage systems: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Extension of combustible construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		
11.14	Compensating Construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Structural: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - See structural drawings		11.4.3.1, 11.4.3.2, 11.4.3.3, 11.4.3.4, 11.4.3.5, 11.4.3.6, 11.4.3.7.
	Increase in occupant load: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - See code report	Change of major occupancy: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - See code report		
	Plumbing: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - See code report	Sewage systems: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - (Describe)		
	Extension of combustible construction: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes - (Describe)			
11.15	Compliance Alternatives Proposed: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (List numbers and describe)			11.5.1.
11.16	Notes: (List numbers and describe)			11.5.1.

¹ All references are to Division B of the OBC unless provided by [A] for Division A and [C] for Division C.



CONTEXT PLAN

ZONING BY-LAW REQUIREMENTS AND COMPLIANCE SUMMARY

ITEM	Approved By-Law 2023-309 REQUIREMENTS	PROPOSED	Compliant
Minimum Lot Width	18M	100M	YES
Maximum Lot Area	340 SqM	6775.229 SqM	YES
Maximum Building Height	Enclosed rooftop amenity area permitted above height limit - 4.5m Building Addition - 14m (4 storeys) Existing Building - 13.7m (4 storeys) No Buildings proposed in Parkland (O1)	Enclosed rooftop amenity area permitted above height limit - 4.5m Building Addition - 14m (4 storeys) Existing Building - 13.7m (4 storeys) No Buildings proposed in Parkland (O1)	YES YES YES YES
Minimum Front Yard Setback	3M	Oblats = 4.8m Springhurst = 3.8 m	YES
Minimum Corner Side Yard Setback	2M	NA	NA
Minimum Rear Yard Setback (Section 135)	3M	Oblats = 4.8m Springhurst = 3.8 m	YES
Minimum Interior Side Yard Setback	0.03M to 4.10M	0.03M TO 4.10M	YES
Landscape Area (Total Lot)	30.00%	30% (20325sqM)	YES
Projections Above Permissible Height Limit (Section 64)	Permitted projections listed in Section 64 and 65 are not subject to the height limits identified on Schedule YYY by By-Law No. 2008-250.	Indoor Rooftop Amenity Floor Area = 341.96m Indoor Rooftop Amenity Floor Height = 4.5m	YES YES
Amenity Area (Section 137)	Total Amenity Area = 15 sqm per dwelling unit up to eight units + 6 sqm per unit in excess of 8 = 1,776 Communal Amenity Area = 100% of the amenity area required for the first eight units = 120 sqm	Total Amenity Area (Indoor + Outdoor) = 1,902 sqm Communal Amenity Area = 120 sqm, located at grade, along Oblats Avenue, with 80% soft landscaping.	YES YES
Parkland Dedication	10% Parkland dedication at North-East corner of site, rezoned to O1 (Parks & Open Space)	10% of Lot Area (678 SqM)	YES
Total number of residential units	284 residential dwelling units with a mix of Studio, One, Two and Three bedrooms	284 residential dwelling units with a mix of Studio, One, Two and Three bedrooms	YES
PARKING	Resident parking = 0 spaces On-street vehicle parking = 0 spaces Visitor parking - 27 surface parking spaces, upto 5 of which could be used as car share Car share - 2 dedicated car share spaces along Oblats Avenue and Up to 5 in surface visitor parking lot can be used as car share	Residential = 0 spaces On-street vehicle parking = 0 spaces Visitor = 27 surface parking spaces, upto 5 can be used as car share Car share = 2 dedicated along Oblats	YES YES YES YES
Bicycle Parking Spaces	Minimum 1.3 spaces per dwelling unit Total no. of units = 284 x 1.3 = 370 biking spaces	Indoor biking spaces = 390 Outdoor biking spaces = 28	YES YES
Minimum Width of Landscape Buffer for 11-99 Spaces	6M	6M	YES
Landscape Area (Parking Lot)	15.00%	15.30%	YES
Minimum Width of Driveway	6M	6M	YES
Minimum Width of Aisle Providing Access to Parking	6M	6.5M	YES
Location of Parking Spaces	2 Car Share Spaces along Des Oblats Avenue allowed	Proposed 2 Car Share Spaces along Des Oblats Avenue	YES

SITE STATISTICS

ZONING BY-LAW	Zoning By-law 2008-250, Exception 2884 (By-law 2023-309)
LOT AREA	R5B(2884) 5474, O1
DEDICATED PARKLAND	10% of LOT AREA (678 sqm) - Rezoned to O1
LOT FRONTAGE	100 m (328'-0") (Oblats)
LOT DEPTH	70.77 m (232'-2")
PROPOSED DENSITY	284/0.6775ha = 419 Units per Hectare (For 284 Units)
BUILDING COVERAGE	3,286.27 sqm (35,373sf) [Existing 2,307.02sqm + New 979.25sqm]
BUILDING COVERAGE %	Of Lot Area = 48.50% (3,286.27sqm / 6,775.229sqm)
GROSS FLOOR AREA	13,652.68sqm (146,957sf) [Existing 9,147.76sqm + New 4,504.92sqm]
FLOOR SPACE INDEX	2.02
LANDSCAPED AREA	2,032.5sqm (21,880sf) [30%]
BUILDING HEIGHT	14 m (4 STOREYS) + 4.3 m (MECHANICAL PENTHOUSE/AMENITY)

PARKING STATISTICS

CAR PARKING	REQUIRED	PROVIDED
For 284 Units		
CAR SHARE	2	2
VISITOR (incl 5 Visitor/Car Share)	27	27
ACCESSIBLE (Included in Total)		2
TOTAL	29	29

BICYCLE PARKING	REQUIRED	PROVIDED
LONG TERM (INDOOR)	NA	390
SHORT TERM (OUTDOOR)	NA	28
TOTAL	370	418

FLOOR WISE RESIDENTIAL UNIT COUNTS									
FLOOR	OB	OB*	IB	IB*	2B	2B*	3B	3B*	TOTAL
Basement	15	0	2	0	0	0	1	0	18
Ground	39	7	3	0	8	1	1	1	60
Second	45	8	3	0	12	1	1	1	71
Third	40	9	2	1	9	2	2	1	66
Fourth	45	8	0	1	11	2	2	0	69
TOTAL	184	32	10	2	40	6	7	3	284
% of Total	64.79%	11.27%	3.52%	0.70%	14.08%	2.11%	2.46%	1.06%	
TOTAL By Type	216	12	46	10					
% By Type	76.06%	4.23%	16.20%	3.52%					
Total # Suites									43
TOTAL BF %									15.14%

15 OBLATS AVENUE, OTTAWA - PRELIMINARY STATISTICS (All Areas in SqM)

FLOOR	NEW BLOCK				EXISTING BLOCK				COMBINED							
	COMMON AREAS	DEDUCTIONS	OUTDOOR AMENITY	INDOOR AMENITY*	GCA	GFA	COMMON AREAS	DEDUCTIONS	OUTDOOR AMENITY	INDOOR AMENITY*	GCA	GFA	TOTAL			
BASEMENT	146.14	21.83	266.07	152.27	844.11	822.28	90.54	843.55	934.09	90.54	1778.20	266.07	152.27	912.82		
GROUND	160.09	9.20	189.59		845.26	836.06	529.52	85.19	210.45	228.05	2303.70	2218.51	3145.96	400.04	228.05	3054.57
SECOND	96.74	9.20			843.85	834.66	412.94	25.34	67.45	2301.48	2276.14	3145.33		67.45	3110.80	
THIRD	100.69	9.20			844.34	835.14	377.15	25.55	40.00	2301.73	2276.10	3146.07		40.00	3111.33	
FOURTH	100.42	9.20			844.02	834.82	365.64	25.29	45.07	2281.90	2256.61	3125.92		45.07	3091.43	
ROOF			140.63	361.61	341.96	482.59	341.96	29.77		29.77	512.36	361.61	341.96	371.73		
TOTAL (SqM)	604.06	199.25	817.27	494.23	4704.17	4604.92	1801.55	1004.92	210.45	360.58	10152.68	9147.76	14856.85	1027.72	674.81	13682.68

AMENITY AREA REQUIRED		Total Amenity Required (Indoor + Outdoor) SqM	
@ 15SqM per Dwelling Unit for first 8 Units			120.00
@ 6SqM per Dwelling Unit in excess of 8 Units			1,656.00
COMMUNAL - 100% of Area reqd for first 8 Units			120.00
REQUIRED TOTAL			1,776.00

AMENITY AREA PROVIDED		Indoor Amenity (SqM)	Outdoor Amenity (SqM)
Basement		152.27	266.07
Ground Floor		228.05	400.04
Second Floor		67.45	-
Third Floor		40.00	-
Fourth Floor		45.07	-
Amenity Floor (5th)		341.96	361.61
TOTAL		874.81	1,027.72
TOTAL AMENITY PROVIDED (INDOOR + OUTDOOR) SqM			1,902.54
TOTAL AMENITY PROVIDED (INDOOR + OUTDOOR) SqFt			20,479

PROJECT STATISTICS

ONTARIO BUILDING CODE DATA MATRIX

CLIENT
FORUM ASSET MANAGEMENT
EAST POOL, 2ND FLOOR
181 BAY STREET
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- NOTES
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
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ISSUE	DATE	DESCRIPTION
1	2024-09-06	ISSUED FOR SPA RESUBMISSION

NOT FOR CONSTRUCTION

SEALS
ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW CARONAL
LICENSE NO. 8006

PROJECT NUMBER & PROJECT NAME
24-0353 - 15(17) OBLATS AVENUE, OTTAWA

SHEET NAME
CONTEXT PLAN, OBC DATA MATRIX & PROJECT STATISTICS

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9/6/2024 2:10:10 PM

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DRAWN BY
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SHEET NUMBER
A.001

SHEET SIZE - ARCH E (914.4X1219.2mm) (36X48)