

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 2:51 pm, Oct 09, 2024

PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation	R5B (2472) H(21.0)	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	372m ²	372m ²	
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	25	42	
VEHICLE PARKING - VISITOR ONLY (AFTER 12 UNITS - 0.1 per unit)	5	5	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	31	78	
DRIVEWAY WIDTH - MINIMUM	4.5m	4.8m	
AISLE WIDTH - MINIMUM	5.2m	6.0m	

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

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

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 AR00 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON AR00 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

- DRAWING NOTES**
- PROPERTY LINE
 - BUILDING SETBACKS
 - 1.8m WIDE CITY SIDEWALK & BARRIER CURB
 - EXISTING HYDRO POLES TO BE BURIED AS AGREED UPON WITH OTTAWA HYDRO
 - ENTRANCE DRIVEWAY WITH 150 BARRIER CURBS
 - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
 - INTERNAL PARKING GARAGE RAMP WITH TRENCH DRAIN
 - RINGED BOLLARD BICYCLE RACK
 - PRIVATE TERRACE AT GRADE
 - OUTLINE OF UNDERGROUND PARKING LEVEL
 - HARD SURFACE WALKWAY
 - LOW RETAINING WALL
 - RAISED PLANTER
 - EXISTING TREE TO BE REMOVED
 - EXISTING CHAIN LINK TO BE REMOVED
 - SOFT LANDSCAPING
 - OUTLINE OF BUILDING ABOVE
 - BALCONY ABOVE
 - PRIVACY SCREEN WITH GATE
 - 1.2m X 3.0m CONCRETE PAD FOR GAS EQUIPMENT, EXACT LOCATION TO BE CONFIRMED
 - STORM WATER TANK WITH ACCESS COVER & OVERFLOW CATCH BASIN - SEE CIVIL PLAN
 - SIAMSE CONNECTION
 - AIR INTAKE / EXHAUST GRILL
 - EXISTING BUILDING ON ADJACENT LAND
 - EXISTING FIRE HYDRANT
 - EXISTING ASPHALT PARKING AREA ON ADJACENT LAND
 - OUTLINE OF MECHANICAL PENTHOUSE
 - PROPOSED SERVICES
 - PRIVACY FENCE 2.1m MAX. HEIGHT FROM GRADE
 - EXISTING RETAINING WALL TO BE REMOVED
 - EXISTING CURB AND 1.5m HT. SOLID WOOD FENCE ON ADJACENT PROPERTY
 - EXISTING STONE SURFACE, EXISTING / PROPOSED
 - EXISTING UTILITY BOX TO REMAIN
 - ARTIFICIAL TURF
 - CURB AROUND PATIO. SEE LANDSCAPE
 - 100mm CONCRETE CURB

PROJECT STATISTICS

GROSS BUILDING - AREAS
 (CITY OF OTTAWA ZONING AREA)

FLOOR	AREA (sq. m.)	AREA (sq. ft.)
PARKING LEVEL	0.0	0.0
GROUND FLOOR	473.8	5,100
2nd FLOOR	776.2	8,355
3rd & 4th FLOOR	1,421.2	15,298
5th FLOOR	588.5	6,335
6th FLOOR	514.4	5,573
MECHANICAL PENTHOUSE	0.0	0.0
TOTAL AREA	3,774.2	40,625

UNIT STATISTICS

UNIT TYPE	PERCENTAGE	COUNT
STUDIO UNIT	19.7%	12
ONE BEDROOM UNIT	19.7%	12
ONE BEDROOM + DEN UNIT	13.1%	8
TWO BEDROOM UNIT	41.0%	25
TWO BEDROOM + DEN UNIT	6.6%	4
TOTAL	100%	61

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	PER UNIT	TOTAL
RESIDENCE	-0.5 PER DWELLING UNIT (AFTER 12 UNITS)	25
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	5
TOTAL		30

PROVIDED

RESIDENCE	PER UNIT	TOTAL
RESIDENCE	-0.5 PER DWELLING UNIT (AFTER 12 UNITS)	42
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS)	5
TOTAL		47

BICYCLE PARKING

REQUIRED

RESIDENCE	PER UNIT	TOTAL
RESIDENCE	-0.5 PER UNIT (61 UNITS)	31
TOTAL		31

PROVIDED

RESIDENCE	PER UNIT	TOTAL
INTERIOR - P2 LEVEL	-1.0 PER UNIT (61 UNITS)	30
INTERIOR - P1 LEVEL	-1.0 PER UNIT (61 UNITS)	35
EXTERIOR - ON CITY BOULEVARD	-0.2 PER UNIT (61 UNITS)	2
TOTAL		67

LOT COVERAGE

TYPE	AREA (sq. m.)	PERCENTAGE
PAVED SURFACE	10.2	0.7%
BUILDING FOOTPRINT	910.5	66.7%
LANDSCAPE OPEN SPACE	443.8	32.6%
TOTAL	1,364.5	100.0%

AMENITY SPACE

TYPE	AREA (sq. m.)
PRIVATE TERRACE AT GRADE	200.0
COMMUNAL AT GRADE	80.0
1st FLOOR INDOOR AMENITY	48.0
3rd FLOOR PRIVATE TERRACE	78.0
5th FLOOR PRIVATE TERRACE	85.0
6th FLOOR PRIVATE TERRACE	58.0
PRIVATE BALCONIES	70.0
TOTAL	617.0
REQUIRED - 6.0M² PER UNIT (61)	366.0

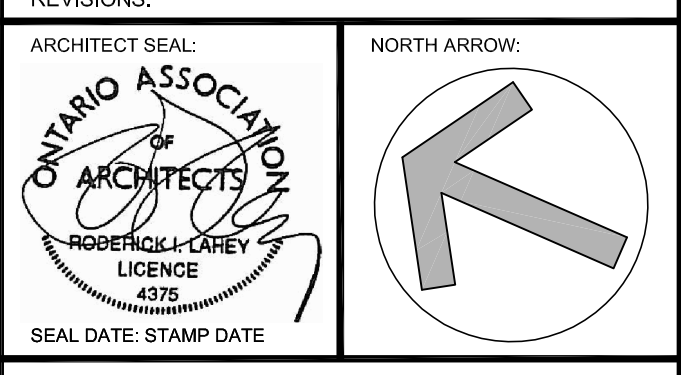
SOLID WASTE (61 UNITS)

TYPE	PER UNIT	YARDS
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

REVISIONS:

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



CLIENT:
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ML Westboro Inc.
C/O ML Devco

ARCHITECT:
rla/architecture
 roderick lahey architect inc.
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PROJECT TITLE:
THE WESTMOUNT
 (398 - 406 ROOSEVELT AVENUE)
 OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

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

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.	SURVEYOR Annis O'Sullivan Vollebakk Ltd. Ontario Land Surveyors 14 Concourse Gate, Suite 500, Nepean, Ontario K2E 7S6 Tel: (613) 727-0850 Fax: (613) 727-1079 Email: aovltd.com	PROJECT DEVELOPER ML Westboro Inc. C/O ML Devco 300-411 Roosevelt Avenue, Ottawa ON, K2A 3X9 Tel: (613) 686-6319 Cell: (613) 219-2287 E-Mail: mflanigan@mldevco.ca E-Mail: psmale@mldevco.ca
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