

PROJECT STATUS:  
ISSUED FOR REVIEW

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR SCP	07/25/2023
B	RE-ISSUED FOR SCP	12/18/2023
C	ISSUED FOR PRE-CONSULTATION	04/12/2024
D	RE-ISSUED FOR PRE-CONSULTATION	05/27/2024
E	ISSUED FOR SCP	08/06/2024
F	ISSUED FOR SCP APPROVAL	10/25/2024

SEAL: ABELARCHITECTURE  
THOMAS C. ABEL, ARCHITECT O.A. T. 604-692-6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:  
CASSETTE COMMONS

PROJECT NUMBER:  
VP2207

ADDRESS:  
119 RYAN REYNOLDS WAY/2900 BRIAN COBURN BLVD.  
OTTAWA, ONTARIO

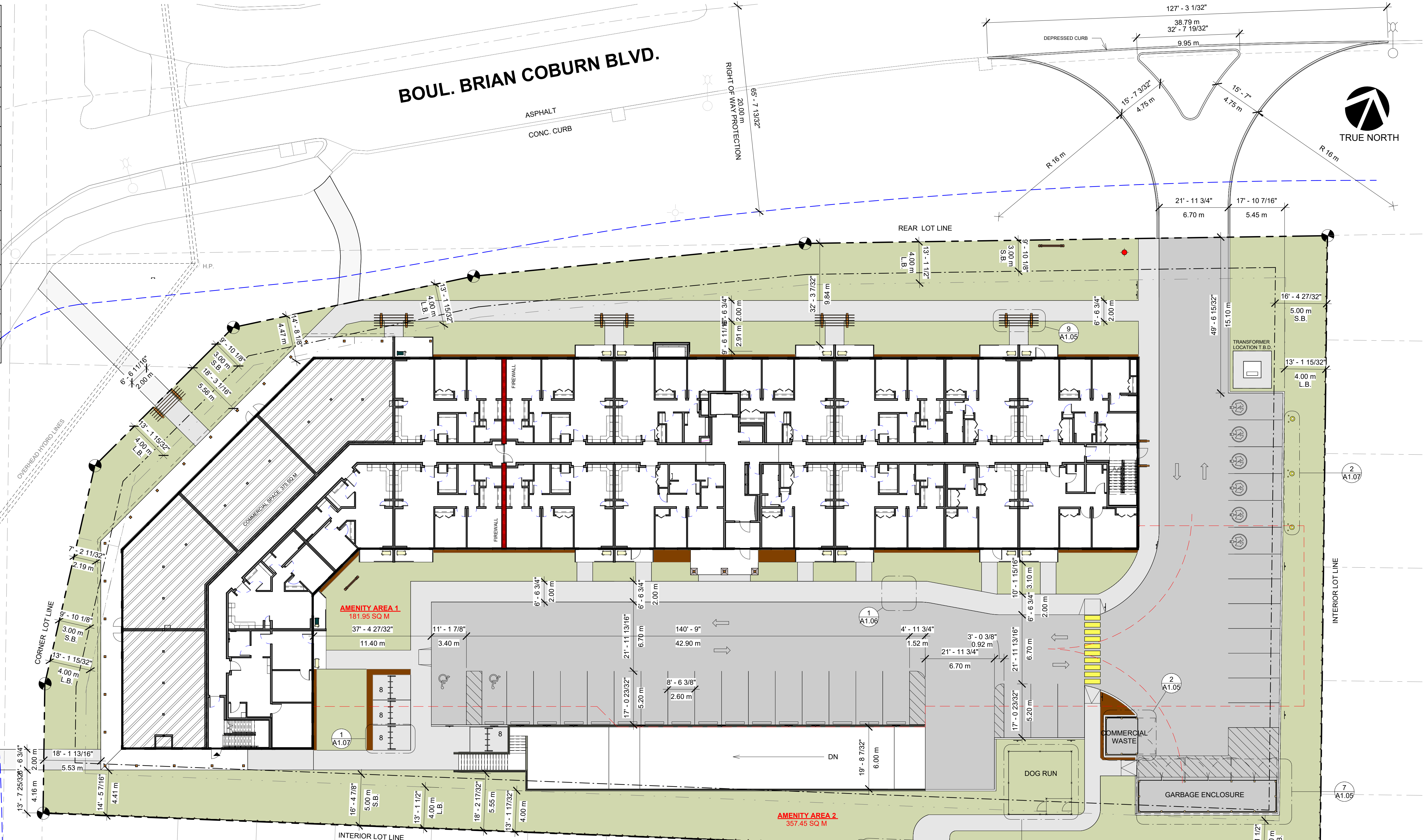
DRAWING TITLE:  
SITE PLAN

DRAWN BY: LM  
CHECKED BY: TH  
DATE: 10/25/24  
SCALE: As indicated  
DRAWING #: A1.00

REV #:  
F

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	FIRE HYDRANT
	EV CAPABLE
	WOODEN FENCE
	CHAINLINK FENCE
	LANDSCAPE AREA
	RIVER ROCK MULCH SEE LANDSCAPE PLANS
	CROSSWALK 1.5 X .45 STRIPS
	SIDEWALK LETDOWN
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
	RENTAL OFFICE SIGNAGE



SITE INFORMATION

PROJECT DESCRIPTION	1-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)	
TOTAL UNITS	121 RESIDENTIAL UNITS	
CIVIC ADDRESS	119 RYAN REYNOLDS WAY, OTTAWA, ONT	
MUNICIPALITY	CITY OF OTTAWA	
ZONING	GM15 [2156]	
LEGAL DESCRIPTION	PT LT 3 CON 11 CUMBERLAND PT 1, 50R5735 S&E PT 9, 4R28677; SUBJECT TO AN EASEMENT IN GROSS OVER PT 1, 4R30222 AS IN OC1886169	
LOT AREA	6799.02	m <sup>2</sup>
DENSITY	71.42 DU/ACRE	
FLOOR SPACE INDEX (FSI)	1.80	

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - MIXED USE	1 / UNIT	121	121	122
VISITORS	0.2 / UNIT	121	24	24
MEDICAL	4 / 100 m <sup>2</sup>	375 m <sup>2</sup>	15	9*
SHARED PARKING REDUCTION			-6	
<b>TOTAL PARKING STALLS</b>			<b>154</b>	<b>155</b>
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 50%		MAX 68	68
ACCESSIBLE TYPE A			1	1
ACCESSIBLE TYPE B			1	1

\* INCLUSIVE OF SHARED PARKING REDUCTION

BICYCLE PARKING

	RATE	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	61	64
MEDICAL FACILITY	1 / 1000 m <sup>2</sup>	375 m <sup>2</sup>	1	2
<b>TOTAL BICYCLE</b>			<b>62</b>	<b>66</b>
OTHER BICYCLE PROVISIONS				
MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	31	32
MIN HORIZONTAL BIKE STALL	50%	-	31	36
MIN SECURED BIKE STALLS	25%	-	16	34

BUILDING INFORMATION

BUILDING	STOREYS	UNIT #	OTHER	FOOTPRINT	GROSS BUILDING AREA	COMMERCIAL
A	6	121	RENTAL	2027.17 m <sup>2</sup>	12305.9 m <sup>2</sup>	375 m <sup>2</sup>

ZONING SUMMARY

	REQUIRED	PROPOSED
MAX. BUILDING HEIGHT	18 m	17.95 m
MIN. FRONT YARD S.B.	3 m	3 m
MIN. REAR YARD S.B.	3 m	3 m
MIN. INTERIOR SIDE YARD S.B.	5 m	5 m
MIN. CORNER SIDE YARD S.B.	3 m	3 m
MIN. LOT AREA	No Minimum	6799 m <sup>2</sup>
MIN. LOT WIDTH	No Minimum	-
MIN. WIDTH OF LAND. BUFFER	4 m	4 m

LANDSCAPE

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	32%
m <sup>2</sup>	2,039.71 m <sup>2</sup>	2178.11 m <sup>2</sup>

PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

UNIT BREAKDOWN

	BUILDING A
1 BEDROOM / 1 BATH	24 UNITS
2 BEDROOM / 1 BATH	7 UNITS
2 BEDROOM / 2 BATH	69 UNITS
3 BEDROOM / 2 BATH	21 UNITS
<b>TOTAL</b>	<b>121 UNITS</b>

AMENITY

	RATE	REQUIRED	PROPOSED
<b>TOTAL AMENITY SPACE</b>	6 m <sup>2</sup> / DU	720 m <sup>2</sup>	1485.3 m <sup>2</sup>
<b>COMMUNAL AMENITY AREA (MIN. 50% OF TOTAL)</b>		360 m <sup>2</sup>	592.8 m <sup>2</sup>

WASTE CALCULATIONS

	REQUIRED	PROPOSED
GARBAGE (0.110 y <sup>3</sup> / UNIT)	13.31 y <sup>3</sup>	14 y <sup>3</sup>
GMP (0.018 y <sup>3</sup> / UNIT)	2.18 y <sup>3</sup>	2 y <sup>3</sup>
FIBRE (0.038 y <sup>3</sup> / UNIT)	4.59 y <sup>3</sup>	6 y <sup>3</sup>
ORGANICS (240L / 50 UNITS)	580.8 L	720L