



MOONEY'S BAY PARKING GROUND FLOOR	
Description	Count
B-4	
COIL	5
HANDICAP TYPE A	1
B-4	6
T-1	1
VIS	1
T-1	2
GROUND FLOOR TOTAL	8

SITE LEGEND

PRINCIPAL ENTRANCE

ENTRANCE

EXIT

FIRE HYDRANT (FH)

LIGHT FIXTURE

SIMSE CONNECTION (FDC)

STREET SIGNAGE

PROPERTY LINE

VERTICAL BICYCLE PARKING
1500mm x 500mm

BICYCLE PARKING AT GROUND LEVEL
1800mm x 600mm

BENCH, REFER TO LANDSCAPING

TWIS

SITE ABBREVIATIONS

AD

AREA DRAIN

CB

CATCH BASIN

D.C.

DEPRESSED CURVE

UP

UTILITY POLE

RM

REMOTE MONITOR

STM MH

STORMWATER MANHOLE

FDC

FIRE DEPARTMENT CONNETION

SC

SIAMSE CONNETION

GW

GUIDE WIRE

LS

LIGHT STANDARD (REFER TO ELEC. ENG.)

FH

FIRE HYDRANT

TWIS

TACTILE WALKING INDICATOR STRIP

MUP

MULTI-USE PATHWAY**STREET SIGNS**

FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

#1

STOP SIGN

#2

FIRE ROUTE SIGN

#3

PRIORITY TO PEDESTRIAN SIGN

#4

LIMITED PARKING SIGNAGE

#5

ONE WAY SIGN

#6

YIELD SIGNAGE

#7

ACCESSIBILITY PARKING SIGN

#8

Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN 15kPa SIGNAGE

THE PARKING SIGNS WILL BE LABELED AS:
"VISITOR ONLY"
"RESIDENT ONLY"
"ACCESSIBLE PARKING"
AND REINFORCED "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY"

GENERAL NOTES:
REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION.
REFER TO CIVIL FOR STREET CURB AND SURFACE SLOPE DETAILS.
PRECAST RETAINING WALL TO BE ENGINEERED AND SUPPLIED BY OTHERS.

NOTES GÉNÉRALES General Notes

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SCÉAU / Seal

MOONEY'S BAY BUILDING 1 TO 4 (Tower 1, Bloc 1, & Bloc 2)		
729 Ridgewood Avenue		
PIN - to be confirmed		2/2/2024
Bylaw 2008-250		
GM - General Mixed Use Zone (Sections 187 and 188)		
Zoning - GM1 F (1.0)		
LOT	Required (By-law)	Provided
Lot area (sq.m)	13,238	13,238
Gross floor area of the building (sq.m)	6,619	5,447
Ratio Max.	50%	41.14%
SETBACKS		
Minimum Front Setback (m)	3 m	5.3 m
Minimum Side Setback (m)	3 m	6.4 m provided
Minimum Interior Setback (m)	For a non-residential or mixed-use building, from any portion of a lot line abutting a residential zone: 5 m	6.4 m provided
Minimum Rear Yard Setback (m)	Abutting a street: 3 m	N/A
Below Grade Typical Setback (m)	From any portion of a rear lot line abutting a residential zone: 7.5 m	7.8 m provided
Below Grade Rear Yard Setback (m)	From any portion of underground parking (not rear lot line): 2.5 m	2.5m (Min.) provided
High Rise Setback (m)	From any portion of rear lot line underground parking: 2.5 m	6m (Min.) provided
Setback required from Lot Line: 11 m		11 m provided
Amenity Area		
Total Amenity Area (sq.m per unit)	443 Units X 6m ² = 2,658m ²	Site = 1,332 m ² Tower 1 = 763.1 m ² Bloc 1 = 465.2 m ²
Communal amenity area % of total required total amenity area	50% of Amenity to be Communal	100% of indicated Amenity Communal
BUILDING HEIGHTS		
Height (m)	Varies (As per schedule 23-0664-0)	Tower 1 (Tower 1) - 20 storeys - 66 m Building 1 (Tower 1 Podium) - 6 storeys - 134.00 m Building 2 (Tower 1 Podium) Amenity Space - 127.50 m Building 3 (Bloc 1) - 4 storeys - 18 m Building 4 (Bloc 2) - 4 storeys - 18 m
Maximum floor space index	No more than 50% of the permitted floor space index may be used	41.14%
Minimum width of landscaped area	Full floor space index may be used for apartment dwelling, mid rise Abutting a street, abutting a residential or institutional zone: 3 m but may be reduced to 1 meter where a minimum 1.4 meter high opaque screen is provided	min 2.5m
Parking		
Minimum No. of parking spaces (0.95 per unit)	443 Units X 0.95 = 420	425
Minimum No. of visitor parking spaces (0.2 per unit)	443 Units X 0.2 = 88.6	89
Minimum No. of Commercial parking spaces (1.4/200m ²)	(729.2 / 1000) X 1.4 = 24.8	25
Driveway access - 1.5m width (m) two way	6.7	6.7
Driveway access - parking garage min width (m) two way	6	6
Bicycle Parking		
Minimum Bicycle Parking Provisions (0.5 per unit)	443 Units X 0.5 = 222	112 Horizontal 113 Vertical Total 233
Commercial Bicycle Parking Space Provisions (1/200m ²)	(729.2 / 200) X 1 = 3.6	3 Horizontal
Commercial Loading		
Vehicle Loading Space: Retail Store, Shopping	(1 x 200m ²) (729.2m ² Retail)	0 Spaces Required, 1 provided.
Vehicle Loading Space: Retail Store, Shopping	1 x 200m ²	N/A

APPROVED
By Lily Xu at 11:21 am, Feb 12, 2025

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

NEUF
ARCHITECT(E)S

CLIENT Client
brigit

OUVRAGE Project
MOONEY'S BAY TOWER 1

EMPLACEMENT Location
729 Ridgewood Ave,
Ottawa, ON

NO PROJET No.
12382.00

NO REVISION DATE (aa-mm-jj)

A

Issued for Coordination2023-04-24

B

Issued for 30%2023-04-30

C

Internal Review - Architect2023-07-05

D

Issued for 30% Rev. 12023-10-16

E

Issued for Coordination2023-11-24

F

Issued for SPA Application2024-01-25

G

Issued for Internal Review2024-03-25

H

Issued for SPA Update2024-07-18

DESSIN PAR Drawn by
A.J.VERIFIÉ PAR Checked
A.J.DATE (aa-mm-jj)
JUNE 2024ÉCHELLE Scale
As indicated

TITRE DU DESSIN Drawing Title

SITE PLAN

REVISION Revision

NO. DESSIN Dwg Number
A101