

**LEGEND**

PROPERTY BOUNDARY LINE.

SET BACK LINE

LINE DENOTES NEW CHAIN LINK FENCE C/W LOCKING SLIDING GATE. REFER TO CIVIL DWGS.

PROPOSED BUILDING

DENOTES AMENITY EXTERIOR SPACE AREA. REFER TO CIVIL DWGS.

EXISTING ASPHALT TO REMAIN. REFER TO CIVIL DWGS.

NEW CONCRETE. REFER TO CIVIL DWGS.

EXISTING LANDSCAPED AREA TO REMAIN .

MAN DOOR LOCATIONS.

ENTRANCE LOCATIONS

DENOTES BOLLARDS. REFER TO CIVIL DWGS.

**GENERAL NOTES:**

1. REFER TO SURVEYOR'S REAL PROPERTY REPORT PART 1 PLAN OF LOTS 35 AND 36 (SOUTH COOPER STREET), REGISTERED PLAN 12281, CITY OF OTTAWA, SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD, ONTARIO LAND SURVEYORS.

**SITE DATA:**

**BUILDING AREA:** 734.6 m²

**GROSS FLOOR AREA:** (City of Ottawa Zoning Bylaw): Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

(a) floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)

(b) common hallways; corridors; stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)

(c) bicycle parking; motor vehicle parking or loading facilities;

(d) common laundry, storage and washroom facilities that serve the building or tenants;

(e) common storage areas that are accessory to the principal use of the building; (By-law 2008-326)

(f) common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)

(g) living quarters for a caretaker of the building.

**BASEMENT:** (552.5m²) + 1ST (694.5m²) + 2ND (614.7m²) + 3RD (614.7m²) + 4TH (614.7m²)

**TOTAL:** 3091.1m²

**GROSS AREA:** (Ontario Building Code definition): The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

**BASEMENT:** (686.4m²) + 1ST (734.6m²) + 2ND (701.3m²) + 3RD (701.3m²) + 4TH (701.3m²)

**TOTAL:** 3524.9m²

**ZONING:**

**1.0 ZONING DESIGNATIONS (Part 10):**

TM - TRADITIONAL MAINSTREET ZONE

**2.0 ZONING PROVISIONS:**

TM H(19) - TRADITIONAL MAINSTREET ZONE:

	REQUIRED	EXISTING
MINIMUM LOT WIDTH (m):	NO MINIMUM	34.23
MINIMUM LOT AREA (m²):	NO MINIMUM	1417.19
MAXIMUM FRONT YARD SETBACK (m):	2	0.044
MINIMUM REAR YARD SETBACK (ABUTTING RESIDENTIAL ZONE)(m):	7.5	18.030
MINIMUM INTERIOR SIDE YARD SETBACK (m):	NO MINIMUM	0.098
MINIMUM CORNER SIDE YARD SETBACK (m):	3	ON LOT LINE
MAXIMUM PRINCIPAL BUILDING HEIGHT (m):	19	15.24
MAXIMUM FLOOR SPACE INDEX:	NO MAXIMUM	N/A
MINIMUM LANDSCAPING ABUTTING A PARKING LOT (SECTION 110) (m):	3	EXISTING
MINIMUM LANDSCAPING ABUTTING A RESIDENTIAL ZONE (m):	3	EXISTING
MINIMUM LANDSCAPING ALL OTHER CASES (m):	0	EXISTING

**3.0 PARKING (Section 101) :**

AREA Y ON SCHEDULE 1A, INNER URBAN MAINSTREETS

Minimum Required:	RETAIL	NONE
	RESTAURANT	NONE
	DWELLING UNITS:	NONE
	TOTAL	NONE

Provided:

STANDARD SPACE :	10
BARRIER-FREE:	1
TOTAL	11

**4.0 BICYCLE PARKING (Section 111B):**

Minimum Required:	33	1 PER UNIT (CITY COMMENTS'S REQUEST)
Provided:	33	17 EXTERIOR HORIZONTAL SPACES + 16 INTERIOR SPACES

**5.0 LOADING (Section 113):**

Not required as per table 113A. **NOT PROVIDED**

**6.0 ACCESSIBLE PARKING PROVISION REQUIREMENTS**  
(Parking Bylaw 2017-301, PART C Section 111):

Minimum Required:	1	TYPE A PARKING SPACE
Provided:	1	TYPE A PARKING SPACE

**7.0 AMENITY AREA (SECTION 137)**  
(TABLE 137 - AMENITY AREA (S))

Minimum Required:	11 UNITS AT 6m² = 66 m² X 3 FLOORS =198 m²
Provided:	26 m² INTERIOR IN THE LOBBY 172 m² EXTERIOR

**CLIENT**

HUNTINGTON PROPERTIES

**PROJECT NORTH**

03	ISSUED FOR SITE PLAN CONTROL	06/03/2025
02	ISSUED FOR COORDINATION	05/22/2025
01	ISSUED FOR INFORMATION	05/13/2025

**ISSUE**      **DESCRIPTION**      **DATE**

**CONSULTANTS:**

**ONTARIO LAND SURVEYOR:**  
ANNIS, O'SULLIVAN, VOLLEBEKK LTD  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON, K2E 7S6

**CIVIL ENGINEER:**  
ARCADIS PROFESSIONAL SERVICES INC.  
SUITE 500, 333 PRESTON STREET  
OTTAWA, ON, K1S 5N4

**PROFESSIONAL STAMP**

ONTARIO ASSOCIATION OF ARCHITECTS  
JAN MICHAEL VEER  
LICENCE 6578

**ARCHITECT**

VEER ARCHITECTURE INC.  
1st, 613 797-0047 ext. 1, info@veerarch.com  
340 Gladstone Ave., Suite 301, Ottawa ON K2P 0Y6

**PROJECT**

396 COOPER ST  
MIXED-USE APARTMENT BUILDING

**DRAWING**

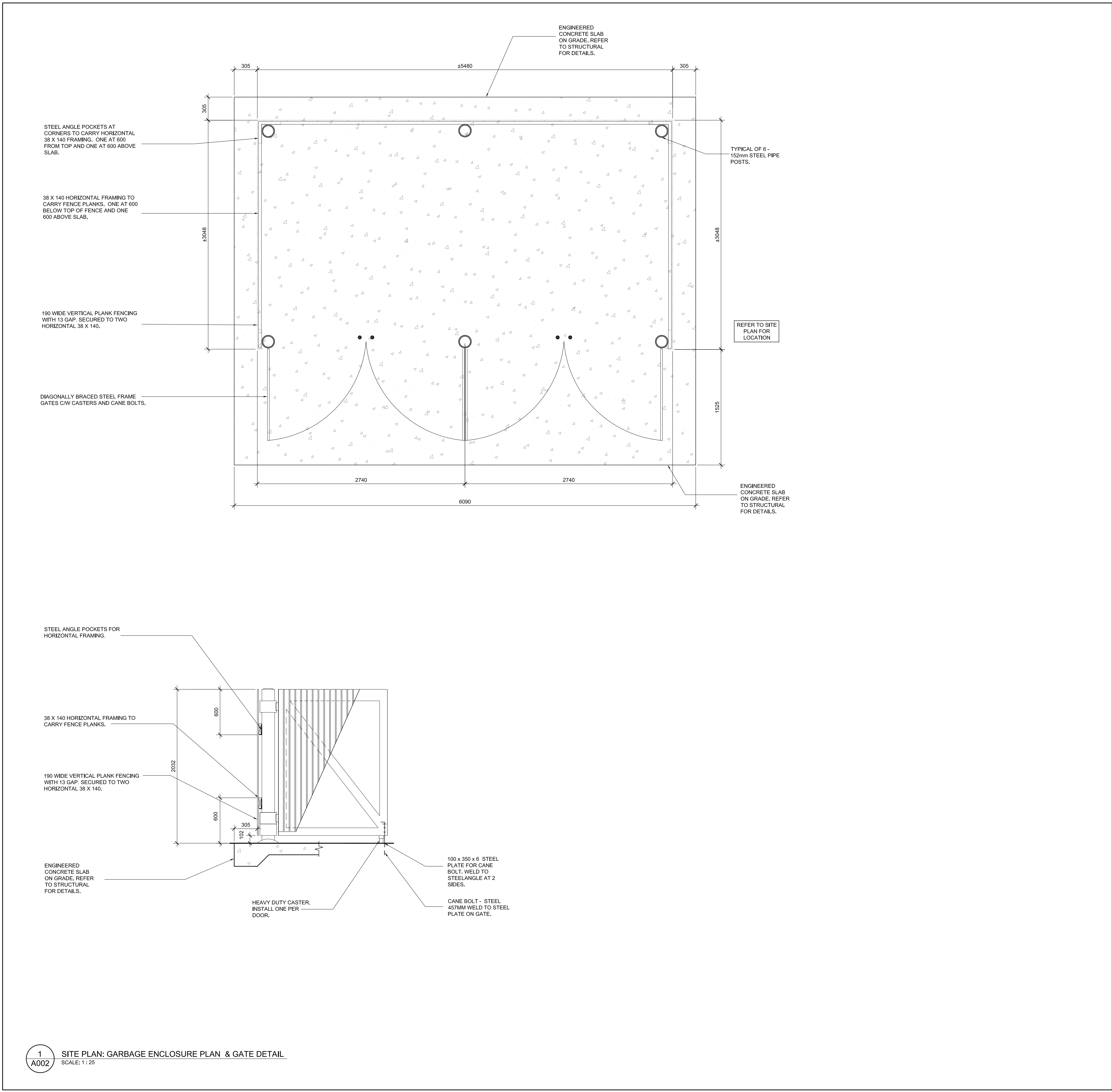
PROPOSED SITE PLAN

PROJECT No:	REVISION:	02
DRAWN: SL/JV	DATE:	MAY 2025
APPROVED: SL/JV	SCALE:	AS SHOWN

DRAWING No:

**A001**

PLAN NO. XXXXX



CLIENT

HUNTINGTON PROPERTIES

PROJECT NORTH

03	ISSUED FOR SITE PLAN CONTROL	06/03/2025
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CONSULTANTS:  
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ANNIS, O'SULLIVAN, VOLLEBEKK LTD  
14 CONCOURSE GATE, SUITE 500  
NEPEAN, ON, K2E 7S6  
  
**CIVIL ENGINEER:**  
ARCADIS PROFESSIONAL SERVICES INC.  
SUITE 500, 333 PRESTON STREET  
OTTAWA, ON, K1S 5N4

PROFESSIONAL STAMP

ARCHITECT

PROJECT

396 COOPER ST  
MIXED-USE APARTMENT BUILDING

DRAWING

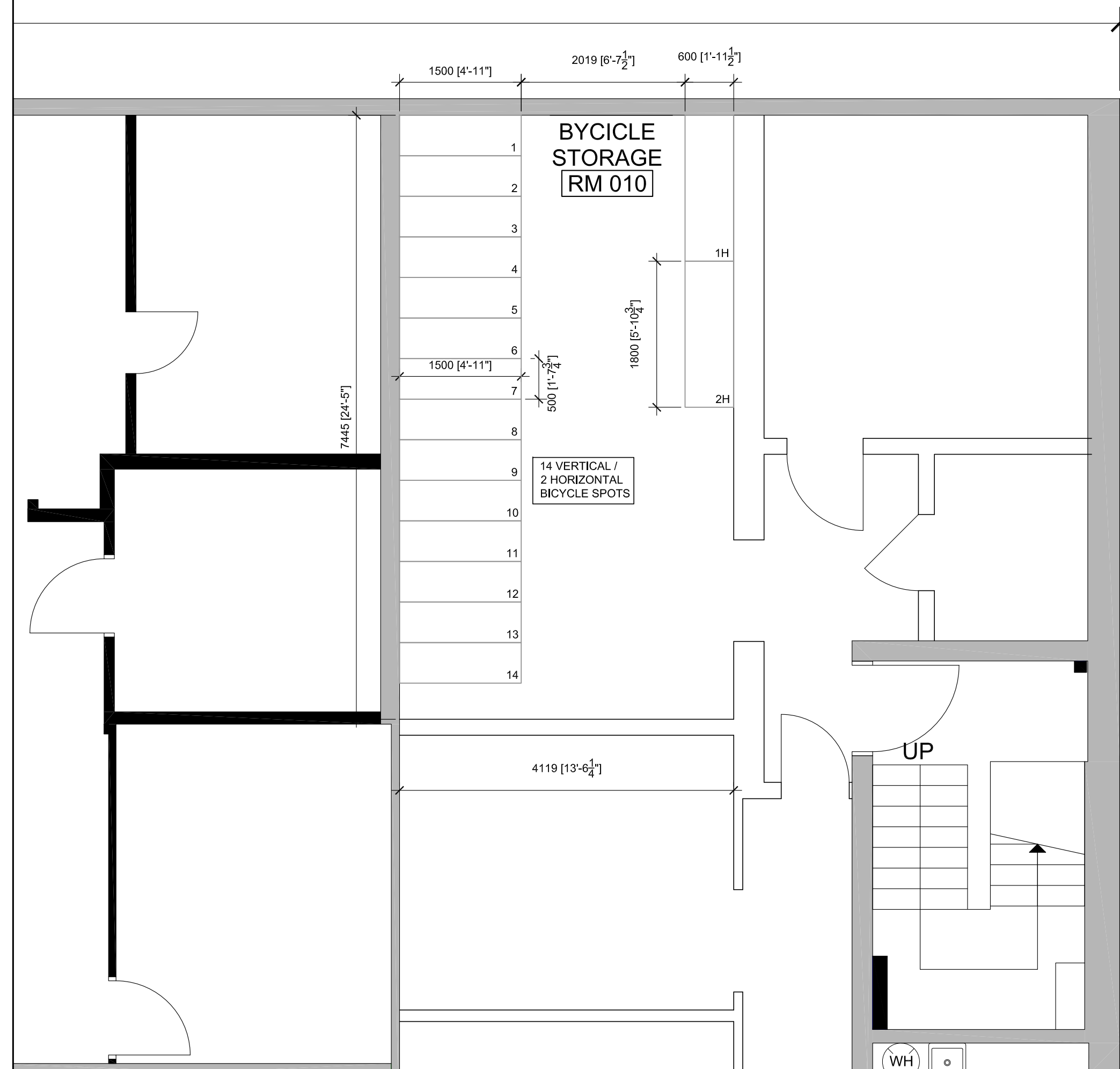
GARBAGE ENCLOSURE  
DETAILS

PROJECT No:	REVISION:	02
DRAWN:	SU/JV	DATE: MAY 2025
APPROVED:	SU/JV	SCALE: AS SHOWN
DRAWING No:	A002	

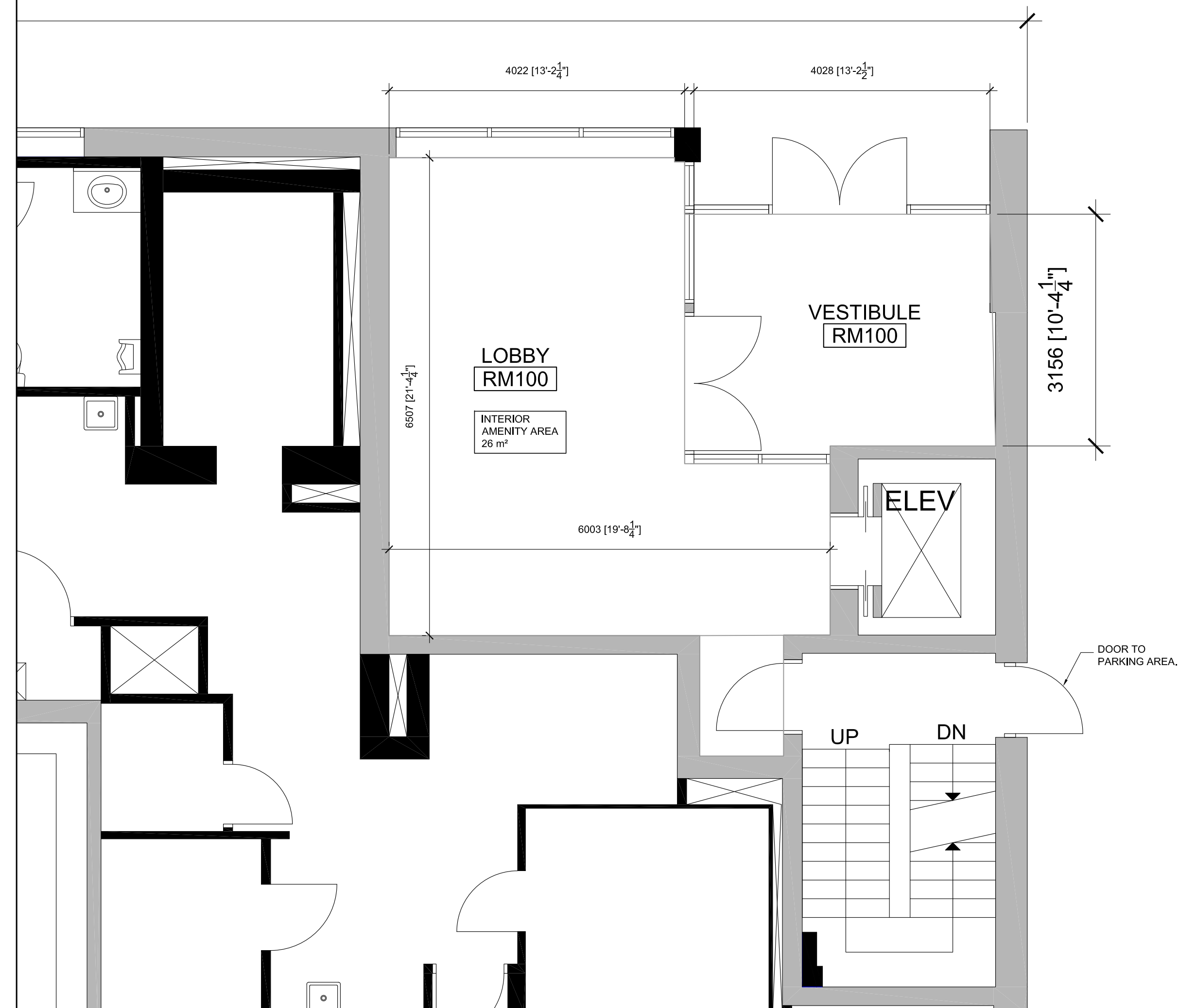
PLAN NO. XXXXX

XXXXXX





1 PARTIAL BASEMENT PLAN: BICYCLE SPACES  
A100 SCALE: 1 : 50



2 PARTIAL FLOOR PLAN: LOBBY (AMENITY SPACE)  
A100 SCALE: 1 : 50

	CLIENT
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HUNTINGTON PROPERTIES

PROJECT NORTH


03	ISSUED FOR SITE PLAN CONTROL	06/03/2025
02	ISSUED FOR CLIENT REVIEW	01/04/2025
01	ISSUED FOR CLIENT REVIEW	18/12/2024

ISSUE	DESCRIPTION	DATE
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PROFESSIONAL STAMP



ARCHITECT



PROJECT	
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396 COOPER ST  
MIXED-USE APARTMENT BUILDING

DRAWING

PARTIAL BASEMENT PLAN &  
PARTIAL GROUND FLOOR PLAN

PROJECT No:	REVISION:
DRAWN: SL/JV	02
APPROVED: SL/JV	DATE: DECEMBER 2024
	SCALE: AS SHOWN

DRAWING No:

A100

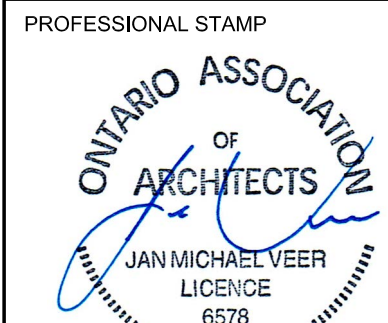
CLIENT

HUNTINGTON PROPERTIES


PROJECT NORTH

03	ISSUED FOR SITE PLAN CONTROL	06/03/2025
02	ISSUED FOR CLIENT REVIEW	01/04/2025
01	ISSUED FOR CLIENT REVIEW	18/12/2024
ISSUE	DESCRIPTION	DATE

PROFESSIONAL STAMP



ARCHITECT



VEER ARCHITECTURE INC.  
1st, 613 797-0047 email: info@veearch.com  
340 Gladstone Ave., Suite 301, Ottawa ON K2P 1Y5

PROJECT

396 COOPER ST  
MIXED-USE APARTMENT BUILDING

DRAWING

TYPICAL FLOOR PLAN  
FLOORS 2-4

PROJECT No:	REVISION:	02
DRAWN:	SL/JV	DATE: DECEMBER 2024
APPROVED:	SL/JV	SCALE: AS SHOWN
DRAWING No:	A101	



SECOND FLOOR AREA = 701.3 m<sup>2</sup> (7549 ft<sup>2</sup>)