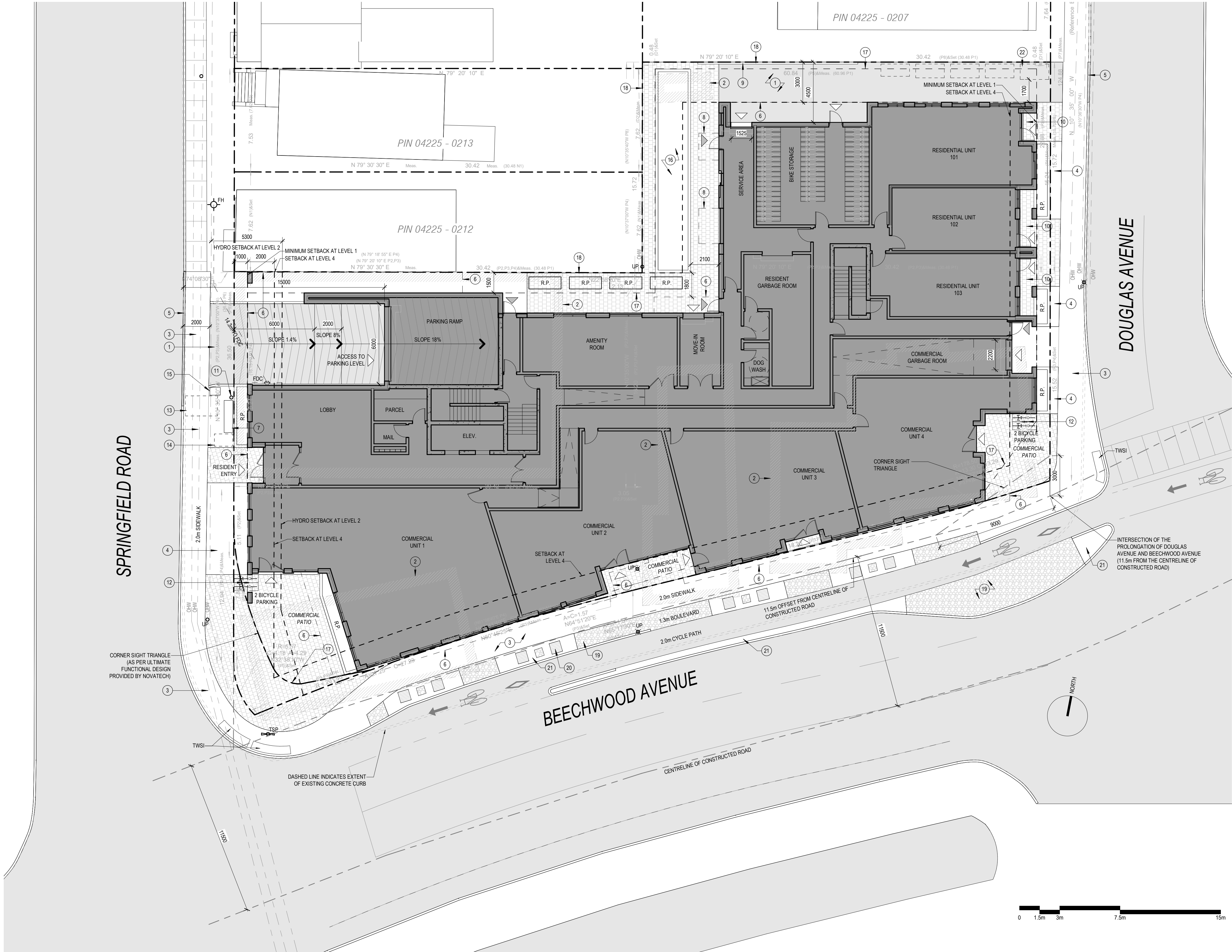




SITE PLAN SYMBOLS LEGEND			
	BUILDING ENTRANCE		FIRE DEPARTMENT CONNECTION
	BUILDING EXIT		FIRE HYDRANT
	BICYCLE PARKING		NEW STREET LIGHT
	PROPERTY LINE		STREET LIGHT TO BE REMOVED
	SETBACK LINE		EXISTING STREET LIGHT TO REMAIN
	OVERHEAD WIRES		EXISTING UTILITY POLE TO REMAIN
	INTERLOCKING STONE PAVERS		UTILITY POLE TO BE REMOVED/RELOCATED
	EXISTING TRAFFIC SIGNAL POST		
	RAISED PLANTER		

SITE PLAN NOTES	
1	ASPHALT
2	EXISTING STRUCTURE TO BE DEMOLISHED
3	CONCRETE SIDEWALK
4	SOFT LANDSCAPING
5	DEPRESSED CURB
6	LINE OF CANOPY/BUILDING ABOVE
7	BENCH
8	BALCONY ABOVE
9	CONCRETE CURB. SEE CIVIL
10	RAISED TERRACE. SEE CIVIL
11	BUS STOP FLAG POLE
12	BIKE RACK. REFER TO LANDSCAPE
13	BUS LOADING AREA (2400mm x 1500mm)
14	ACCESSIBLE SEATING AREA (915mm x 1370mm)
15	GARBAGE BIN
16	POURED CONCRETE PLANTER. REFER TO LANDSCAPE
17	LINE OF UNDERGROUND PARKING BELOW
18	WOOD PRIVACY FENCE. REFER TO LANDSCAPE
19	RIVERSTONE MULCH. REFER TO LANDSCAPE
20	TYPICAL SEAT. REFER TO LANDSCAPE
21	CONCRETE. REFER TO LANDSCAPE
22	WASTE CONTAINER STAGING AREA

OWNER
2317916 ONT INC.
2081 MERIVALE ROAD
OTTAWA, ON, K2G 1G9

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON, K2M 1P6

LANDSCAPE ARCHITECT
NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
STANTEC
300 - 1331 CLYDE AVENUE
OTTAWA, ON, K2C 3G4

SURVEYOR
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
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1	ISSUED FOR SPC	2023-06-08

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47 Beechwood
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2218	NOTED	JH	RMK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1: 150

RESIDENTIAL UNIT COUNT										
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	TOTAL COUNT	PERCENTAGE	
1-BED	2	4	4	4	4	5	6	29	24%	
1-BED + DEN	0	5	6	3	3	1	21	110	17%	
2-BED	1	5	6	7	7	6	7	39	32%	
DOUBLE HEIGHT UNIT 1 (2-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 2 (2-BED)	0	0	0	0	0	0	1	1	1%	
DOUBLE HEIGHT UNIT 3 (2-BED)	0	0	0	0	0	0	1	1	1%	
STUDIO	0	5	5	6	6	3	31	163	25%	
TOTAL	3	19	21	20	20	20	20	123	100%	

RETAIL UNIT LIST			
NUMBER	UNIT TYPE	AREA	AREA (SF)
C1	COMMERCIAL UNIT 1	193.73 m²	2085 SF
C2	COMMERCIAL UNIT 2	121.00 m²	1302 SF
C3	COMMERCIAL UNIT 3	119.24 m²	1283 SF
C4	COMMERCIAL UNIT 4	116.84 m²	1258 SF
TOTAL		550.81 m²	5928 SF

PARKING SCH. (BICYCLE)	
LEVEL	COUNT
LEVEL P1	18
LEVEL 1	110
TOTAL	128

PARKING SCH. (VEHICLE)	
TYPE	COUNT
RESIDENT	30
RETAIL	7
VISITOR	11
TOTAL	48

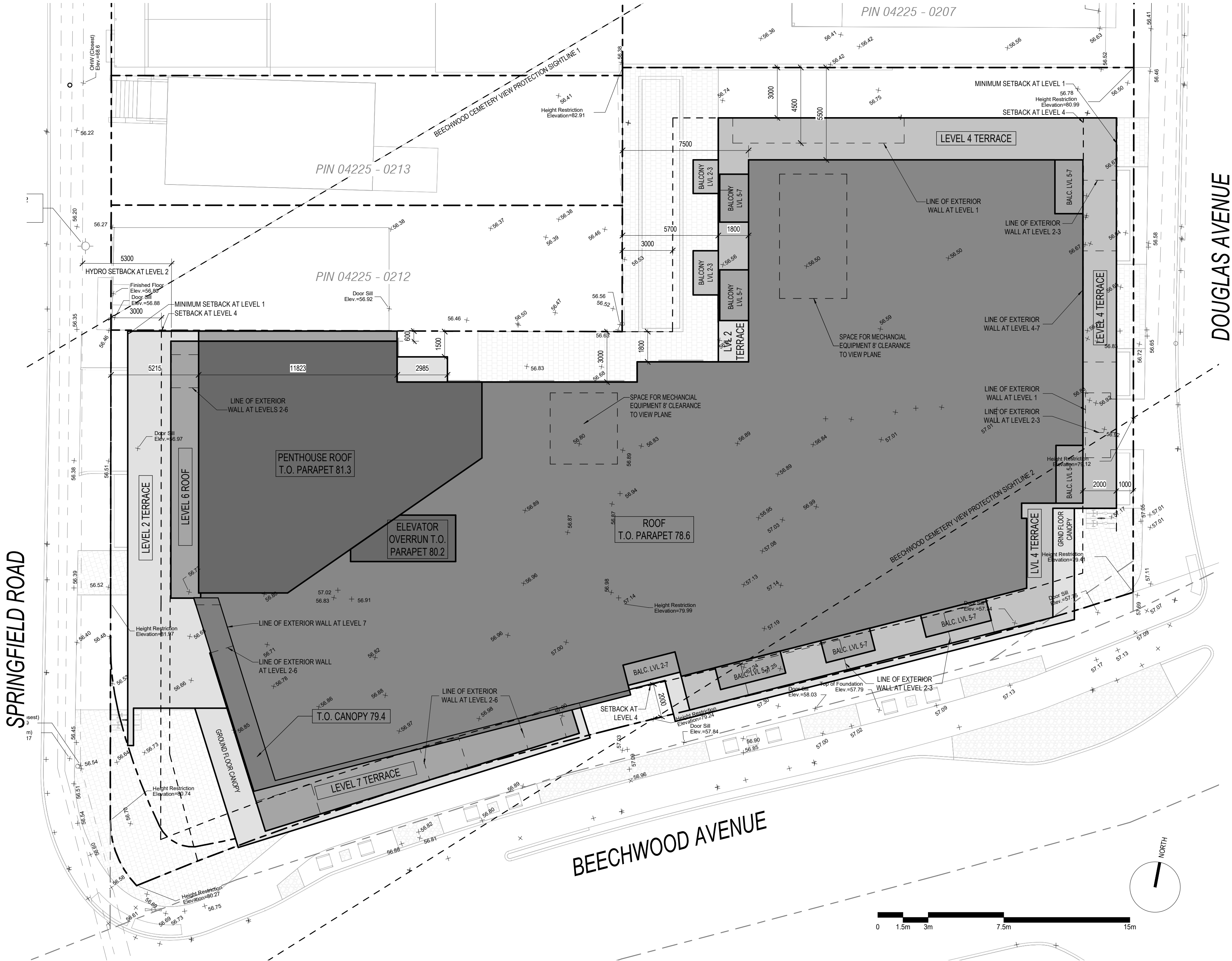
PART 1 Plan of PART OF LOTS 1, 2, 3 & 4 (NORTH BEECHWOOD AVENUE) LOT 1 AND PART OF LOT 2 (WEST DOUGLAS AVENUE) REGISTERED PLAN 74 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebæk Ltd.

SURVEY INFO
SCALE: NTS



2 LOCATION PLAN
SP-02 SCALE: NTS



1 SITE SETBACK PLAN
SP-02 SCALE: 1 : 150

Site Statistics		
Current Zoning Designation:	TM8	
Lot Width:	61.8m	
Total Lot Area:	1930.5m ²	
Gross Floor Area:	11160m ²	
Building Area	1520m ²	
Floor Space Index:	5.78	
Proposed Development - 8 Storey Mid-Rise Apartment Building		
No. of Units:	123	
Zoning Mechanism	Required	Provided
Minimum Lot Area Table 197(a)	No Minimum	1930.5m ²
Minimum Lot Width Table 197(b)	No Minimum	32m
Front Yard Setback 197(b)(i)	0m for the first 3 storeys 2m above third storey	0m (first 3 storeys) 2m (above sixth storey)
Corner Side Yard Setback 197(b)(ii)	Min. 1m, Max 3m for the first 3 storeys 2m more above third storey	1m (first 3 storeys) 2m greater than storeys 1-3
Rear Yard Setback 197(b)(iii)	where abutting a residential zone, - 5 metres for the first three storeys except in the case of corner or through lots 20 metres or greater in width, where setback is 3 metres for up to half the lot width measured from the corner side lot line and 7.5 metres for the remaining portion of the lot width	3m (first three storeys) 5.5m (above third storey)
Max. Interior Side Yard Setback Table 197(d)(i) (abutting residential zone) - East side	Min. 3 metres for a non-residential use building or a mixed-use building abutting a residential zone	3m
Min. Interior Side Yard Setback Table 197(d)(i) (abutting mixed-use zone) - West side	No minimum	0m
Minimum Building Height Table 197(g)(i)	6.7 metres for a distance of 20 metres from the front lot line as set out under subsection 197(f)	24.7m
Maximum Building Height Table 197(g)(i)(1)	20m / 6 storeys Add. setback of 2m where building greater than 4 stor.	24.7m / 8 storeys Additional 2m setback provided above 6th storey
Angular Plane Table 197(g)(ii)(2)	Rear lot line abuts an R3 zone. A 45 degree angular plane is required measured at a height of 15 m from a point 7.5 m from the rear lot line, projecting upwards towards the front lot line.	A 45 degree angular plane is provided measured at a height of 22 m from a point 5.5 m from the rear lot line.
Minimum Width of Landscaped Area Table 197(j)	3m (abutting a residential zone) All other cases: No Minimum – lot abuts a TM zone	0m (rear lot line) 1.5m abutting Interior Side Yard lot lines
Minimum Driveway Width Table 197(j)	6m for parking lots with 20 or more parking spaces	6m
Total Amenity Area Table 1374(i)(i)	738m ² 6m ² / unit for 123 units	880m ²
Communal Amenity Area Table 1374(i)(ii)	369m ² Min. 50% of Total Amenity Area	375m ²
Parking Requirements (Residential)		
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	50 Spaces 0 spaces for the first 12 units - Section 1014(i)(b) 0.5 spaces / unit for 111 units - Table 101(R15) - 10% Section 101(f)	30 Resident Spaces
Minimum Visitor Parking Spaces 102 (Sch. 1A - Area Y)	11 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 111 units - Table 102	11 Visitor Spaces
Parking Requirements (Retail)		
Minimum Parking Spaces 101 (Sch. 1A - Area Y)	7 Spaces 1.25 space / 100m ² x 551m ² - Table 101(N79)	7 Spaces
Bicycle Parking Rates		
Minimum Bicycle Parking Spaces (Residential) Table 111A (Sch. 1 - Area B)	62 Spaces 0.5 spaces / unit for 123 units [111A(b)(iii)]	124 Spaces (interior spaces) (106 at grade)
Minimum Bicycle Parking Spaces (Retail) Table 111A (Sch. 1 - Area B)	2 Spaces 1 space / 250m ² x 551m ² [111A(c)]	4 Spaces (exterior spaces)

AREA SCH. (COMMUNAL AMENITY)			
LEVEL	NAME	AREA	AREA (SF)
LEVEL 1	AMENITY - DOG WASH	6.15 m²	66 SF
LEVEL 1	AMENITY ROOM	55.90 m²	602 SF
LEVEL 1	OUTDOOR AMENITY AREA	132.67 m²	1428 SF
LEVEL 2	AMENITY - COMMUNAL TERRACE	42.93 m²	462 SF
LEVEL 2	AMENITY ROOM	137.20 m²	1477 SF
TOTAL		374.84 m²	4035 SF

AREA SCH. (PRIVATE AMENITY)		
LEVEL	AREA	AREA (SF)
Not Placed	0.00 m²	0 SF
LEVEL 1	19.87 m²	214 SF
LEVEL 2	54.85 m²	590 SF
LEVEL 3	59.04 m²	635 SF
LEVEL 4	166.78 m²	1795 SF
LEVEL 5	54.87 m²	591 SF
LEVEL 6	54.98 m²	591 SF
LEVEL 7	84.24 m²	907 SF
LEVEL 8	11.08 m²	119 SF
TOTAL	505.61 m²	5442 SF

GROSS AREA (OBC)		
LEVEL	AREA	AREA (SF)
LEVEL P1	1759.94 m²	18944 SF
LEVEL 1	1423.08 m²	15318 SF
LEVEL 2	1409.13 m²	15168 SF
LEVEL 3	1409.13 m²	15168 SF
LEVEL 4	1259.64 m²	13569 SF
LEVEL 5	1259.42 m²	13566 SF
LEVEL 6	1259.44 m²	13567 SF
LEVEL 7	1187.57 m²	12783 SF
LEVEL 8	193.11 m²	2079 SF
TOTAL	11160.46 m²	120130 SF

RENTABLE AREA (RESIDENTIAL)		
LEVEL	AREA	AREA (SF)
LEVEL 1	185.17 m²	1993 SF
LEVEL 2	1106.88 m²	11911 SF
LEVEL 3	1265.51 m²	13614 SF
LEVEL 4	1109.98 m²	11948 SF
LEVEL 5	1109.98 m²	11948 SF
LEVEL 6	1109.98 m²	11948 SF
LEVEL 7	1026.56 m²	11050 SF
LEVEL 8	181.47 m²	1953 SF
TOTAL	7085.23 m²	76285 SF

RESIDENTIAL GFA (2022-280 DEFINITION)		
LEVEL	AREA	AREA (SF)
LEVEL 1	172.80 m²	1859 SF
LEVEL 2	1040.83 m²	11201 SF
LEVEL 3	1178.76 m²	12688 SF
LEVEL 4	1044.15 m²	11239 SF
LEVEL 5	1044.15 m²	11239 SF
LEVEL 6	1044.15 m²	11239 SF
LEVEL 7	976.23 m²	10497 SF
LEVEL 8	165.00 m²	1776 SF
TOTAL	6664.67 m²	71738 SF

COMMERCIAL GFA (2022-280 DEFINITION)		
LEVEL	AREA	AREA (SF)
LEVEL 1	521.37 m²	5612 SF
TOTAL	521.37 m²	5612 SF

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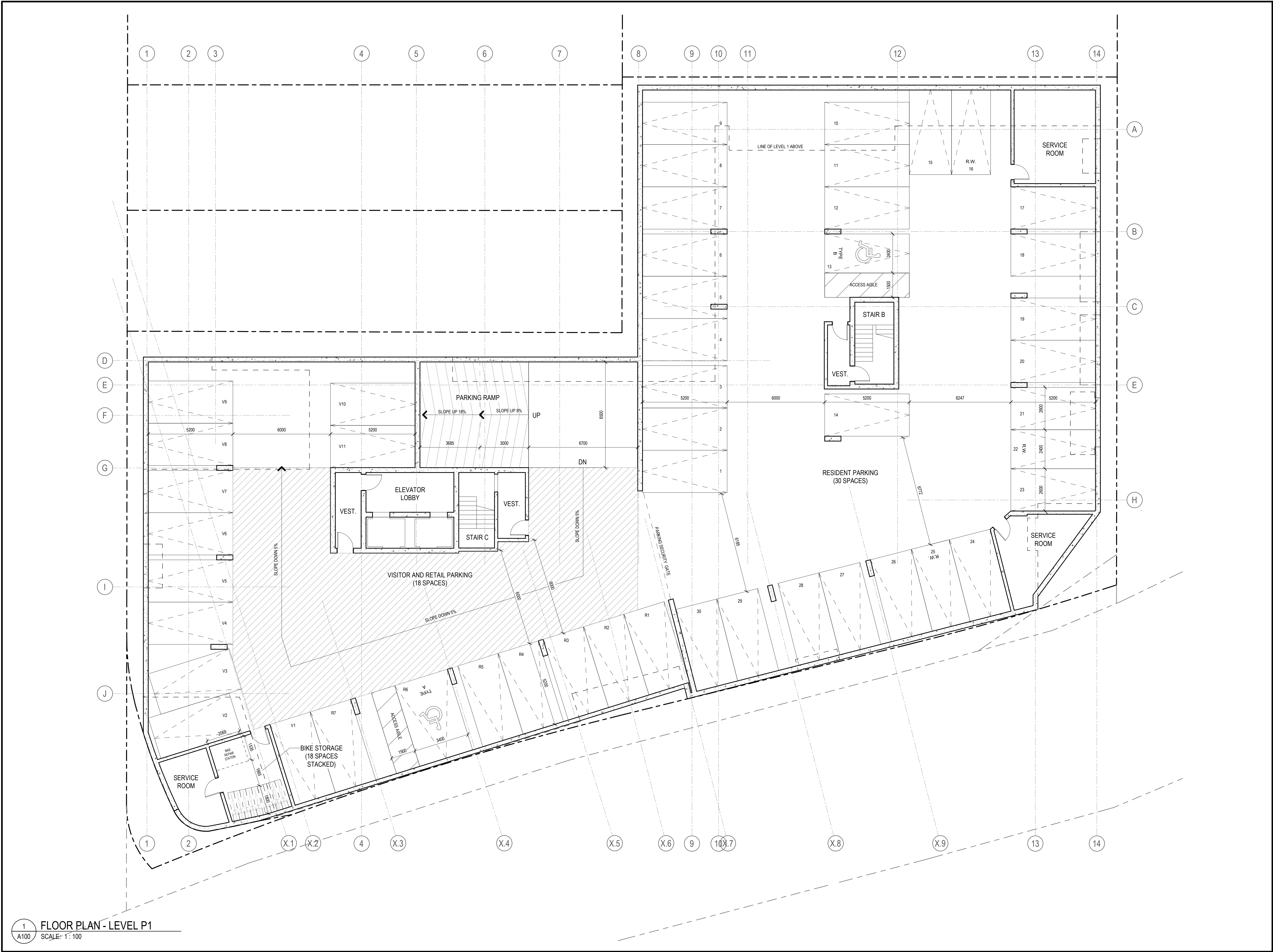
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PROJECT STATISTICS AND ZONING INFORMATION

SP-02



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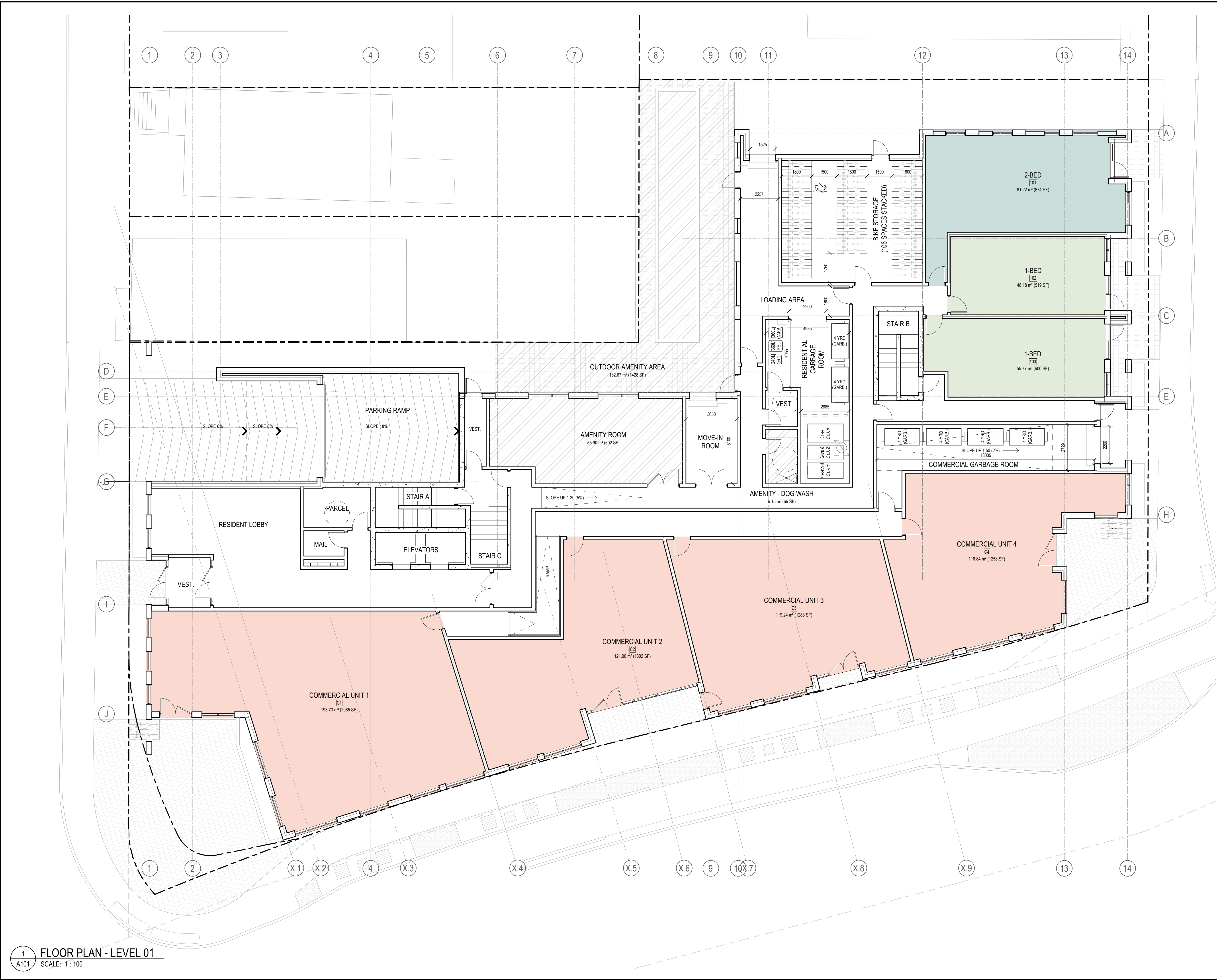
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FLOOR PLAN - LEVEL P1

A100

002-02-23-0052 & 007-12-23-0084

Plan Number #19043



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FLOOR PLAN - LEVEL 01

A101

D02-02-23-0052 & D07-12-23-0084

Plan Number #19043



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FLOOR PLAN - LEVEL 02

A102

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OF
ARCHITECTS

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FLOOR PLAN - LEVEL 03

A103

1
A103

FLOOR PLAN - LEVEL 03
SCALE: 1" = 100'

Plan Number #19043

D02-02-23-0052 & D07-12-23-0084



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FLOOR PLAN - LEVEL 04

A104

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FLOOR PLAN - LEVEL 05

A105

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Plan Number #19043



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2	REISSUED FOR SPC	2024-04-10
1	ISSUED FOR SPC	2023-06-08

ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

FLOOR PLAN - LEVEL 06

A106
Plan Number #19043

D02-02-23-0052 & D07-12-23-0084



GENERAL ARCHITECTURAL NOTES:

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KEY PLAN

9	REISSUED FOR ZBLA & SPC	2025-06-18
8	REISSUED FOR ZBLA & SPC	2025-04-14
7	REISSUED FOR ZBLA & SPC	2024-10-10
6	REISSUED FOR ZBLA & SPC	2024-08-20
5	REISSUED FOR SPC	2024-06-20
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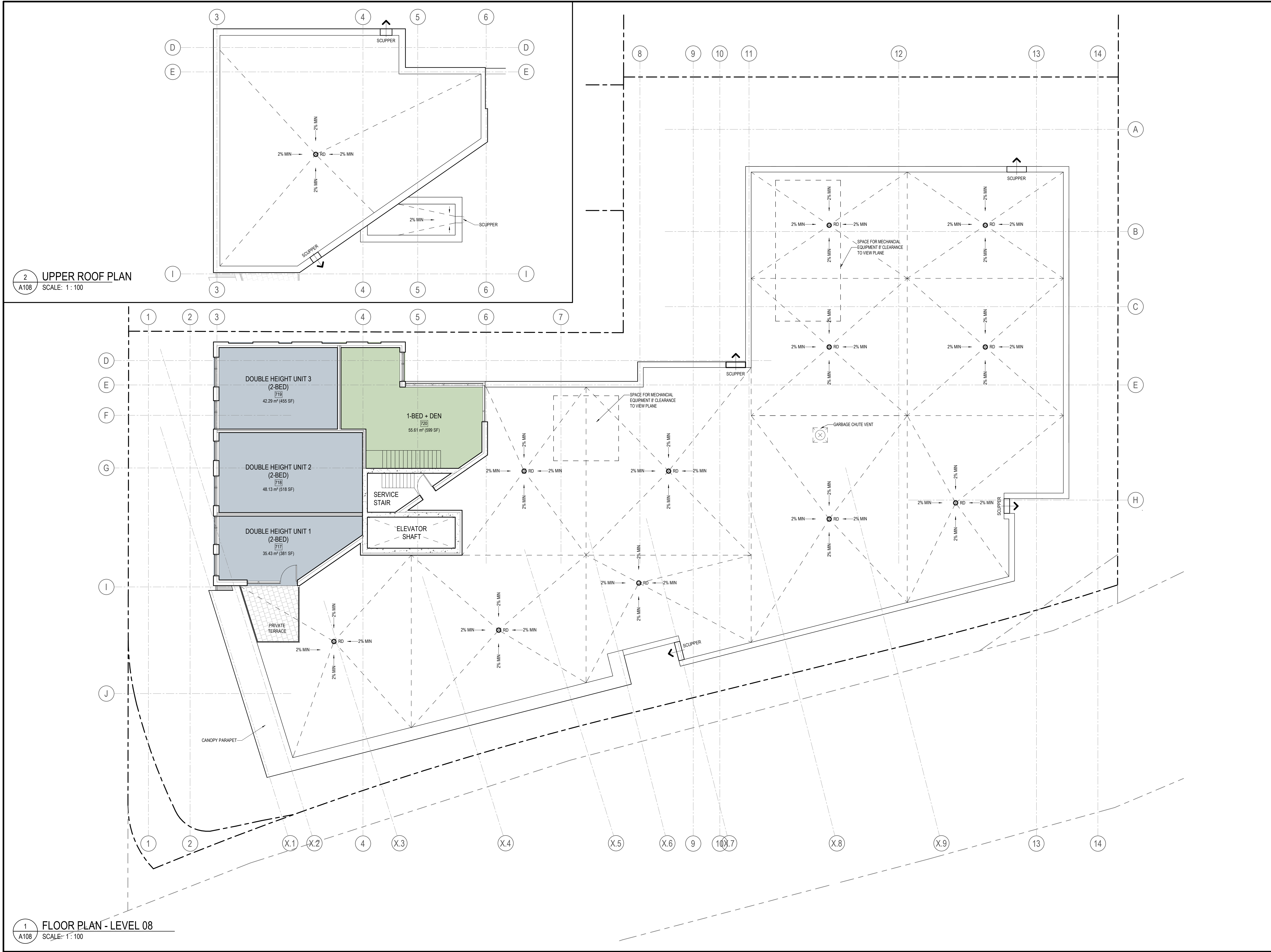
PROJ	SCALE	DRAWN	REVIEWED
2218	NOTED	JH	RMK

FLOOR PLAN - LEVEL 07

A107

Plan Number #19043

D02-02-23-0052 & D07-12-23-0084



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KEY PLAN

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8 REISSUED FOR ZBLA & SPC 2025-04-14

7 REISSUED FOR ZBLA & SPC 2024-10-10

6 REISSUED FOR ZBLA & SPC 2024-08-20

5 REISSUED FOR SPC 2024-06-20

4 ISSUED FOR COORDINATION 2024-04-30

2 REISSUED FOR SPC 2024-04-10

1 ISSUED FOR SPC 2023-06-08

ISSUE RECORD

ONTARIO ASSOCIATION
OF
ARCHITECTS
MANILA KOOLWINE
LICENCE
7370

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studio

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PROJ 2218 SCALE NOTED DRAWN JH REVIEWED RMK

FLOOR PLAN - LEVEL 08 & ROOF PLAN

A108

Plan Number #1943

D02-02-23-0052 & D07-12-23-0084



CLADDING LEGEND:	
	AL-1 ALUMINUM COMPOSITE PANEL DARK GREY
	AL-2 ALUMINUM COMPOSITE PANEL ANODISED
	ST-1 ARCHITECTURAL STONE WHITE
	BR-1 BRICK MASONRY BLACK
	BR-2 BRICK MASONRY RED
	GL-1 ALUMINUM AND GLASS RAILING
	G-2 ALUMINUM AND GLASS RAILING BIRD-SAFE FRIT

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ELEVATIONS

A201

Plan Number #19043

D02-02-23-0052 & D07-12-23-0084



1 EAST ELEVATION
SCALE: 1:100



2 NORTH ELEVATION
SCALE: 1:100

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ELEVATIONS

A202

D02-02-23-0052 & D07-12-23-0084

Plan Number #1943