



PROPERTY DESCRIPTION

6 & 16 STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER: 04751-0119

MUNICIPAL ADDRESS: 30 Cleary Ave

SITE INFORMATION

LOT AREA: 20,680 sqm

LOT FRONTAGE: 237.3m

LOT DEPTH: 112.8m

BUILDING INFORMATION

BUILDING AREA- MARKET BUILDING= 979sqm, OAHs Building= 875 sqm

BUILDING FLOOR AREA- MARKET BLDG=13520 sqm, OAHs BLDG= 5996 sqm, P1=2709sqm, P2=2112sqm

PROPOSED USE: APARTMENT DWELLINGS

UNIT BREAKDOWN - MARKET BUILDING:

LEVEL 1:	9 UNITS
LEVEL 2-4:	12 UNITS
LEVEL 5-15:	10 UNITS
LEVEL 16:	8 UNITS

UNIT MIX:

4x 1B, 2x 1B+D, 1x 2B, 2x 2B+D
1x STUDIO, 3x 1B, 2x 1B+D, 4x 2B, 2x 2B+D
1x STUDIO, 3x 1B, 3x 1B+D, 2x 2B, 1x 3B
6x 1B, 2x 2B

TOTAL: 163 UNITS

UNIT BREAKDOWN - OAHs BUILDING:

LEVEL 1:	5 UNITS
LEVEL 2:	13 UNITS
LEVEL 3-6:	12 UNITS

UNIT MIX:

4x 1B, 1x 2B
6x 1B, 4x 1B+D, 2x 2B, 1x 3B
7x 1B, 2x 1B+D, 2x 2B, 1x 3B

TOTAL: 66 UNITS

MARKET & OAHs BUILDINGS TOTAL: 229 UNITS

ZONING TABLE I1A[314]H(13.8)

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	400m²	TOTAL LOT AREA=20,680sqm
MINIMUM LOT WIDTH	15m	237.3m
MINIMUM FRONT YARD SETBACK	3m	22.7m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	10.5m
MINIMUM REAR YARD SETBACK	Abutting R1, R2 or R3-7.5m Other cases: 4.5m	4.525m
MAXIMUM BUILDING HEIGHT	13.8m	MARKET BUILDING= 49.80m(WITHOUT PENTHOUSE) 53.80m(WITH PENTHOUSE) OAHs= 18.80m (WITHOUT PENTHOUSE) 22.8m (WITH PENTHOUSE)
VEHICLE PARKING REQUIREMENTS (AREA Z)	As per Bylaw 2024-381, for the 30 Cleary site, above grade parking spots required is 143.	Above grade parking provided for entire 30 Cleary site = 147 Underground spots provided = 96
AMENITY AREA REQUIREMENTS	6m² per dwelling unit, and 10% of the gross floor area of each rooming unit. Minimum 50% of the required total amenity area to be communal.	MARKET BUILDING= 978 sqm PRIVATE 624 sqm COMMUNAL 1113 sqm TOTAL MARKET= 6m² x 163 units= 978 sqm OAHs= 6m² x 66 units= 396 sqm OAHs BUILDING= 430 sqm (ALL COMMUNAL)
BICYCLE PARKING SPACES	0.5 per dwelling unit MARKET BUILDING = 82 REQU. OAHs = 33 REQU.	MARKET BUILDING: HORIZONTAL = 89 SPACES STACKED=58x2=116 SPACES EXTERIOR HORIZONTAL = 8 213 SPACES TOTAL OAHs: HORIZONTAL = 22 STACKED: 22x2= 44 SPACES EXTERIOR HORIZONTAL = 6 72 SPACES TOTAL

LEGEND

STONE DUST REFER TO LANDSCAPE	FD FLOOR DRAIN
PAVERS REFER TO LANDSCAPE	UP UTILITY POLE
ASPHALT PAVING	OHU OVERHEAD UTILITY WIRES
CONCRETE	L.S. LIGHT STANDARD
RIVERSTONE REFER TO LANDSCAPE	DC DEPRESSED CURB
EXISTING BUILDING ELEMENT TO BE REMOVED	NT NEW TREE
EXISTING FENCE	ET EXISTING TREE (REFER TO LANDSCAPE DRAWINGS) INNER CIRCLE = TRUNK DIA. OUTER CIRCLE = ROOT WIDTH
NEW BOARD FENCE REFER TO LANDSCAPE	NPA NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
LOT LINE	EG EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
SETBACK LINE	NGE NEW GROUND ELEVATION REFER TO CIVIL
DESIGNATED BUILDING ENTRANCE / EXIT	
FH FIRE HYDRANT. REFER TO CIVIL	
CB CATCH BASIN	
MH MANHOLE	

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No. Date Description / Object

- 01 09-11-2023 ISSUED FOR PRE-CONSULTATION
- 02 02-16-2024 PHASE 3 - PRE-APPLICATION
- 03 30-05-2024 PHASE 3 - PRE-APPLICATION
- 04 27-02-2025 UPDATES FOR REVIEW
- 05 14-03-2025 UPDATES FOR REVIEW
- 06 27-03-2025 UPDATES FOR REVIEW
- 07 01-04-2025 PARCELS/PARKLAND DEDICATION
- 08 08-04-2025 REVIEW
- 09 22-04-2025 REVIEW
- 10 2025-05-01 REVIEW
- 11 2025-05-14 REVIEW
- 12 2025-05-16 SPC

Ingenieur / Engineer
(Mécanique & Électrique / Mechanical & Electrical)

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagiste / Landscape)

Ingenieur / Engineer
(Civil / Civil)

Client / Client

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, ni être utilisé ou imprimé sans l'approbation de la signature et de l'estampille originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

FIGUR

Collectif d'architectes / Architects Collective

fig. 1
3500, Saint-Antoine O.
Ottawa ON K1P 1H8
T: 514 881-9122

fig. 2
252 Anglin Ave.
Ottawa ON K2P 1B8
T: 613 696-6122

www.figur.ca

THEIA-FIRST UNITARIAN

30 Cleary Avenue
Ottawa

SITE PLAN

Dessiné par / Drawn by: ZK + RH
No. projet / Project number: 2314

Vérifié par / Verified by: RC
No. dessin / Drawing number: 1
Revision / Revision: 0

Echelle / Scale: 1:250

Date de création du dessin / Drawing creation date: 06/06/2023

A010