



**KEY PLAN**

**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 = 980sqm, OAHs BUILDING = 875 sqm  
 BUILDING FLOOR AREA: MARKET BLDG=13520 sqm, OAHs BLDG = 5996 sqm, P1=2709sqm, P2=2112sqm  
 GROSS FLOOR AREA (CITY DEFINITION): MARKET BUILDING: 10560sqm OAHs BUILDING: 4423sqm

**PROPOSED USE: APARTMENT DWELLINGS**

UNIT BREAKDOWN - MARKET BUILDING:		UNIT MIX:	
LEVEL 1:	9 UNITS	4x 1B, 2x 1B-D, 1x 2B, 2x 2B-D	
LEVEL 2-4:	12 UNITS	1x STUDIO, 3x 1B, 2x 1B-D, 4x 2B, 2x 2B-D	
LEVEL 5-15:	10 UNITS	1x STUDIO, 3x 1B, 3x 1B-D, 2x 2B, 1x 3B	
LEVEL 16:	8 UNITS	6x 1B, 2x 2B	
<b>TOTAL</b>	<b>163 UNITS</b>		

UNIT BREAKDOWN - OAHs BUILDING:		UNIT MIX:	
LEVEL 1:	5 UNITS	4x 1B, 1x 2B	
LEVEL 2:	13 UNITS	6x 1B, 4x 1B-D, 2x 2B, 1x 3B	
LEVEL 3-6:	12 UNITS	7x 1B, 2x 1B-D, 2x 2B, 1x 3B	
<b>TOTAL</b>	<b>66 UNITS</b>		

**MARKET & OAHs BUILDINGS TOTAL 229 UNITS**

**ZONING TABLE** 11A[314]H(13.8)

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	400m <sup>2</sup>	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: 54 m OAHs: 19.50 m
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 = 97
AMENITY AREA REQUIREMENTS	6m <sup>2</sup> 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 OAHs BUILDING: 430 sqm (ALL COMMUNAL)
BICYCLE PARKING SPACES	0.5 per dwelling unit MARKET BUILDING = 82 REQU. OAHs = 33 REQU.	MARKET BUILDING: HORIZONTAL AT GRADE: 132 HORIZONTAL STACKED: 32 EXTERIOR: 8 172 SPACES TOTAL OAHs: HORIZONTAL AT GRADE: 33 HORIZONTAL STACKED: 18 EXTERIOR: 6 57 SPACES TOTAL

**LEGEND**

STONE DUST REFER TO LANDSCAPE	FD FLOOR DRAIN
PAVERS REFER TO LANDSCAPE	UP UTILITY POLE
ASPHALT PAVING	OHW OVERHEAD UTILITY WIRES
CONCRETE	L.S. LIGHT STANDARD
RIVERSTONE REFER TO LANDSCAPE	DC DEPRESSED CURB
EXISTING BUILDING ELEMENT TO BE REMOVED	NEW TREE. REFER TO LANDSCAPE.
EXISTING FENCE	EXISTING TREE. REFER TO LANDSCAPE AND TCR
NEW BOARD FENCE REFER TO LANDSCAPE	NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
LOT LINE	EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
SETBACK LINE	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	Drawn / Object
01	09-11-2023	ISSUED FOR PRE-CONSULTATION
02	02-16-2024	PHASE 3 - PRE-APPLICATION
03	30-05-2024	Issued for Phase 3 Resubmission
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 - NOT SUBMITTED
13	2025-11-26	SPC
14	2026-01-23	SPC RESPONSE 1

**PROFESSIONAL DESIGNERS**

Ingenieur / Engineer (Mechanical & Electrical)

Ingenieur / Engineer (Structure / Structure)

Urbanisme & Architecture Paysagère / Planning & Landscape Architect

**FOTENN Planning + Design**

**LRL**

Client / Client

**theia** **Ontario Aboriginal Housing Services**

Collectif d'architectes / Architects Collective

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**figuri**

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Scale / Échelle

**ONTARIO ASSOCIATION OF ARCHITECTS**

ROBERTO CAPOS LICENCE 7421

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Projet

**THEIA-FIRST UNITARIAN**

30 Cleary Avenue  
Ottawa

Time / Titre

**SITE PLAN**

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

Vérifié par / Verified by: RC No. dessin / Drawing number: 1421

Échelle / Scale: 1:250

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

**A010**

