



REFER TO ACCOMPANYING
APPLICATION FOR BLOCK 2 SITE PLAN

KEY PLAN

PROPOSED SITE
800 Winisk Street
Block 3

PROPERTY DESCRIPTION

3x SIX STOREY RESIDENTIAL BUILDING

CITY OF OTTAWA PIN NUMBER04273 - 1249, 04273 - 1250 (LEASEHOLD)

MUNICIPAL ADDRESS800 Winisk Street

SITE INFORMATION

LOT AREA:9958.66 m²

LOT FRONTAGE:20.48 m

LOT DEPTH:155.64 m

BUILDING INFORMATION

BUILDING AREA (OBC):
3.1: 1098 m²
3.2: 1427 m²
3.3: 1362 m²

BUILDING FLOOR AREA (OBC):
3.1: 5736m²
3.2: 7251m²
3.3: 7553m²
Parking: 8662m²

BUILDING FLOOR AREA (ZONING):
3.1: 5000m²
3.2: 6363m²
3.3: 6597m²

PROPOSED USE:APARTMENT DWELLING, MID-RISE

BUILDING 3.1
FIRST FLOOR:12 UNITS
SECOND FLOOR:15 UNITS
THIRD FLOOR:15 UNITS
FOURTH FLOOR:15 UNITS
FIFTH FLOOR:13 UNITS
SIXTH FLOOR:13 UNITS
TOTAL:83 UNITS

BUILDING 3.2
FIRST FLOOR:13 UNITS
SECOND FLOOR:18 UNITS
THIRD FLOOR:18 UNITS
FOURTH FLOOR:13 UNITS
FIFTH FLOOR:13 UNITS
SIXTH FLOOR:13 UNITS
TOTAL:93 UNITS

BUILDING 3.3
FIRST FLOOR:16 UNITS
SECOND FLOOR:17 UNITS
THIRD FLOOR:17 UNITS
FOURTH FLOOR:17 UNITS
FIFTH FLOOR:17 UNITS
SIXTH FLOOR:17 UNITS
TOTAL:101 UNITS

BUILDING 3.4
FIRST FLOOR:11 UNITS
SECOND FLOOR:11 UNITS
THIRD FLOOR:11 UNITS
FOURTH FLOOR:11 UNITS
FIFTH FLOOR:11 UNITS
SIXTH FLOOR:11 UNITS
TOTAL:66 UNITS

TOTAL UNITS:277 UNITS

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW
No. 2026-50

MINIMUM LOT AREA

MINIMUM LOT WIDTH

FRONT YARD SETBACK

HYDRO SETBACK

ROAD WIDENING EASEMENT (ROW)

MINIMUM SIDE YARD SETBACK

MINIMUM REAR YARD SETBACK

MINIMUM SEPARATION DISTANCE

MAXIMUM BUILDING HEIGHT

MAXIMUM FLOOR SPACE INDEX

LANDSCAPED AREA

VEHICLE PARKING REQUIREMENTS
(AREA X, SCHEDULE 1A)

VISITOR PARKING REQUIREMENTS
(AREA X, SCHEDULE 1A)

AMENITY AREA REQUIREMENTS

BICYCLE PARKING SPACES
(mid rise; apartment dwelling)

CM1A H(20)
*Planned Unit Development

REQUIRED

No minimum

No minimum

5m

6m

N/A

5m

5m

LEV 1-4: ref. article (31) (f) (the sum of the 25% of the height of the abutting buildings, per building)
LEV 5-6: ref. article (31) (k) (2) (the minimum separation distance between portions of a building above four storeys is 23 metres)

20m

No maximum

Abutting a street: 3m
Other Cases: No minimum

0 parking spaces for first 12 units
Table 101 - Dwelling, Mid-high Rise Apartment
0.5 per dwelling unit = 133spaces
Electric vehicles (E.V.) = 25% of total parking space

0 parking spaces for first 12 units
0.1 per dwelling unit = 27 spaces

6m² per dwelling unit = 1662m²
50% Communal = 831m²

Required for Area B Inner Urban :
long term : 1 per dwelling unit = 277
short term : 1 per 20 dwelling unit = 2
inclusive bicycle parking : 5% of the total bicycle parking spaces

PROPOSED

B 3.1: 8m

14.6m

N/A

M.U.P.
B 3.1: 7m
B 3.3: 5m
WINISK ST:
B 3.1: 5m
B 3.2: 5m
B 3.2., B 3.3: 5m

LEV 1-4:
25%(19.24+19.24)= 9.62m
LEV 5-6: 23m

3.1 (C): 19.1m
3.2 (D): 18.6m
3.3 (E): 19.35m

5115m² or 51% LANDSCAPED AREA

0.77 PARKING SPACE / UNIT
241 TOTAL PARKING SPACES
E.V. = 62

27 SPACES (6 OUTSIDE)

COMMUNAL
-337m² CENTRAL LAWN
-161m² OUTDOOR DINING AREA
-43m² PLAY AREA
-90m² B3.1 (C) INDOOR AMENITY
-165m² B3.2 (D) INDOOR AMENITY
TOTAL COMMUNAL: 946m²
BALCONIES: 1557m²
TOTAL AMENITY = 2503m²

TOTAL: 277 + 24 = 301
INCLUSIVE: 15
LONG TERM: 263
SHORT TERM: 24

LEGEND OF SYMBOLS

DESIGNATED BUILDING ENTRANCE / EXIT

FIRE HYDRANT. REFER TO CIVIL

CATCH BASIN

MANHOLE

AREA DRAIN

UTILITY POLE

LIGHT STANDARD

DEPRESSED CURB

PROPOSED TREES

TREES BY OTHERS
(TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION
REFER TO CIVIL

AD

UP

L.S.

DC

PROPOSED TREES

TREES BY OTHERS
(TO DETERMINE EXISTING AVERAGE GRADE)

NEW GROUND ELEVATION
REFER TO CIVIL

NOTE: "X" E INDICATES EXISTING TO REMAIN

No. Date Ems pour / Object

01 2026-07-21 SITE PLAN APPLICATION

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

Ingenieur / Engineer
(Structure / Structure)

Architecte / Architect
(paysagisme / Landscape)

Ingenieur / Engineer
(Civil / Civil)

Client / Client

Architecte / Architect
fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-6122

fig. 2
252 Argyle Ave
Ottawa ON K2P 1B9
T. 613 986-6122

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, il ne peut être utilisé uniquement avec l'approbation de la signature et de l'adresse 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.

Scale / Seul

Note:
L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et enlever immédiatement l'architecte de toutes erreurs ou omissions.
Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

Wateridge Village Block 3

800 Winisk Street, Ottawa, ON K1K 3X3

Time / Titre

Site Plan

Dessiné par / Drawn by

No. projet / Project number

2513 / 2514

Vérifié par / Verified by

No. dessin / Drawing number

Revision / Revision

Scale / Scale

1:300

Date de création du dessin / Drawing creation date

2026-01-20

A100