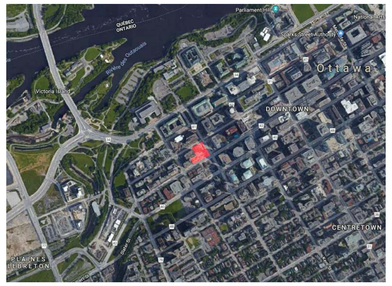


MIXED-USE RESIDENTIAL WITH GROUND FLOOR COMMERCIAL AND TWO RESIDENTIAL BUILDINGS
383 ALBERT ST ZONED R5Q(240) H(64) AND 340 QUEEN ST ZONED R5PH(64)
SUBJECT TO OMB DECISION CASE NO. PL101388

ZONING MECHANISM	REGULATION	PROVIDED
Minimum lot area	540m²	3848.5m²
Minimum lot width	18m	45.09m
Maximum building height	Part A : 81m Part C: 64m	Part A : 80.95m Part B: 29.05m Part C: 80.82m
Minimum front yard Setback (Queen St.)	2.5m	1.10m
Minimum corner side yard setback (Lyon St.)	1.5m	1.513m
Minimum interior side yard setback	Along West property line, adjacent to Part C: 1.5m Along north property line, adjacent to Part C: 1.5m (podium only); 7.5m for remainder Along west property line, adjacent to Part A: 3.075m	Along West property line, adjacent to Part C: 1.502m Along north property line, adjacent to Part C: 1.518m (podium only); 8.403m for remainder Along west property line, adjacent to Part A: 0.032m
Minimum rear yard setback (Albert St.)	0.25m	0.267m
Minimum landscaped area (hard and soft landscaping, at-grade only)	8.9% of the total lot area (0.089x3848.5m² = 342.5m²)	8.9% (342.75m²)
Commercial uses	Can occupy 100% of the total ground floor area (1935m²)	100% of GFA (1935m²)
Minimum amenity area	Total amenity area = 6m² per dwelling unit (588units x 6 m² = 3528 m² required total amenity area) Communal amenity area = 33% of total amenity area (33% x 3528 m² = 1164 m² required communal amenity area) Layout = Aggregated into areas up to 54 m², and where more than one aggregated area is provided, at least one must be a minimum of 54 m².	Total amenity area: 4051 m² provided Communal amenity area: 1771 m² provided (Lounges: 90+108+109m²; Pool Rooms: 141+141m²; Business Centers: 78+65m²; Fitness Rooms: 93+98m²; Terraces: 400+422m²; Theatre: 36m²) Private amenity area : 2280m² provided (Part A/B/C: balconies)

	PART A	PART C / PART B
Number of Units	Total: 267 units (46 xStudio; 163 x1BR; 56 x2BR; 2 x3BR)	Total: 321 units (58 xStudio; 155 x1BR; 108 x2BR)
Number of Storeys	27	27 (Part C) / 9 (Part B)
GFA by Use	Residential (Condo) : 15824m²	Residential (Rental) : 19086m²
	Retail (Podium Part A, B, C): 1935m²	

AREA Z: NEAR LRT STATIONS ON SCHEDULE A1, ZONING BY-LAW 2008-250

ZONING MECHANISM	REGULATION	PROVIDED
Minimum parking space requirement	Residential: 0 Non residential use: 0 (Area Z) Visitor: 30 spaces Total = 27 requred spaces (30-3 spaces as per Section 101(6)(c))	Residential: 314 spaces Retail: 15 spaces Visitor: 30 spaces Total: 359 spaces
Maximum parking space requirement (within 600m of rapid transit station)	Residential: 1.5/dwelling (Max. 882 spaces) Retail store: 1.0 per 100m² of GFA (1935m² /100m² · 19 spaces)	Residential: 314 spaces Retail: 15 spaces
Minimum parking spaces reserved for physically disabled persons	4 spaces (given 300-399 spaces)	10 spaces
Minimum bicycle parking	Residential: 0.5/dwelling (0.5*588=294 spaces required) Retail : 1.0 per 250m² of GFA (1935m²/250m²= 8 spaces required)	Residential : 350 interior spaces (96 vertical spaces; 254 horizontal spaces) 72% of required spaces located on P1+P2 Retail : 9 exterior spaces (Queen St.)
Minimum loading spaces	Retail, retail food store = 2 (assuming entire ground floor is one space)	2
Minimum driveway width	6m	6.7m
Minimum aisle width	6m	6m

WASTE MANAGEMENT : SINGLE CHUTE TRI-SORTER WITH ORGANICS COLLECTION IN CENTRAL ROOM (P1)

ZONING MECHANISM	REGULATION	PROVIDED
PART A (261 units)	GARBAGE (loose): 0.110 cubic yards/unit FIBER: 0.038 cubic yards/unit GLASS/METAL/PLASTIC: 0.018 cubic yards/unit ORGANICS : 1x (240L bin)/ 50 units	GARBAGE: 6 x (4 yard) + 2 x (3 yard) bins FIBER : 3 x (4 yard) bins GLASS/METAL/PLASTIC : 2 x (3 yard) bins ORGANICS: 6 x (240L) bins
PART C / PART B (321 units)	GARBAGE (loose): 0.110 cubic yards/unit FIBER: 0.038 cubic yards/unit GLASS/METAL/PLASTIC: 0.018 cubic yards/unit ORGANICS : 1x (240L bin)/ 50 units	GARBAGE: 7 x (4 yard) + 3 x (3 yard) bins FIBER : 3 x (4 yard) + 1 x (3 yard) bins GLASS/METAL/PLASTIC : 2 x (3 yard) bins ORGANICS: 7 x (240L) bins

LEGEND

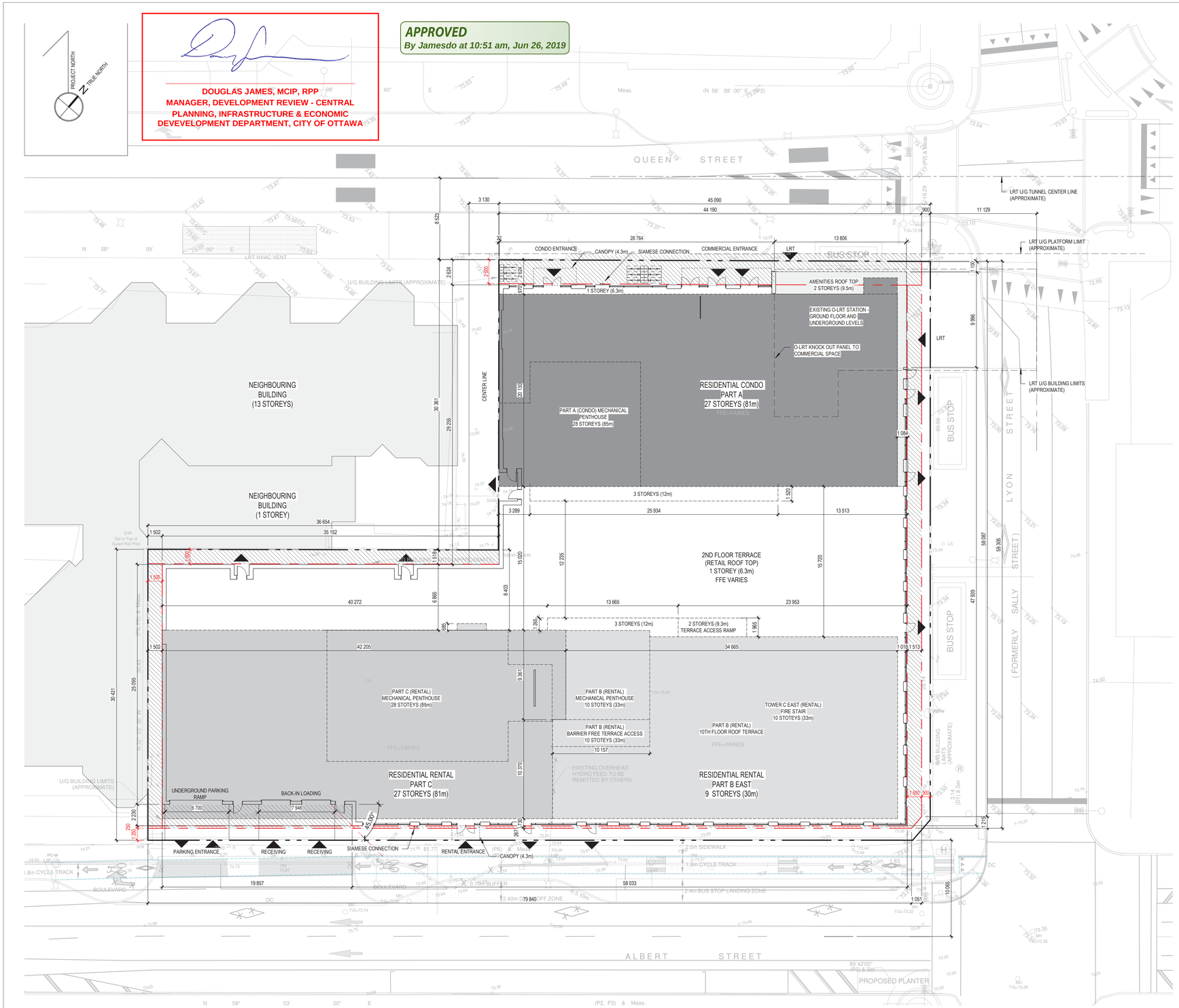
- PROPERTY LINE
- SETBACK LIMIT
- A — REQUIRED SETBACK
- PEDESTRIAN EASEMENT / LANDSCAPED AREA
- BICYCLE LANE DEMARCATION
- HP/UP — EXISTING HYDRO / UTILITY POLE

0 2000 4000 6000 8000
BAR SCALE 1:200

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 10:51 am, Jun 26, 2019

PROJECT NORTH
TRUE NORTH



SITE PLAN AT GROUND FLOOR
1 : 200
1 / A100

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation
2. Les dimensions apparaissant aux documents devront être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before to start the work.
3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionnals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MÉCANIQUE ÉLECTRIQUE Mechanical Electrical
Smith + Andersen
1600, Carling Avenue, Suite 530, Ottawa, ON K1Z 1G3
T 613 230 1186 smithandandersen.com

STRUCTURE Structural
Goodeve Manhire Inc.
18-77, Auriga Drive, Ottawa, ON K2E 7Z7
T 613 226 4558 goodevemanhire.ca

ARCHITECTURE DE PAYSAGE Landscape Architect
James B. Lennox & Associates
3332, Carling Avenue, Ottawa, ON, K2H 5A8
T 613 722 5168 jbla.ca

CIVIL Civil
Novatech Eng. Consultants Ltd.
240, Michael Cowpland Drive, Suite 200, Ottawa ON K2M 1P6
T 613 234 9643 novatech-eng.com

ARCHITECTES Architect
NEUF architect(e)s SENCRL
630, boul. René-Lévesque O. 32e étages, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
LUCIEN HAMMAD
LICENCE
8289

NEUF
ARCHITECT(E)S
NEUF ARCHITECTES SENCRL

CLIENT Client
CLARIDGE HOMES

OUVRAGE Project
MOON - PARKING, PODIUM & RENTAL TOWER "C"

EMPLACEMENT Location
383 ALBERT ST.
OTTAWA,ON

NO PROJET No.
11679.00

NO	RÉVISION	DATE (aa-mm-jj)
0	SITE PLAN APPLICATION REVISION	2019.05.03

DESSINÉ PAR Drawn by
CR/PV/RB

VÉRIFIÉ PAR Checked
LH/AC

DATE (aa.mm.jj)
NOV 2018

ÉCHELLE Scale
As indicated

TITRE DU DESSIN Drawing Title
SITE PLAN AT GROUND FLOOR

RÉVISION Revision
0

NO. DESSIN Dwg Number
A100