

**ZONING REVIEW & STATISTICS**

MUNICIPALITY: OTTAWA  
 MUNICIPAL ADDRESS: 375 KING EDWARD AVENUE  
 REGISTERED OWNER: CLAUDE LAUZON GROUP LTD.  
 LOT AREA = 1,262.3 sq.m. (3,587 sq.ft.) (0.31 acres)

ZONING ANALYSIS:  
 OTTAWA  
 ZONING BY-LAW: 2008-250  
 ZONE: TM / TM2  
 PROPOSED USE: 6-STORY MIXED-USE DEVELOPMENT

BUILDING AREAS	(SQ. M.)	(SQ. FT.)
<b>ABOVE GRADE</b>		
GROUND FLOOR	837	9,012
SECOND FLOOR	817	8,793
THIRD FLOOR	817	8,793
FOURTH FLOOR	817	8,793
FIFTH FLOOR	579	6,237
SIXTH FLOOR	568	6,109
TOTAL (ABOVE GRADE)	4,435	47,737
<b>PARKING (BELOW GRADE)</b>		
PARKING LEVEL 1	1,024	11,023
PARKING LEVEL 2	1,024	11,023
TOTAL (BELOW GRADE)	2,048	22,046
TOTAL GROSS FLOOR AREA	6,483	47,737

**APARTMENT UNIT STATS**

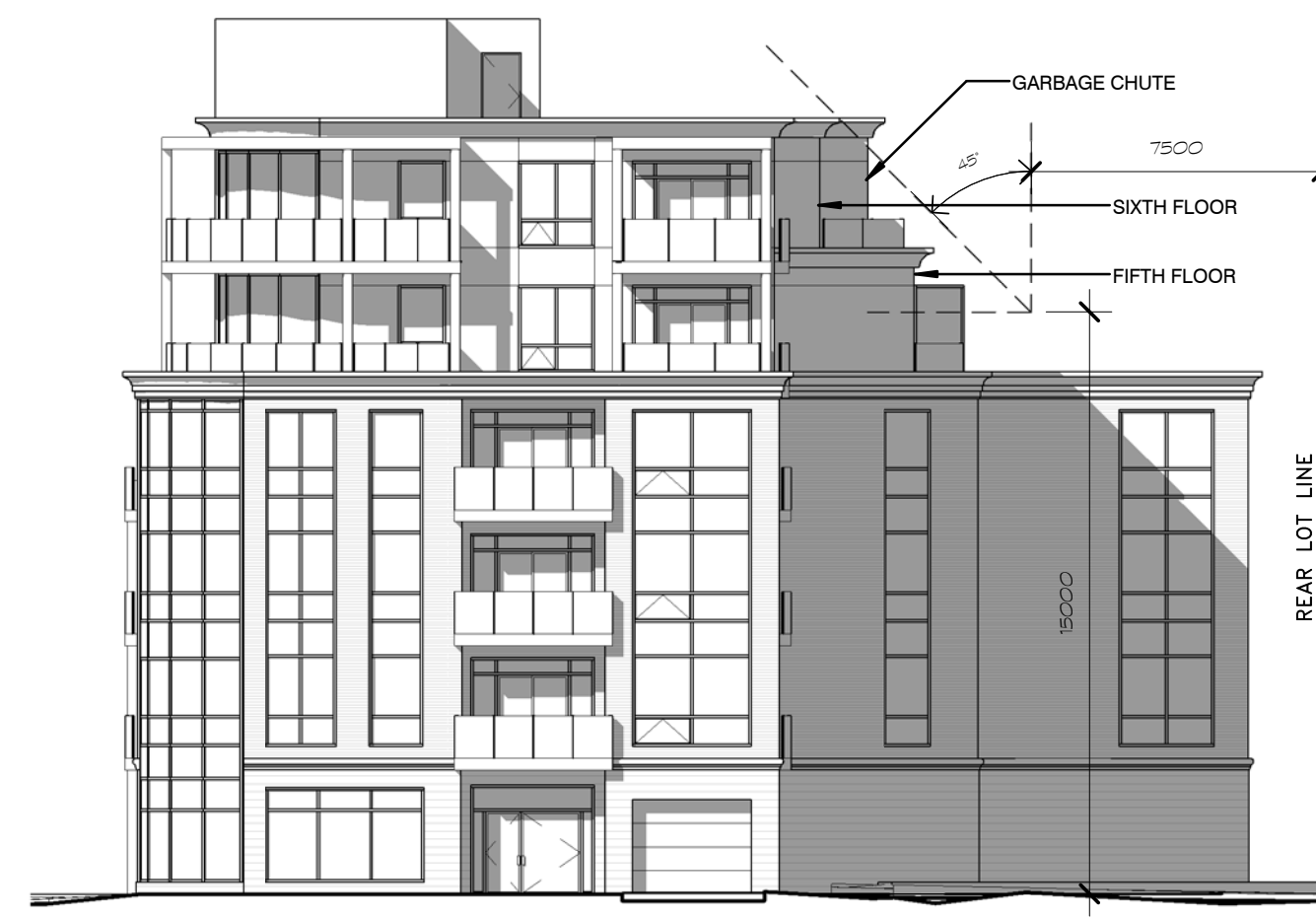
	1-BEDROOM UNITS	2-BEDROOM UNITS	TOTAL UNIT COUNTS
2nd FLOOR	3	4	7
3rd FLOOR	3	4	7
4th FLOOR	3	4	7
5th FLOOR	2	3	5
6th FLOOR	2	3	5
TOTAL	13	18	31

**AMENITY AREA NOTES**

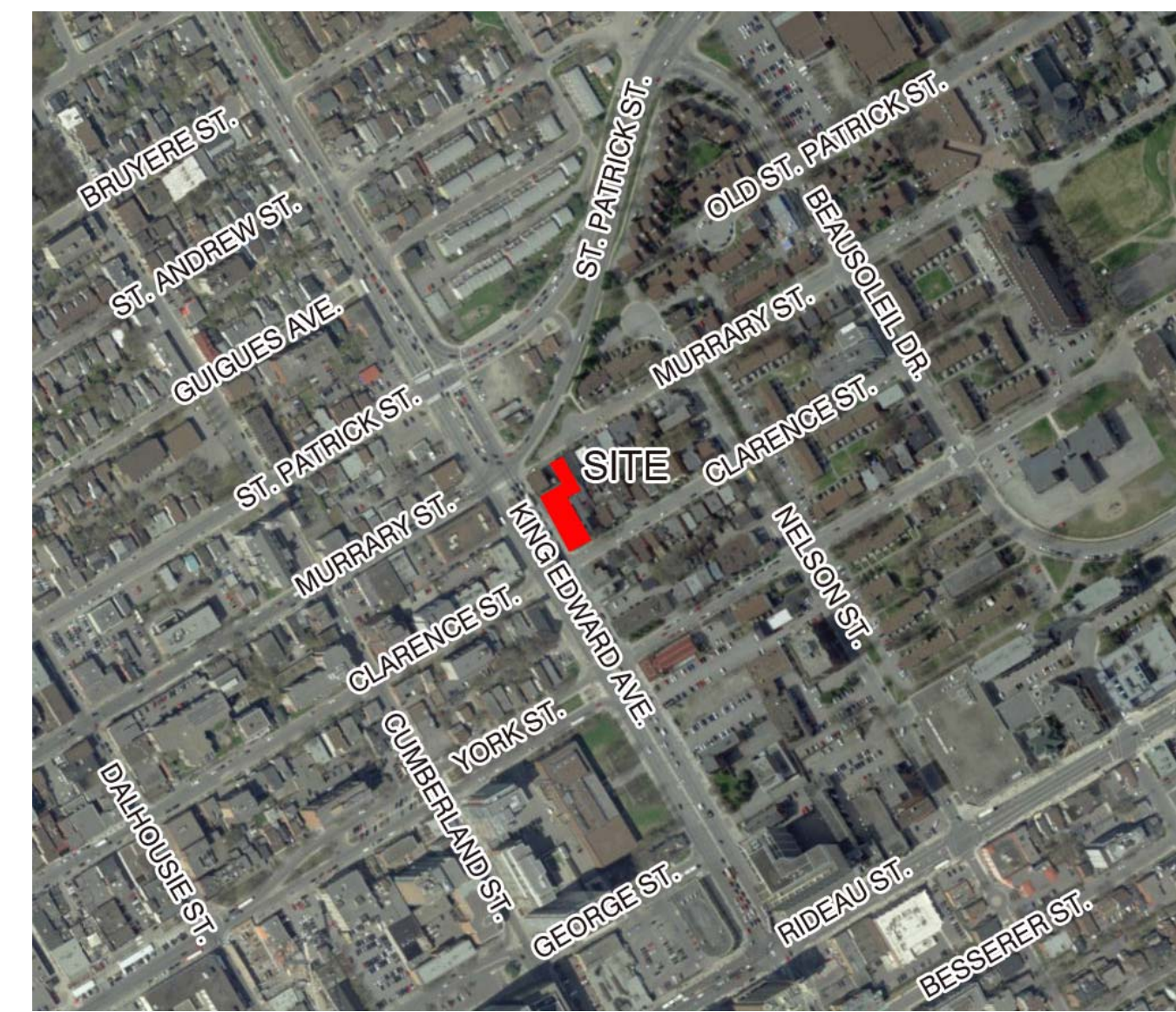
**REQUIRED AREA**  
 31 UNITS @ 6 sq.m./UNIT = 186 sq.m.  
 COMMUNAL = 50% OF TOTAL = 93 sq.m.

**PROVIDED AREA**  
 2,417 SQ.FT (225 SQ.M.)  
 2,717 SQ.FT (252 SQ.M.)

**COMMUNAL AREA**  
 REAR YARD  
 PRIVATE (BALCONIES)  
 TOTAL  
 5,134 SQ.FT (477 SQ.M.)



**3 SOUTH ELEVATION**  
 A100 SCALE 1 : 192



**1 LOCATION PLAN**  
 A100 SCALE N.T.S.

**LEGAL DESCRIPTION:**

**PART OF LOTS B and 7**  
**NORTH CLARENCE STREET**  
**(FORMERLY PARRY STREET)**  
**REGISTERED PLAN 43586**

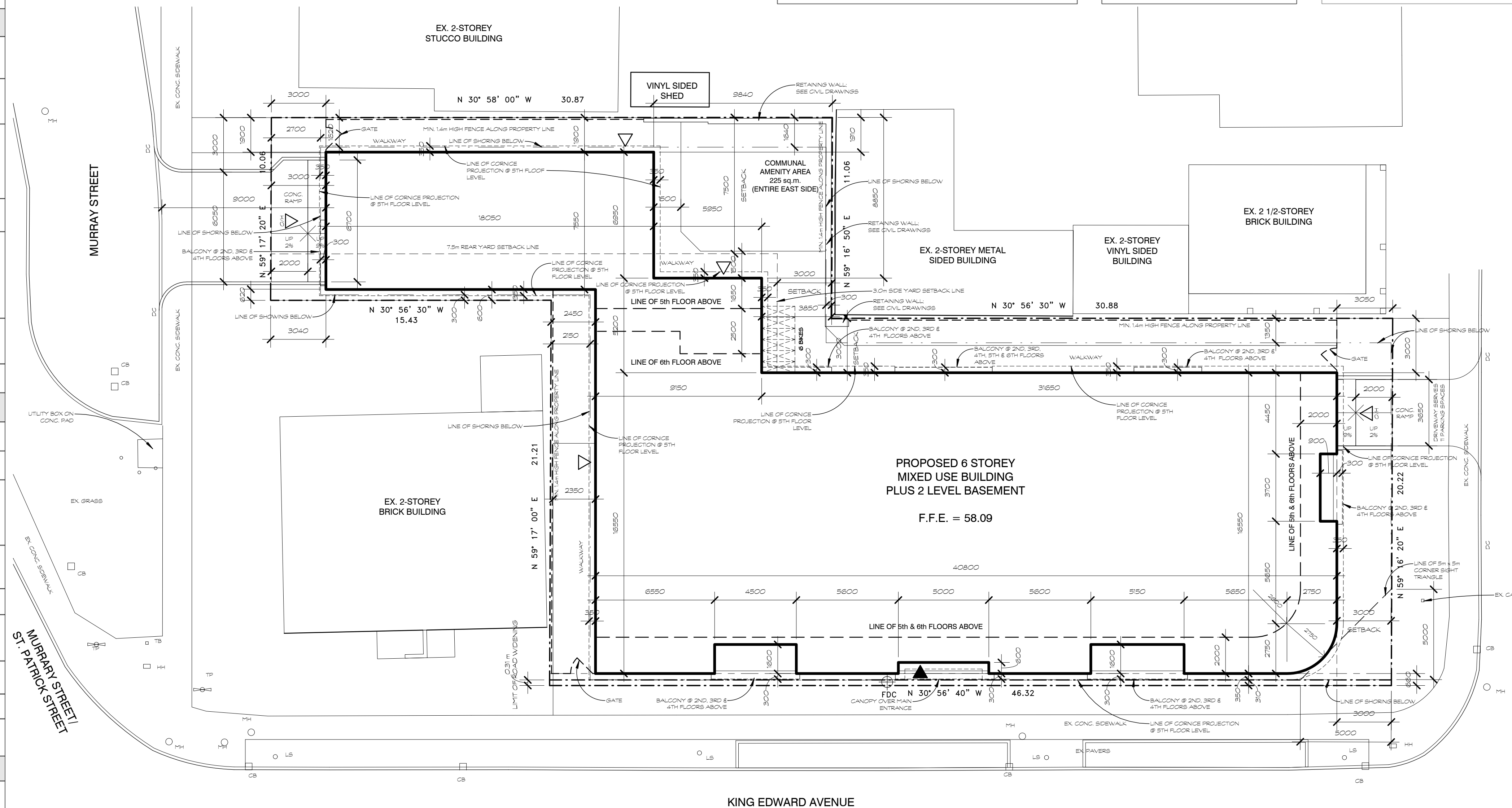
CITY OF OTTAWA

PREPARED BY  
 ANNIS, O'SULLIVAN, VOLLEBECK LTD.  
 SEPTEMBER 9, 2014

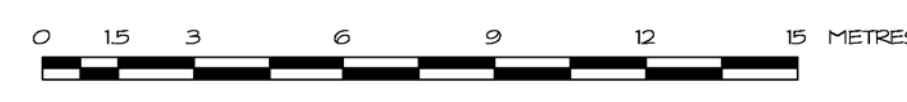
**LEGEND:**

- CB = CATCH BASIN
- DC = DEPRESSED CURB
- FH = FIRE HYDRANT
- FDC = FIRE DEPARTMENT CONNECTION
- LS = LIGHT STANDARD
- MH = MAN HOLE
- TB = TRAFFIC BOX
- TP = TRAFFIC LIGHT POST
- ▲ = PRINCIPAL ENTRANCE
- △ = EXIT DOOR
- = OVER-HEAD DOOR
- △ WITH NUMBERS = DENOTES REVISION

PERFORMANCE STANDARD	BY-LAW REQUIREMENT	PROVIDED
<b>TRADITIONAL MAINSTREET ZONE REQUIREMENTS (SECTION 197)</b>		
Front yard setback (King Edward)	• 1 <sup>st</sup> - 4 <sup>th</sup> storeys = Max. 2m • Above 4 <sup>th</sup> storey = Min. 2m more than setback of 1 <sup>st</sup> four storeys	• 1 <sup>st</sup> - 4 <sup>th</sup> storeys = 0.3 m • 5 <sup>th</sup> - 6 <sup>th</sup> storeys = 2.3 m
Interior side yard setback	• Abutting residential zone = Min. 3m • Other cases = Max. 3m	• Abutting residential zone = 3.0 m, 3.8 m • Other cases = 0.6 m, 2.4 m
Corner side yard setback (Clarence & Murray)	• 1 <sup>st</sup> - 4 <sup>th</sup> storeys = Min. 3 m • Above 4 <sup>th</sup> storey = Min. 2 m more than setback of 1 <sup>st</sup> four storeys	• 1 <sup>st</sup> - 4 <sup>th</sup> storeys: - Clarence St. = 3.0 m - Murray St. = 3.0 m • 5 <sup>th</sup> - 6 <sup>th</sup> storeys: - Clarence St. = 5.0 m - Murray St. = N/A
Rear yard setback	• Abutting residential zone = Min. 7.5 m	• 1.9 m for portion near Murray St.
Building height	• Max. 20 m, but no more than 6 storeys • No part of a building on a lot with a rear lot line abutting an R1, R2, R3 or R4 Zone may project above a 45 degree angular plane measured at a height of 15 m from a point 7.5 m from the rear lot line, projecting upwards toward the front lot line	• 6 storeys (19.5m) & 4 storey bay (13.1m) on Murray St. • Portion of cornice projects 1.2m into angular plane
Landscaped area	• Abutting a residential zone: 3m, may be reduced to 1 m where a minimum 1.4 m high opaque fence is provided	• 1.9m & 3.0m landscape area (soft + hard) with 1.4m high fence
Glazing along King Edward	• 50%	• 56%
<b>PARKING &amp; LOADING PROVISIONS (SECTIONS 100 - 113)</b>		
Residential parking	0.5 spaces/dwelling unit x 31 units = 16 spaces	20 spaces
Visitors' parking	0.2 spaces/unit (over 12 units) = 4 spaces	4 spaces
Parking for ground floor commercial in TM zone	(0 spaces/1 <sup>st</sup> 150 m <sup>2</sup> ) + (2.5 spaces/100m <sup>2</sup> over 1 <sup>st</sup> 150m <sup>2</sup> ) = [(420m <sup>2</sup> - 150m <sup>2</sup> ) x (2.5 spaces/100m <sup>2</sup> )] = 7 spaces	6 spaces
Driveway Width	• In TM zone: - Min. 3.0 m leading to less than 20 spaces - Min. 6.0 m leading to 20 or more spaces	• Clarence St. = 3.6m • Murray St. = 6.0m
Aisle Width	6.7 m (two-way traffic)	• 6.7 m
Bicycle parking	• Residential: 0.5 spaces/D.U. = 16 spaces • Retail: 1 space/250m <sup>2</sup> retail = 2 spaces • Total = 18 spaces	18 spaces
Bicycle parking space dimensions	• Vertical: Length = 1.5m; Width = 0.5m • Horizontal: Length = 1.8m; Width = 0.6m	1.8m x 0.6m (Horizontal)
Bicycle parking aisle width	• Min. 1.5m	1.5m
Loading Space	In TM Zone, no loading space required for each retail use with a GFA < 1,000 m <sup>2</sup> (0 required)	0 loading spaces
<b>AMENITY AREA (SECTION 137)</b>		
Amenity Area	• Total (6 m <sup>2</sup> / d.u.) = 186 m <sup>2</sup> • Communal (50% of total) = 93 m <sup>2</sup>	• Total = 477 m <sup>2</sup> • Communal = 225 m <sup>2</sup> • Private = 252 m <sup>2</sup>



**2 SITE PLAN**  
 A100 SCALE 1 : 150



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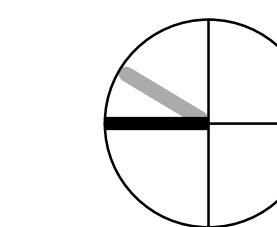
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**NOTES:**

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

no.	revision	date



north nord

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detail no.	1	detail no.
sheet no.	A1	feuille no.

project project

**MIXED-USE BUILDING**

275 KING EDWARD AVE.  
 OTTAWA, ON.

designed by	TB/LK	approved by	
drawn by	AK	project no.	1611 LKA
date	07 APRIL 2016	scale	as noted
drawing / dessin			

**SITE PLAN**

revision revision sheet no. no. de feuille **A100**

plot scale 1:1