

ZONING REVIEW & STATISTICS

MUNICIPALITY: OTTAWA
MUNICIPAL ADDRESS: 275 KING EDWARD AVENUE
REGISTERED OWNER: CLAUDE LAUZON GROUP LTD.
LOT AREA = 1,262.3 sq.m. (3,557 sq.ft.) (0.31 acres)

ZONING ANALYSIS
OTTAWA
ZONING BY-LAW: 2008-250
ZONE: TM / TM2
PROPOSED USE: 5-STORY MIXED-USE DEVELOPMENT

BUILDING AREAS	(SQ.M.)	(SQ.FT.)
ABOVE GRADE		
GROUND FLOOR	807	8,672
SECOND FLOOR	701	7,548
THIRD FLOOR	701	7,548
FOURTH FLOOR	701	7,548
FIFTH FLOOR	586	6,307
TOTAL (ABOVE GRADE)	3,496	37,623
PARKING (BELOW GRADE)		
BASEMENT	1,044	11,243
TOTAL GROSS FLOOR AREA	4,540	48,866

AMENITY AREA NOTES

REQUIRED AREA
23 UNITS @ 6 sqm/UNIT = 138 sq.m.
COMMUNAL = 50% OF TOTAL = 69 sq.m.

PROVIDED AREA

	COMMINAL AREA	REAR YARD	ROOFTOP TERRACE	PRIVATE (BALCONIES)
2nd FLOOR	3	3	6	6
3rd FLOOR	2	4	6	6
4th FLOOR	2	4	6	6
5th FLOOR	2	3	5	5
TOTAL	9	14	23	23

PERFORMANCE STANDARD	BY-LAW REQUIREMENT	REQUESTED
TRADITIONAL MAINSTREET ZONE REQUIREMENTS (SECTION 197)		
Front yard setback (King Edward)	• 1 st - 4 th storeys = Max. 2m • Above 4 th storey = Min. 2m more than setback of 1 st four storeys	• 1 st - 4 th storeys = 0.3 m • 5 th storey = 2.3 m
Interior side yard setback	• Abutting residential zone = Min. 3m • Other cases = Max. 3m	• Abutting residential zone = 3.0 m • Other cases = 0.6 m, 2.4 m
Corner side yard setback (Clarence & Murray)	• 1 st four storeys = Min. 3 m • Above 4 th storey = Min. 2 m more than setback of 1 st four storeys	• Ground - 4 th storeys: - Clarence St. = 3.0 m - Murray St. = 3.0 m • 5 th storey: - 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 7.5m from the rear lot line, projecting upwards toward the front lot line	• 5 storeys (16.75m) & 1 storey 'tail' (3.95m) on Murray St.
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%
PARKING & LOADING PROVISIONS (SECTIONS 100 - 113)		
Residential parking	0.5 spaces/dwelling unit (over 12 units) [(23 units - 12 units) x 0.5] = 6 spaces	6 spaces
Visitors' parking	0.1 spaces/unit (over 12 units) = 1 spaces	1 spaces
Parking for ground floor commercial in TM zone	Retail store: 1.25 spaces/100m ² (511m ² /100m ²) x 1.25 = 6 spaces	6 spaces
Reduction of Required Parking [Section 101.6, (c), (i)]	Where all parking spaces for a permitted land use are located below grade in the same building as that land use, the parking required for that land use may be reduced by the lesser of: • 10 percent of the required parking spaces or • 20 parking spaces	Required Parking: 6+1+6 = 13 spaces 13 - (10%) = 12 spaces
Driveway Width	• Two-way = 6.7m; One-way = 3.6m • In TM zone = Min. 6.0 m leading to 20 or more parking spaces	• Murray St. = 3.6m
Aisle Width	6.7 m (two-way traffic)	• 6.7 m
Bicycle parking	• Residential: 0.5 spaces/D.U. = 12 spaces • Retail: 1 space/250m ² retail = 2 spaces • Total = 14 spaces	14 spaces
Bicycle parking space dimensions	• Vertical: Length = 1.5m; Width = 0.5m • Horizontal: Length = 1.8m; Width = 0.5m	Complies
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 ² (0 required)	0 loading spaces
AMENITY AREA (SECTION 137)		
Amenity Area	• Total (6 m ² / d.u.) = 138 m ² • Communal (50% of total) = 69 m ²	• Private = 151 m ² • Communal = 318 m ² • Total = 469 m ²

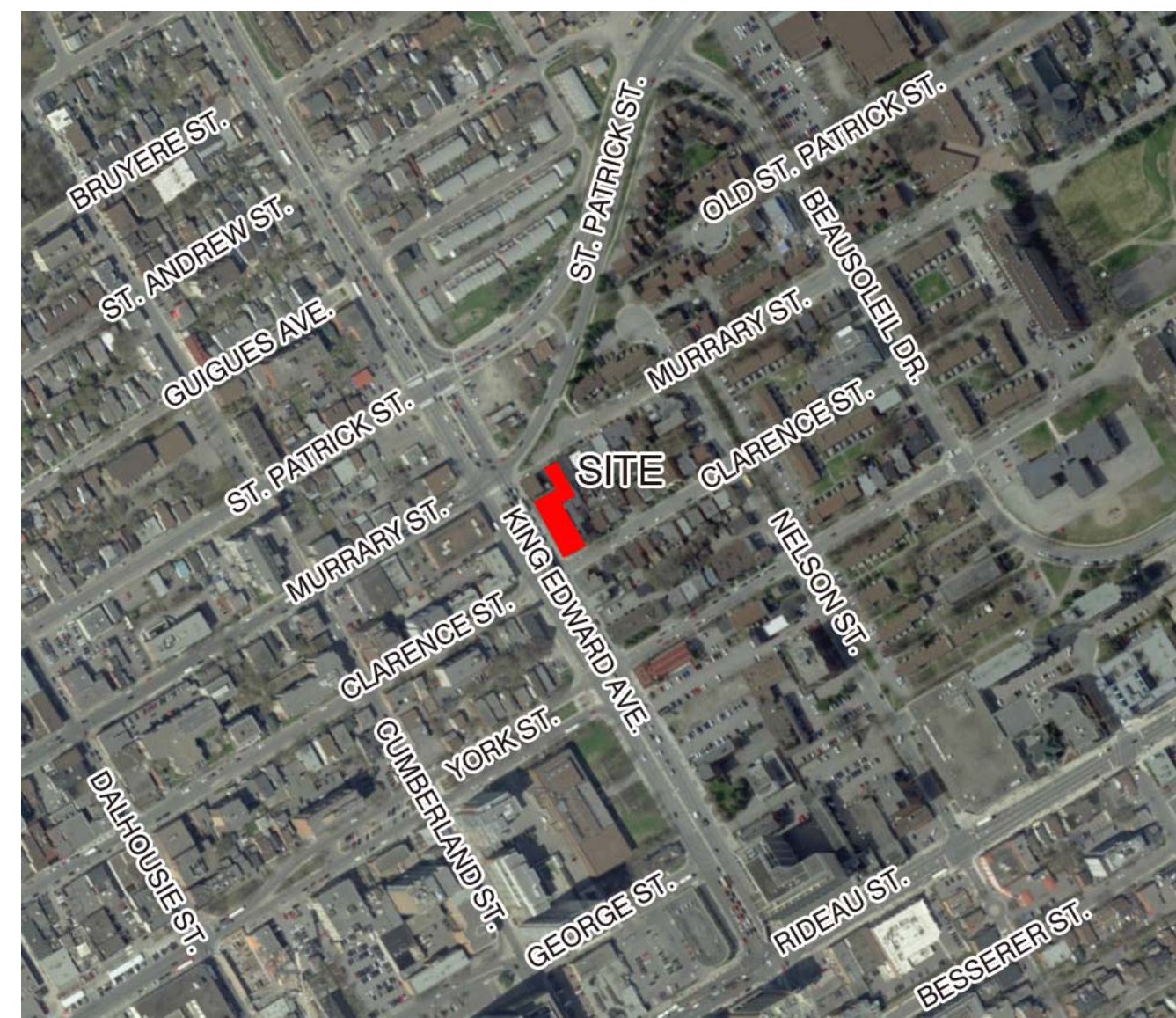
LEGAL DESCRIPTION:
PART OF LOTS B and 7 NORTH CLARENCE STREET (FORMERLY PARRY STREET) REGISTERED PLAN 43586

CITY OF OTTAWA

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

LEGEND:

- CB = CATCH BASIN
- DC = DEPRESSED CURB
- FH = FIRE HYDRANT
- FDG = FIRE DEPARTMENT CONNECTION
- HH = HAND HOLE
- LS = LIGHT STANDARD
- PH = MAN HOLE
- N.T.S. = NOT TO SCALE
- TB = TRAFFIC BOX
- TP = TRAFFIC LIGHT POST
- PE = PRINCIPAL ENTRANCE
- ED = EXIT DOOR
- OD = OVERHEAD DOOR
- WT = WITH NUMBERS, DENOTES REVISION



1 LOCATION PLAN A100 SCALE N.T.S.

Registered Owner:
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Project Manager:
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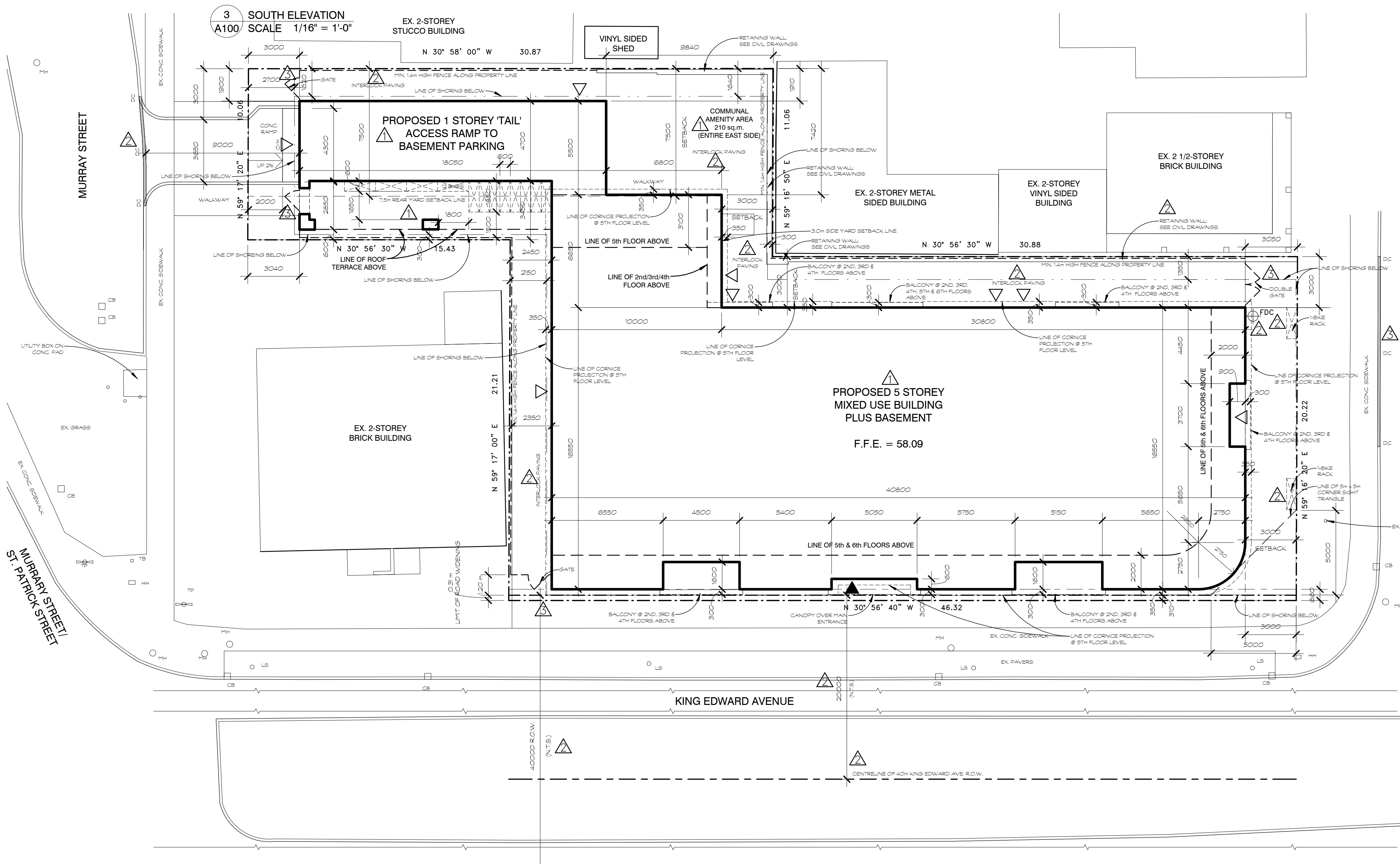
Surveyor:
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
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Tel: (613) 254-9645 x 308
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e-mail: cjacques@novatech-eng.com

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1131 CLYDE AVENUE, SUITE 400
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PATERSON GROUP
154 COLONNADE ROAD SOUTH
NEPEAN, ONTARIO, K2E 7J4
Tel: (613) 226-7381
Fax: (613) 226-6344
e-mail: carles@patersongroup.ca

Landscape Architect:
NOVATECH ENGINEERS, PLANNERS & LANDSCAPE ARCHITECTS
240 MICHAEL COMPLAND DRIVE, SUITE 200
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Tel: (613) 254-9645
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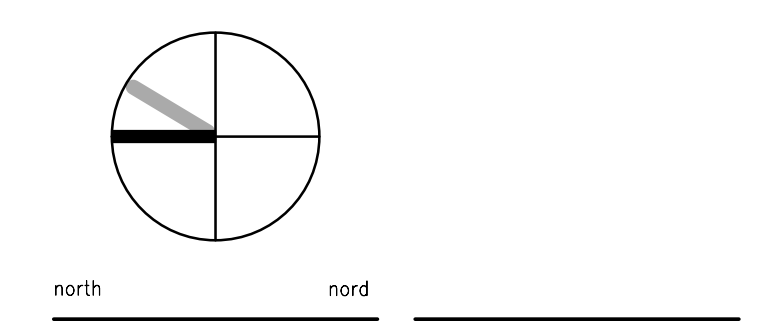


2 SITE PLAN A100 SCALE 1:150

NOTES:

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

3	ISSUED FOR SPA RESPONSE SUBMISSION	04 OCT 2016
2	RESPONSE TO CITY COMMENTS	06 SEP 2016
1	REVISED BUILDING DESIGN	08 AUG 2016
no.	revision	date



383 Parkdale Avenue, Suite 201
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KWC ARCHITECTS INC.
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sheet no.	A1	feuille no.

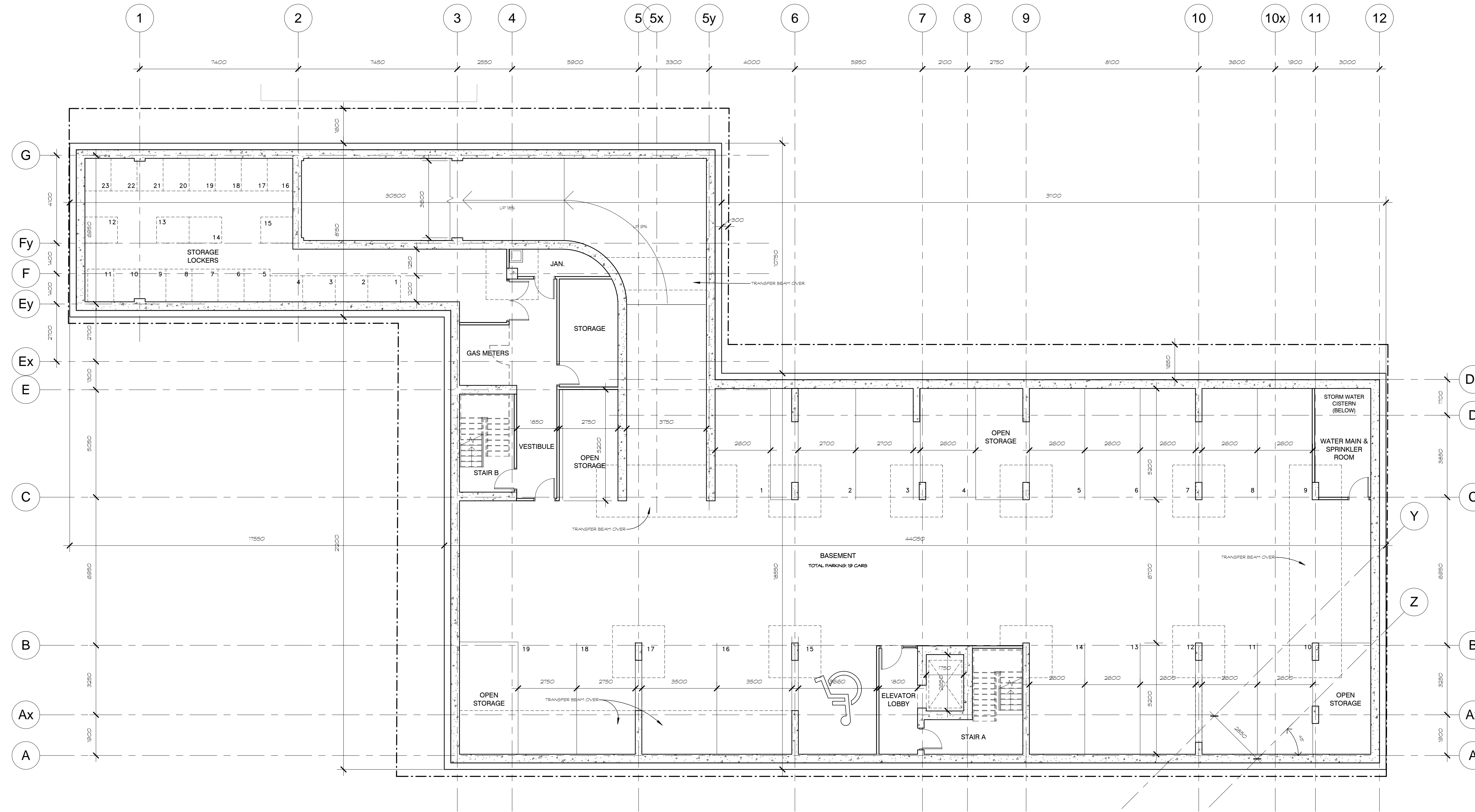
MIXED USE BUILDING
275 KING EDWARD AVE.
OTTAWA, ON.

designed by corps par	TB/LK	approved by approve par	
drawn by dessiné par	AK	project no. no. de projet	1611
date	07 APRIL 2016	scale	as noted
drawing / dessin			

SITE PLAN

plot scale 1:1

plot scale 1:1

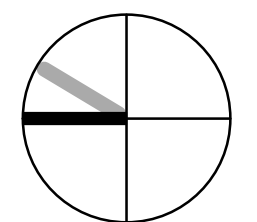


1 BASEMENT PLAN
A101 SCALE 1:100

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1	ISSUED FOR SPA	04 OCT 2016
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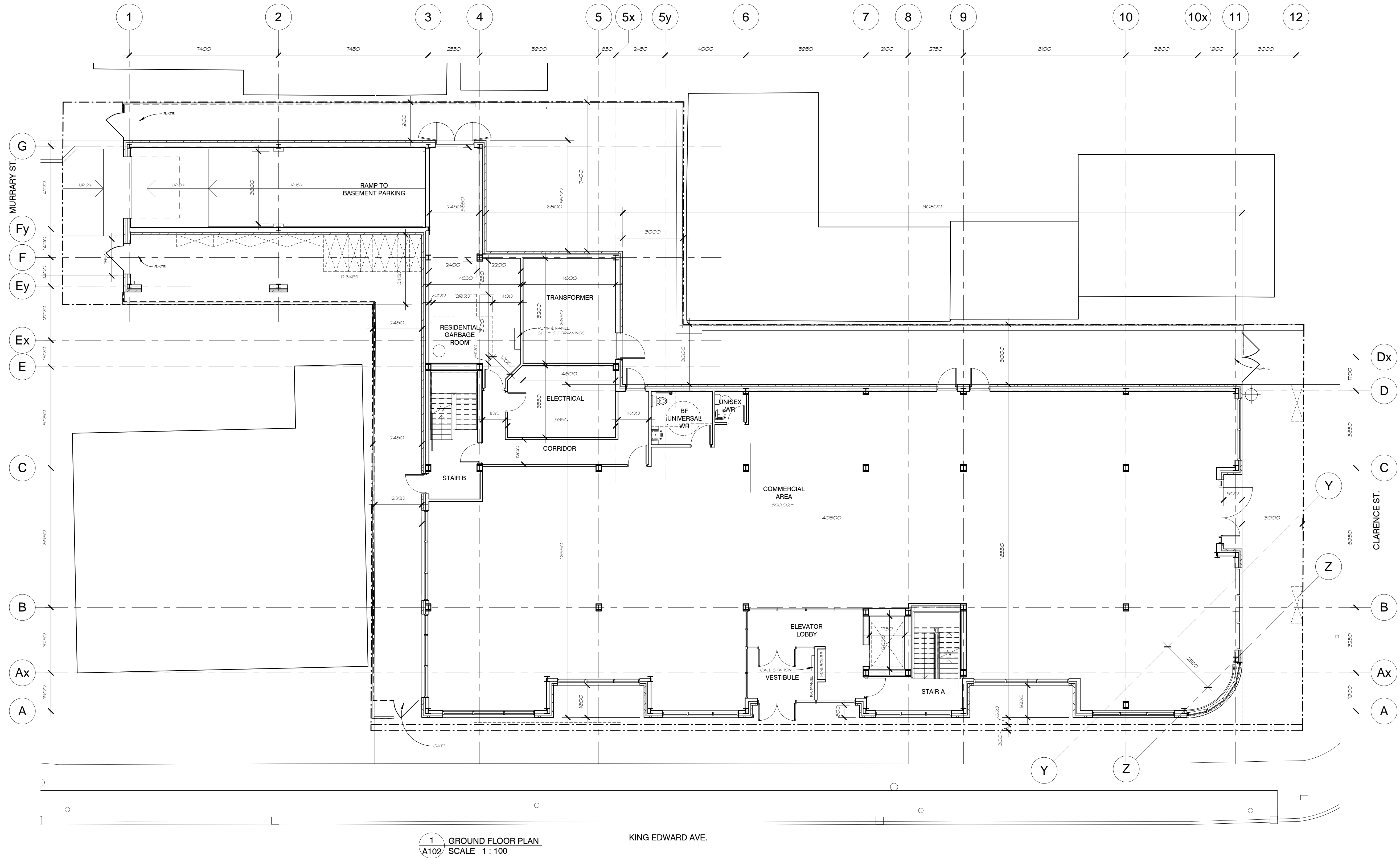
MIXED USE BUILDING

275 KING EDWARD AVE.
OTTAWA, ON.

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drawn by dessiné par	AK	project no. no. du projet	1611
date	08 SEPTEMBER 2016	scale	as noted
drawing / dessin			

BASEMENT PLAN

plot scale 1:1



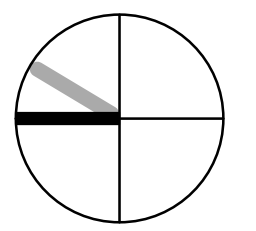
1 GROUND FLOOR PLAN
A102 SCALE 1:100

KING EDWARD AVE.

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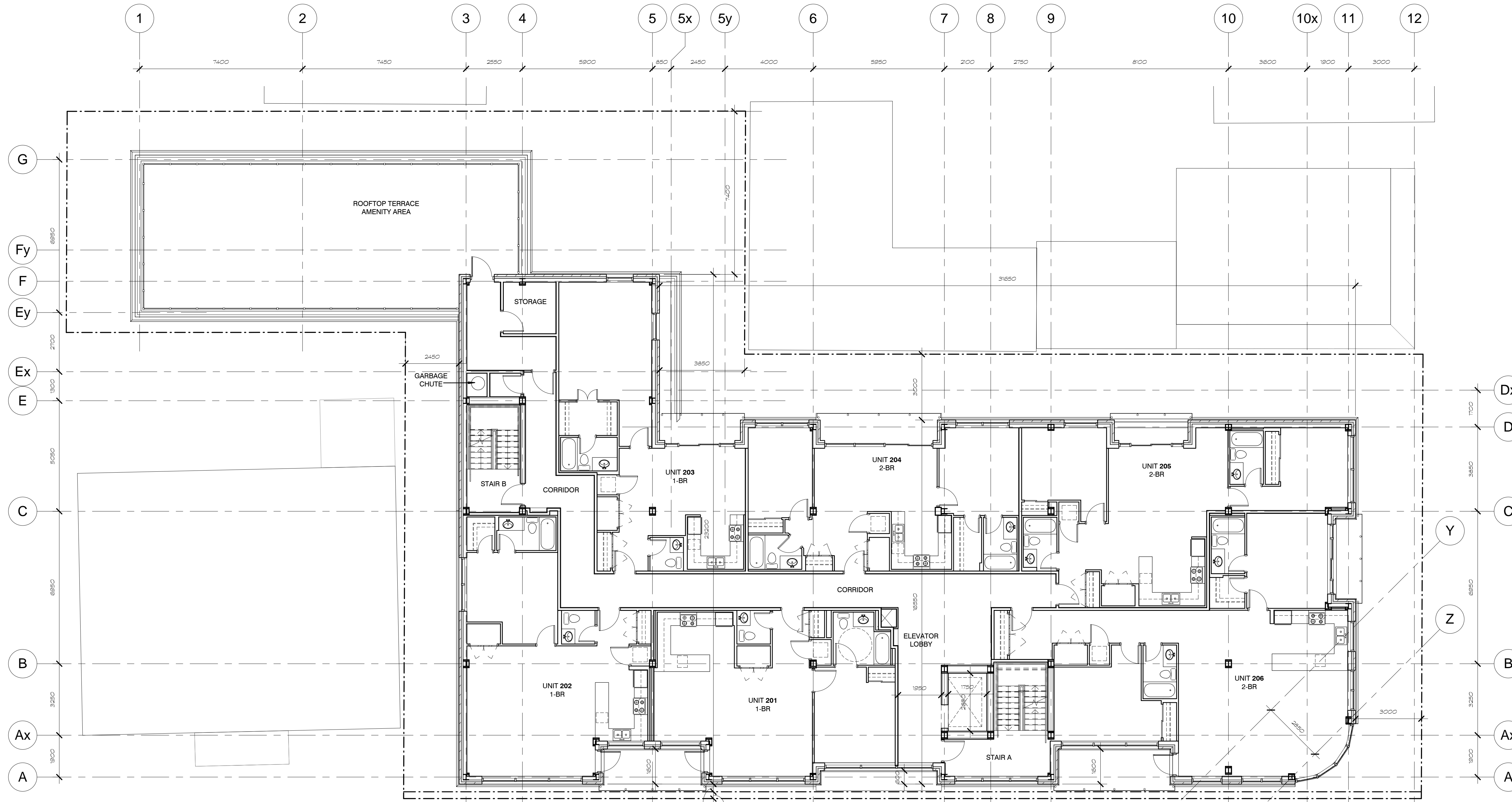
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GROUND FLOOR PLAN

plot scale 1:1

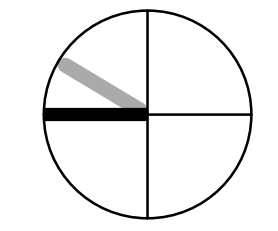


1 TYPICAL FLOOR PLAN (FLOORS 2-4)
A103 SCALE 1:100

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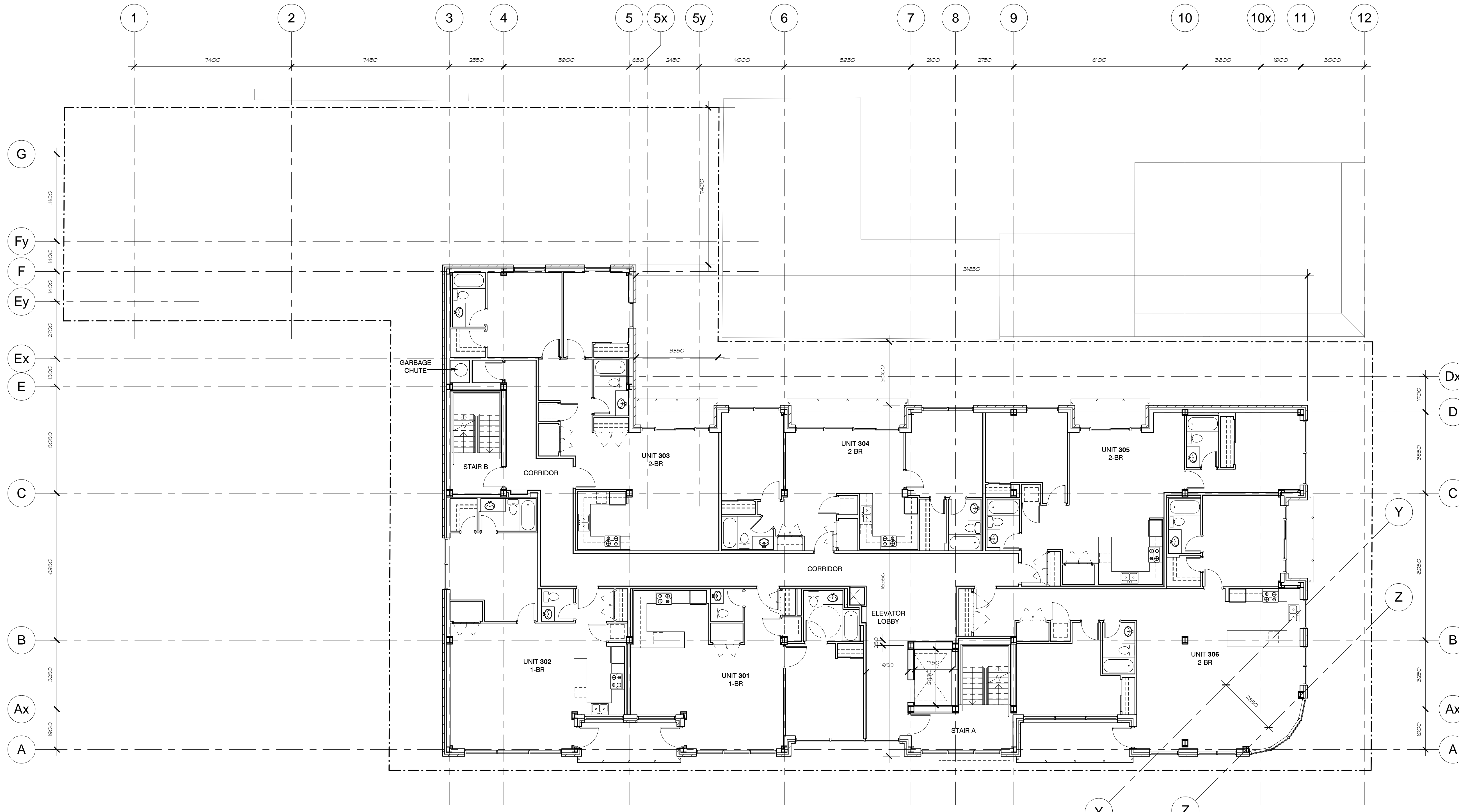
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SECOND FLOOR PLAN

plot scale 1:1

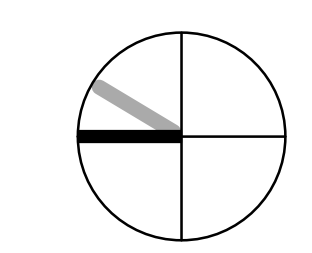


1 THIRD/FOURTH FLOOR PLANS
A104 SCALE 1:100

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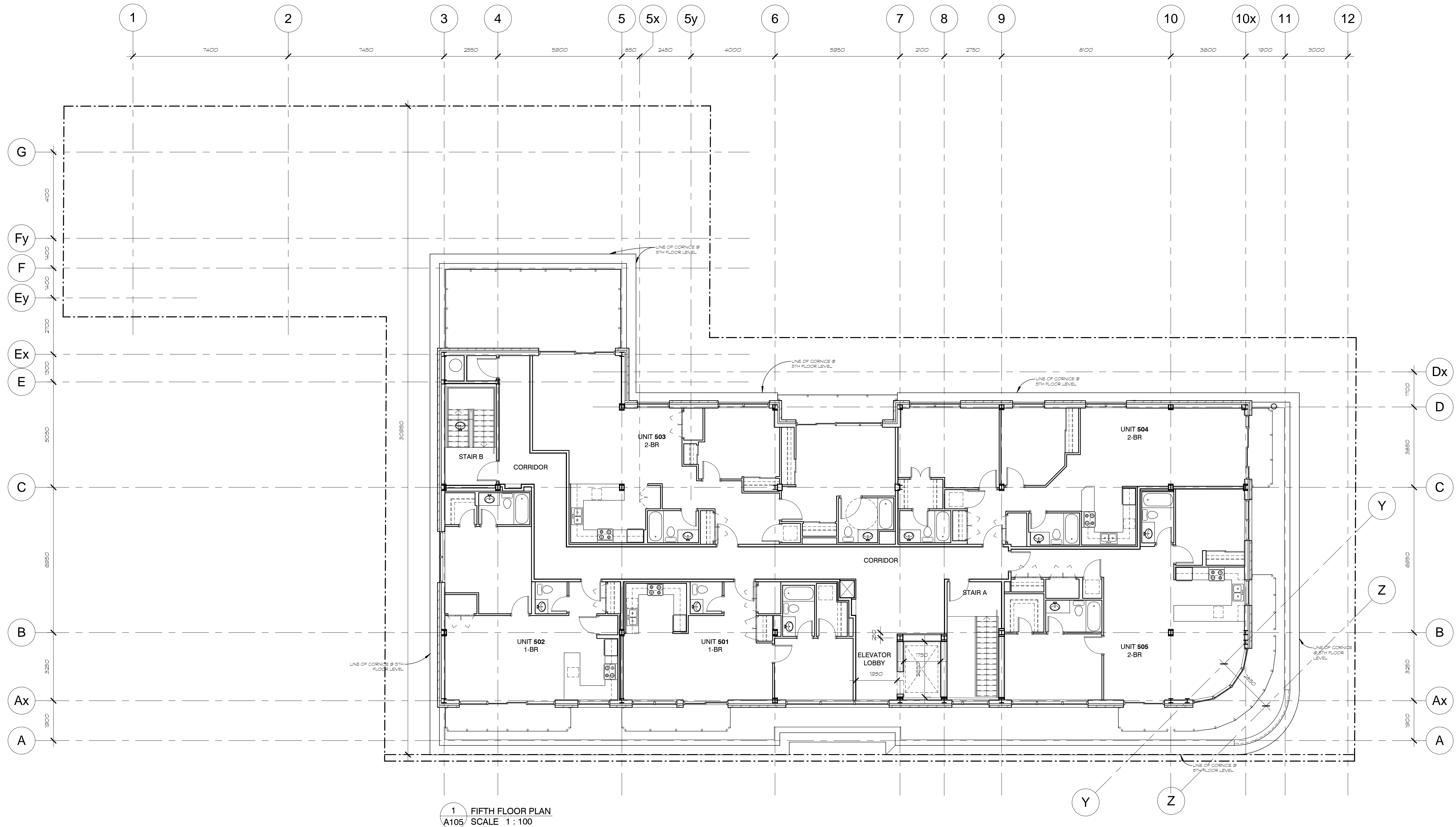
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THIRD/FOURTH FLOOR PLAN

plot scale 1:1

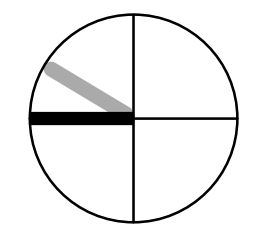


1 FIFTH FLOOR PLAN
A105 SCALE 1:100

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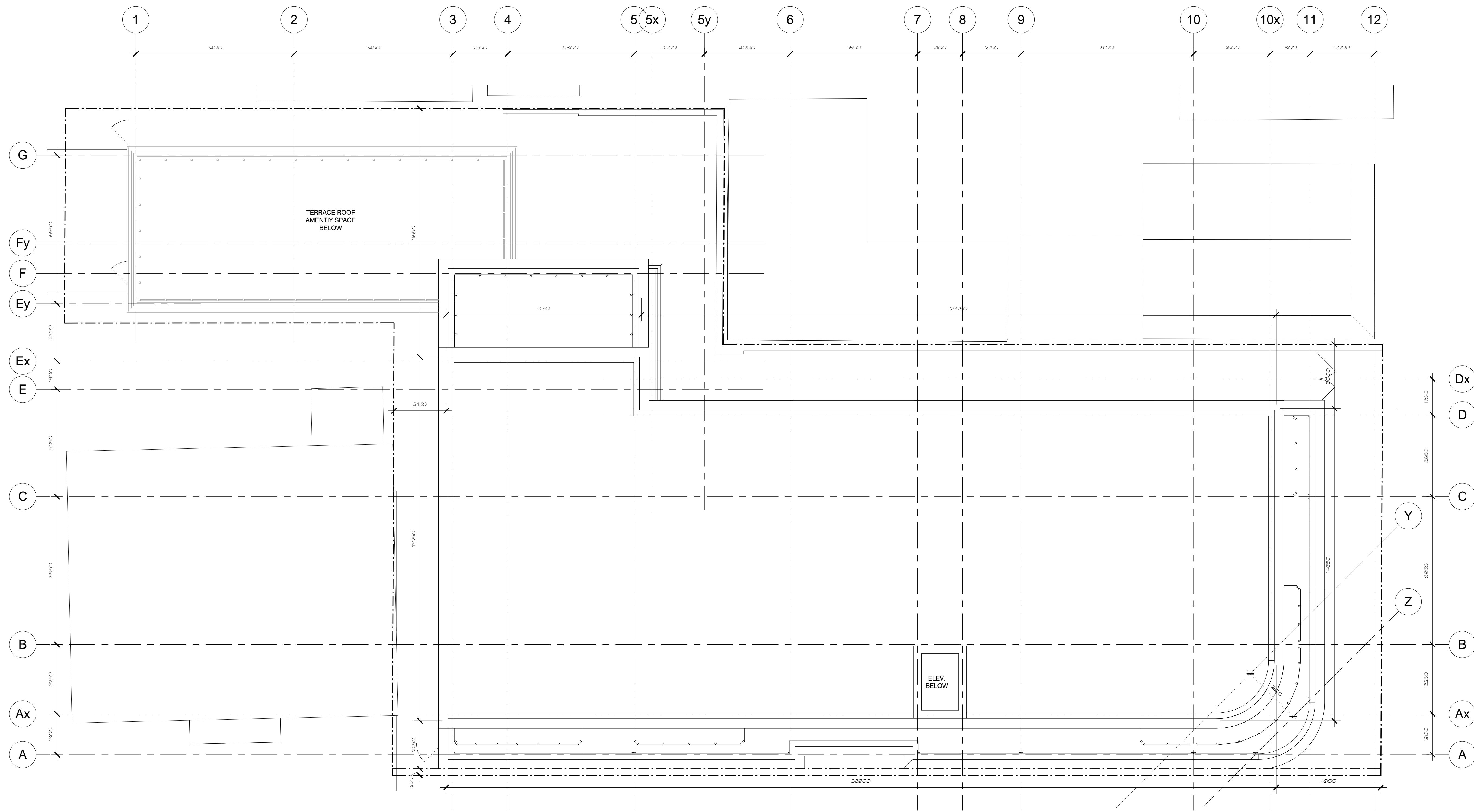
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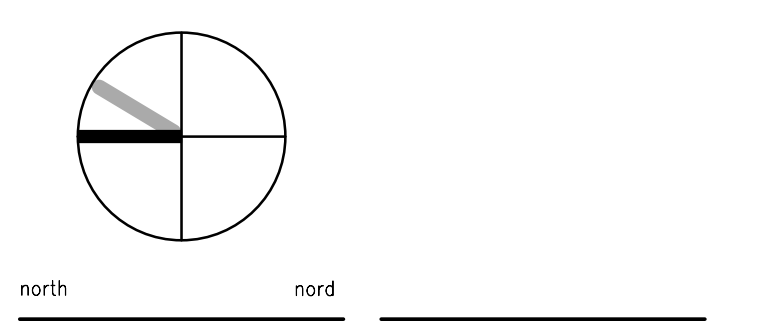
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1 SIXTH FLOOR PLAN
A106 SCALE 1/8" = 1'-0"

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1 WEST ELEVATION
A200 SCALE 1 : 150

2 SOUTH ELEVATION
A200 SCALE 1 : 150



3 EAST ELEVATION
A200 SCALE 1 : 150

4 NORTH ELEVATION
A200 SCALE 1 : 150

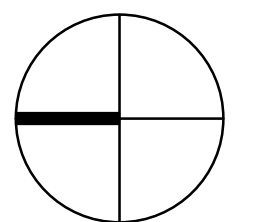
ELEVATION LEGEND:

- RB = RED BRICK
- MV = WHITE MASONRY VENEER
- PC1 = WHITE PRECAST CONCRETE BELT COURSE
- PC2 = WHITE PRECAST CONCRETE CORNICE
- GL1 = CLEAR GLASS, LOW-E, CLEAR ANODIZED ALUMINUM CURTAIN WALL
- GL2 = CLEAR LAMINATED TEMPERED GUARDRAIL GLASS
- SP1 = REFLECTIVE GLASS SPANDREL PANEL, COLOUR TO MATCH GL1

plot scale 1:1

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BUILDING ELEVATIONS

revision 1 sheet no. A200