

DRAWING LIST

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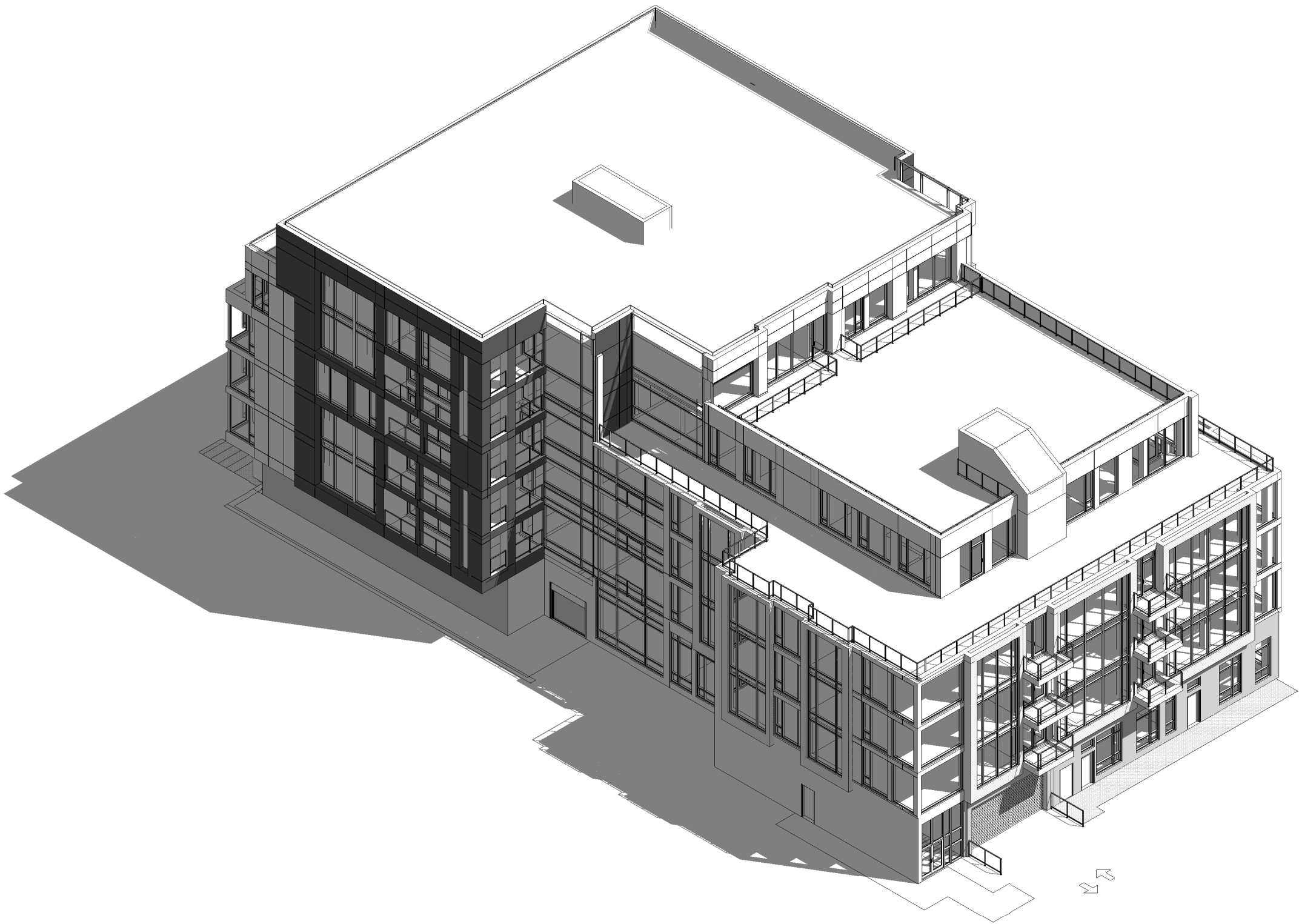
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NORTH & SOUTH BUILDING ELEVATIONS



1

Aerial View

A-000

SCALE



2

Street View

A-000

SCALE

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DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR SITE PLAN CONTROL	2019-04-04
2	ISSUED FOR PLANNING REVIEW	2019-08-19
3	ISSUED FOR COORDINATION	2020-05-05

OWNER

BYRON PLACE APARTMENTS

472 BYRON PLACE

PROJECT NORTH

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200 - 109 Bank Street
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BYRON PLACE APARTMENTS

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PROJECT NO.	17-1547	DRAWN	CG
SCALE		CHECKED	RC

DRAWING TITLE

TITLE PAGE

DRAWING NO.

A-000

#17934

D07-12-19-0059

LEGEND		
	PROPERTY LINE	(MH) MANHOLE, REFER TO CIVIL DRAWINGS
	ENTRANCE	(CB) CATCH BASIN, REFER TO CIVIL DRAWINGS
	EXIT	(LS) LIGHT STANDARD
		ELEVATION MARKER

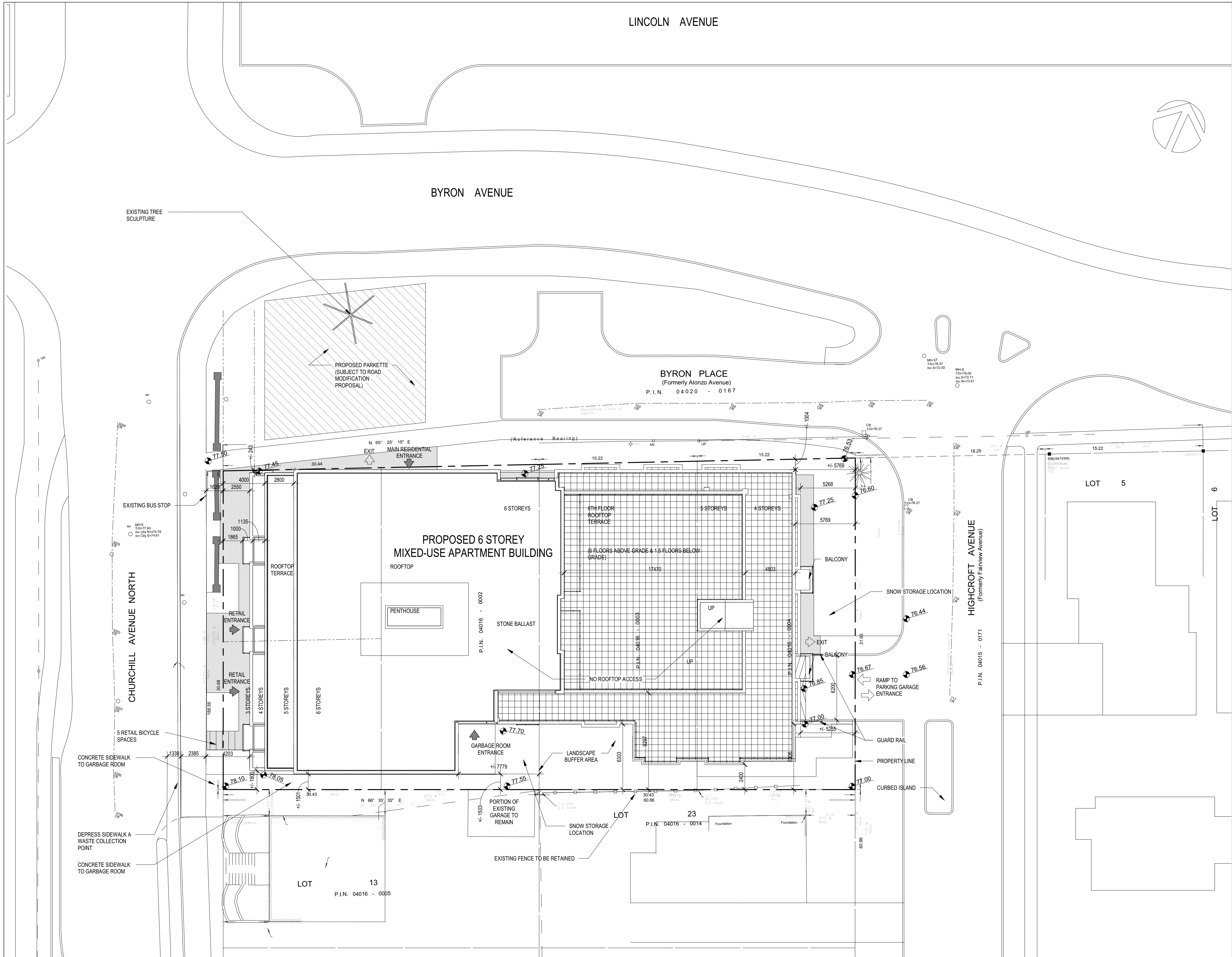
PROJECT INFORMATION	PROJECT TEAM
LEGAL DESCRIPTION: LOTS 1,2,3 AND 4 REGISTERED PLAN 269 CITY OF OTTAWA PIN # 04016-0001 04016-0002 04016-0003 04016-0004 ZONING: R5B H(19.5) RESIDENTIAL UNITS: 72 RETAIL UNITS: 2 SITE AREA: 1905 SQ.M LANDSCAPED AREA: 336 SQ.M LANDSCAPED PERCENTAGE: 17.6%	PROJECT NAME BYRON & CHURCHILL APARTMENTS OWNER SIMON SI ARCHITECT CHMIEL ARCHITECTS 109 BANK STREET, SUITE 200, OTTAWA, ONTARIO, K1P 5N5 PLANNER & CIVIL NOVATECH 240 MICHAEL COWPLAND DR., SUITE 200, OTTAWA, ONTARIO, K2M 1P6 MECHANICAL & ELECTRICAL S+A ENGINEERS 1600 CARLING AVE., SUITE 530 OTTAWA, ONTARIO, K1Z 1G3 SURVEYOR FARLEY, SMITH & DENIS SURVEYING LTD 190 COLONNADE ROAD, SUITE 10 OTTAWA, ONTARIO, K2E 7J5 LANDSCAPE JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE OTTAWA, ONTARIO K2H 5A8

PROJECT INFO
SCALE1 : 125

Zoning Information: R5B H (19.5)* Zone (as proposed)		
City of Ottawa Consolidated Zoning By-law 2008-250		
Proposed Mixed-Use Apartment Building		
Performance Standards	Required	Proposed
Residential Fifth Density (Sections 163-164)		
Minimum Lot Area (m²)	675	1900
Minimum Lot Width (m)	22.5	30.6
Minimum Front Yard (m)	3	2.5
Corner Side Yard Setback (m)	3	0
Minimum Interior Side Yard Setback (m)		
Abutting a Residential Zone	7.5	6.0
If located within 21m of front lot line	1.5	1.5
If located beyond 21m of front lot line	6.0	1.5 and 6.0
Minimum Rear Yard Setback (m)	3	5.7
Maximum Building Height (m)	Varies	19.5
Parking Requirements (Area X) (Section 100-114)		
Minimum Parking Space Rates		
Dwelling Units in a Mixed-use Building (in excess of 12)	0.5 per dwelling unit = 31	47
Non-Residential Uses (where GFA is less than 200 m²)	0	0
Minimum Visitor Parking Space Rate		
Dwelling Units in a Mixed-use Building (in excess of 12)	0.1 per dwelling unit = 6	6
Alse and Driveway Provisions		
Minimum Width of a Double Traffic Lane (m)	6	6
Driveway providing access to Parking Garage (m)	6	6.2
Minimum Bicycle Parking Space Rates		
Dwelling Unit in a Mixed-use Building	0.5 per dwelling unit = 32	56
Amenity Area (Section 137)		
Minimum Total Amenity Area (m²)	6m² per dwelling unit = 432	929.1
Mixed Use Building, with 9 or more Dwelling Units		
Minimum Communal Amenity Area (m²)	50% of the required total amenity area = 216	493.4
Mixed Use Building, with 9 or more Dwelling Units		

City Area Calculations				
Level	Net Residential Leasable	Net Commercial Leasable	Amenity Area	Communal Amenity Area
LEVEL 1	459.66 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 1	0.00 m²	333.12 m²	0.00 m²	0.00 m²
LEVEL 1	0.00 m²	0.00 m²	9.79 m²	0.00 m²
LEVEL 1	0.00 m²	0.00 m²	0.00 m²	52.39 m²
LEVEL 2	1186.12 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 2	0.00 m²	0.00 m²	53.31 m²	0.00 m²
LEVEL 3	1192.00 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 3	0.00 m²	0.00 m²	52.84 m²	0.00 m²
LEVEL 4	1192.81 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 4	0.00 m²	0.00 m²	50.51 m²	0.00 m²
LEVEL 5	885.70 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 5	0.00 m²	0.00 m²	30.29 m²	0.00 m²
LEVEL 5	0.00 m²	0.00 m²	0.00 m²	272.89 m²
LEVEL 6	524.93 m²	0.00 m²	0.00 m²	0.00 m²
LEVEL 6	0.00 m²	0.00 m²	121.31 m²	0.00 m²
LEVEL 6	0.00 m²	0.00 m²	0.00 m²	309.35 m²
Total Area:	5441.22 m²	333.12 m²	318.05 m²	634.63 m²

CONSTRUCTION GFA	
Level	Area
LEVEL P2	774.99 m²
LEVEL P1	1491.63 m²
LEVEL 1	1246.68 m²
LEVEL 2	1392.77 m²
LEVEL 3	1392.32 m²
LEVEL 4	1396.60 m²
LEVEL 5	1085.64 m²
LEVEL 6	652.17 m²



R8 Option - Unit Count	Studio	1 BD	1 BD + D	2 BD	2 BD + D	Total
Ground Floor	-	1	5	1	-	7
Second Floor	-	7	3	3	2	15
Third Floor	1	8	3	2	2	16
Fourth Floor	1	9	1	3	2	16
Fifth Floor	1	7	-	2	2	12
Sixth Floor	-	2	1	0	3	6
TOTAL	3	34	13	11	11	72

PARKING COUNT	STANDARD VEHICLE	BARRIER-FREE VEHICLE	RESIDENTIAL BICYCLE	COMMERCIAL BICYCLE
P2	17	1	43	-
P1	26	1	-	-
GROUND FLOOR	-	-	13	5
TOTAL	43	2	56	5
END				

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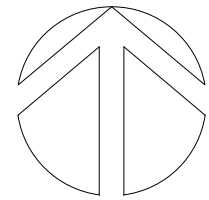
RELEASE / REVISION RECORD

No.	Description	Date
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2	ISSUED FOR TIA REPORT	2019-04-04
3	ISSUED FOR SITE PLAN CONTROL	2019-04-04
4	ISSUED FOR COORDINATION	2020-05-05
5	ISSUED FOR SITE PLAN CONTROL	2020-05-06

OWNER
BYRON PLACE APARTMENTS

472 BYRON PLACE

PROJECT NORTH



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PROJECT NO.

17-1547

SCALE

As indicated

DRAWING TITLE

SITE PLAN

DRAWING NO.

1 SITE PLAN
SP-01 SCALE 1 : 200

SP-01

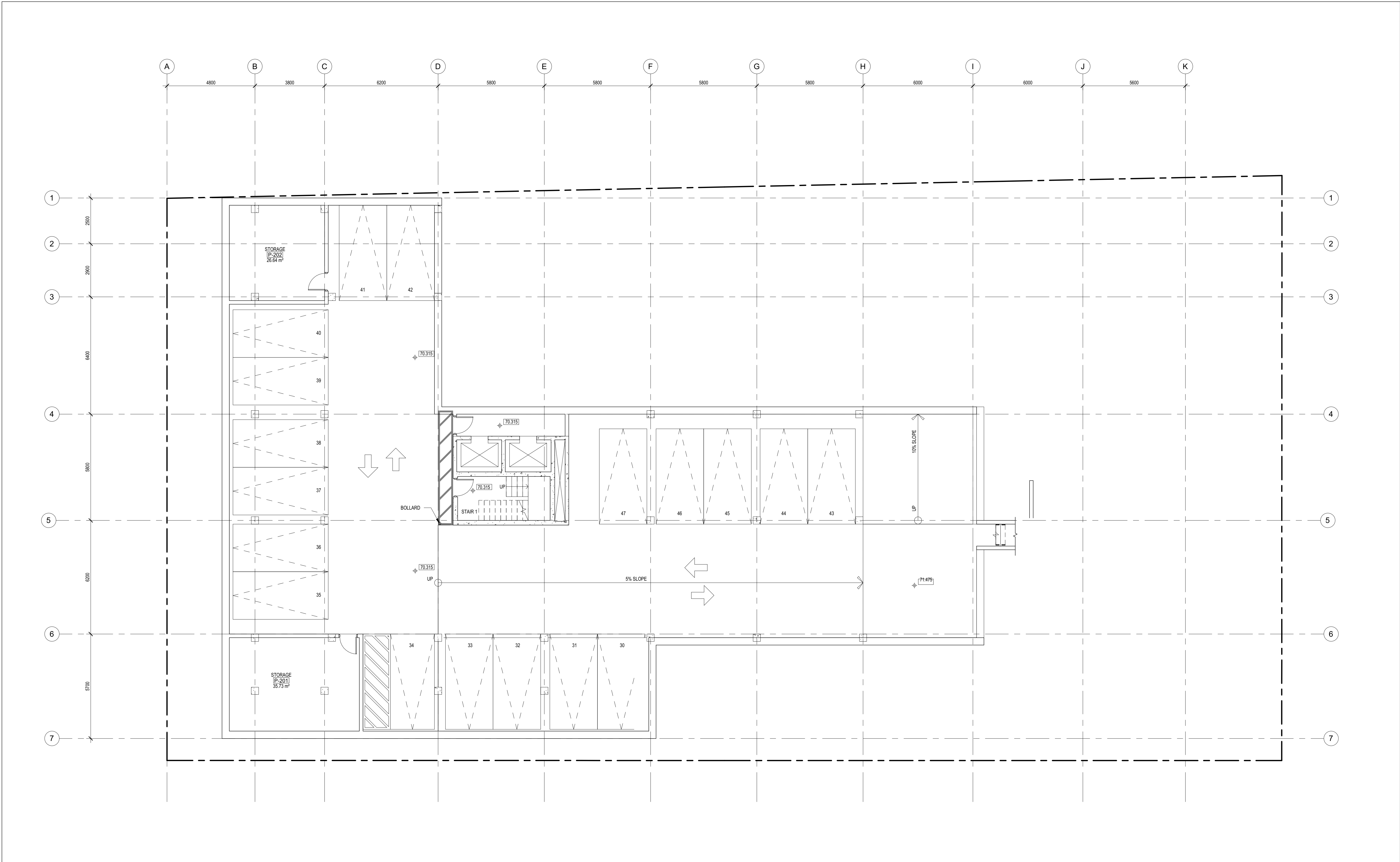
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4	ISSUED FOR COORDINATION	2020-05-05
5	ISSUED FOR SITE PLAN CONTROL	2020-05-06



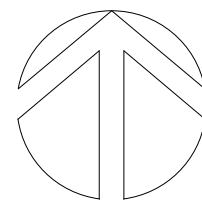
1 LEVEL P2
A-100-2 SCALE 1 : 100

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CG

SCALE

1 : 100

CHECKED

RC

DRAWING TITLE

LEVEL P2 FLOOR PLAN

DRAWING NO.

A-100-2

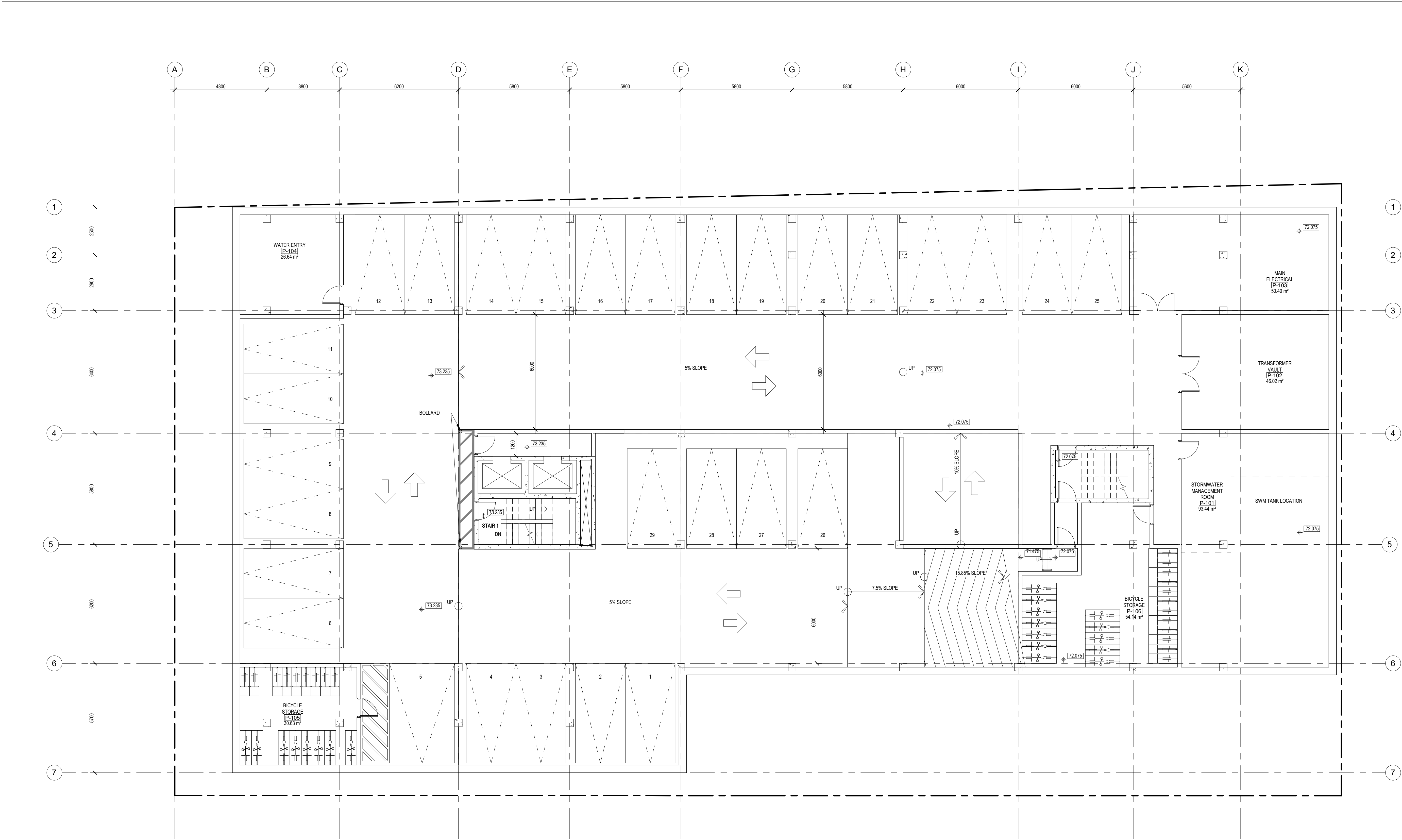
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5	ISSUED FOR SITE PLAN CONTROL	2020-05-06



1
A-100-1
LEVEL P1
SCALE 1 : 100

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SCALE
1 : 100

DRAWING TITLE
LEVEL P1 FLOOR PLAN

DRAWING NO.
A-100-1

D07-12-19-0059

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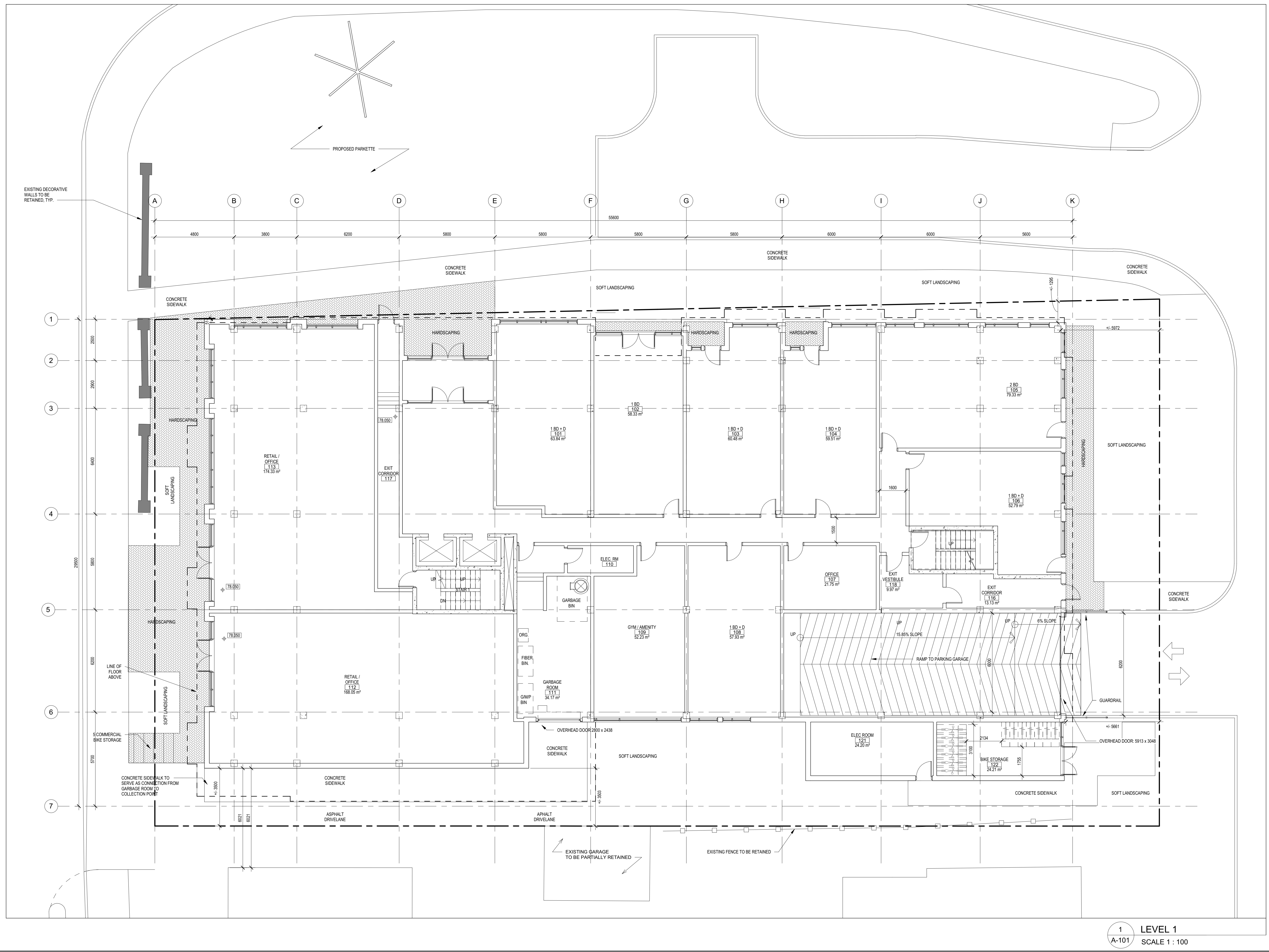
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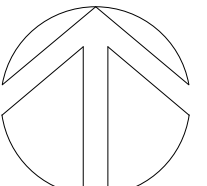
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3	ISSUED FOR PLANNING REVIEW	2020-03-04
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PROJECT NO. 17-1547

SCALE 1 : 100

DRAWING TITLE LEVEL 03 FLOOR PLAN

DRAWING NO.

1 A-103

LEVEL 3

SCALE 1 : 100

A-103

D07-12-19-0059

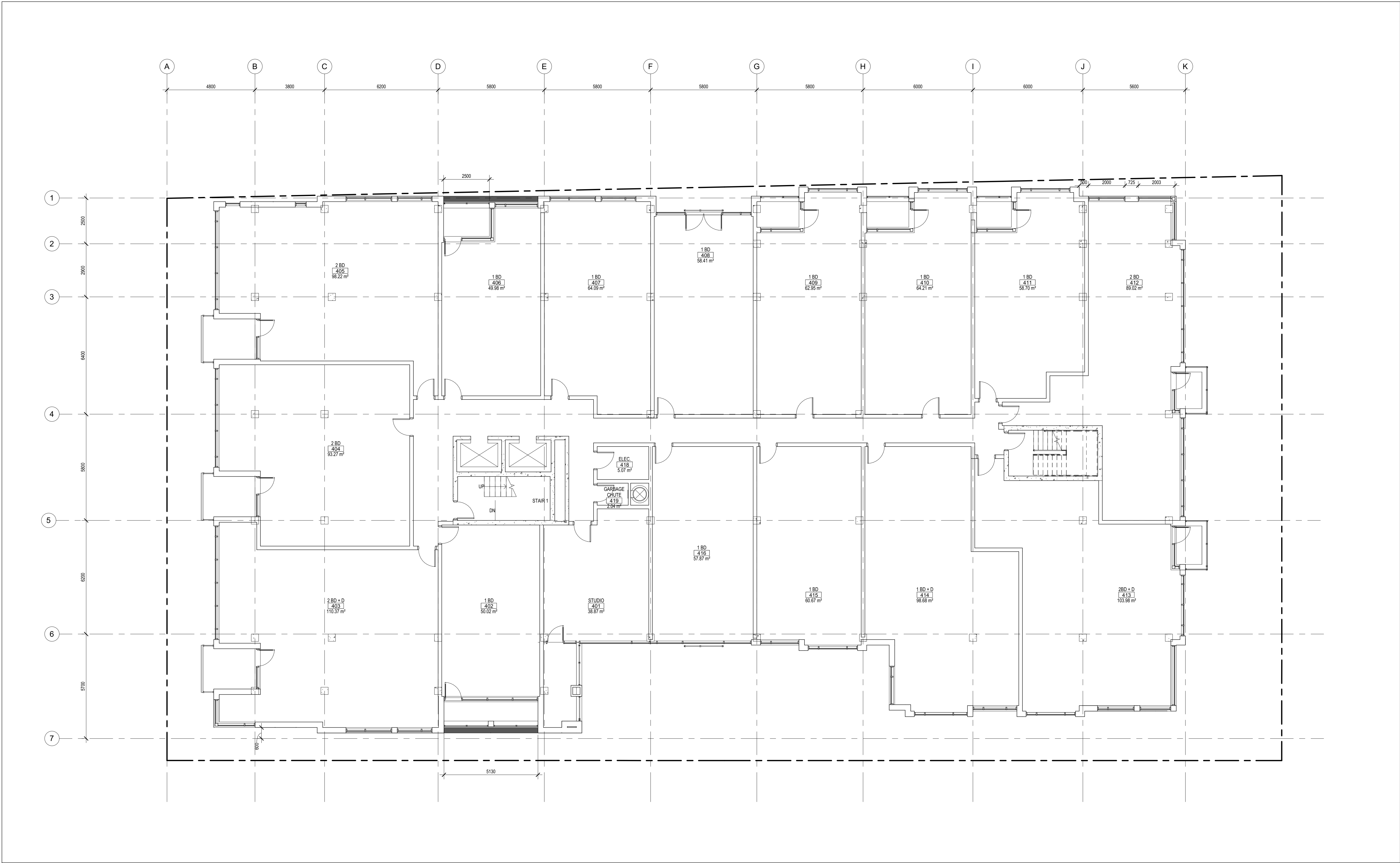
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4	ISSUED FOR COORDINATION	2020-05-05
5	ISSUED FOR SITE PLAN CONTROL	2020-05-06



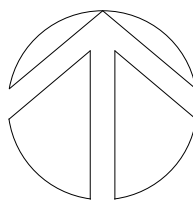
1 LEVEL 4
A-104 SCALE 1 : 100

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APARTMENTS

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APARTMENTS

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DRAWN

CG

SCALE

1 : 100

CHECKED

RC

DRAWING TITLE

LEVEL 04 FLOOR PLAN

DRAWING NO.

A-104

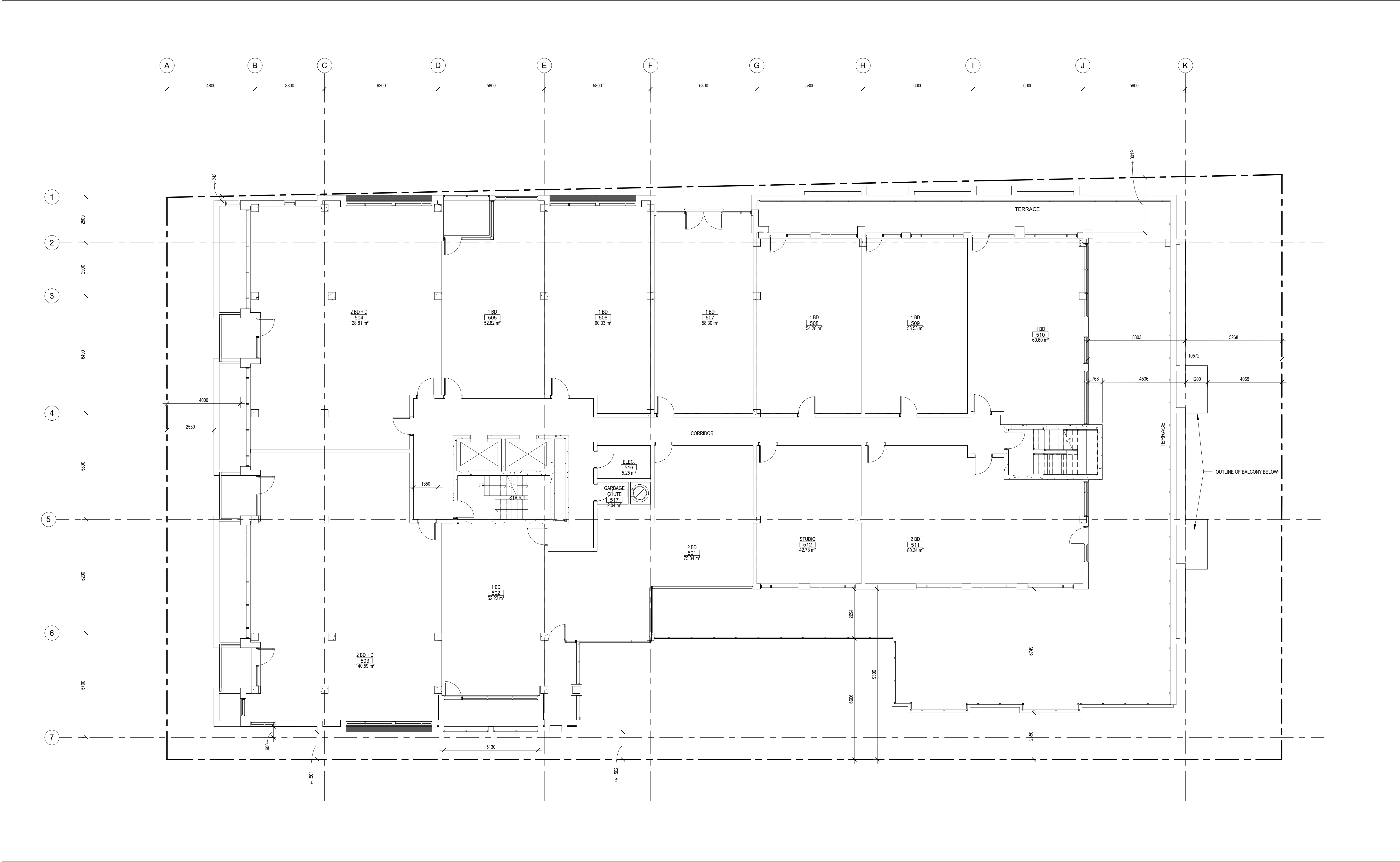
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2	ISSUED FOR SITE PLAN CONTROL	2019-04-04
3	ISSUED FOR PLANNING REVIEW	2020-01-03
4	ISSUED FOR PLANNING REVIEW	2020-03-04
5	ISSUED FOR COORDINATION	2020-05-05
6	ISSUED FOR SITE PLAN CONTROL	2020-05-06



1
A-105
LEVEL 5
SCALE 1 : 100

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BYRON PLACE APARTMENTS

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DRAWING TITLE
LEVEL 05 FLOOR PLAN

DRAWING NO.

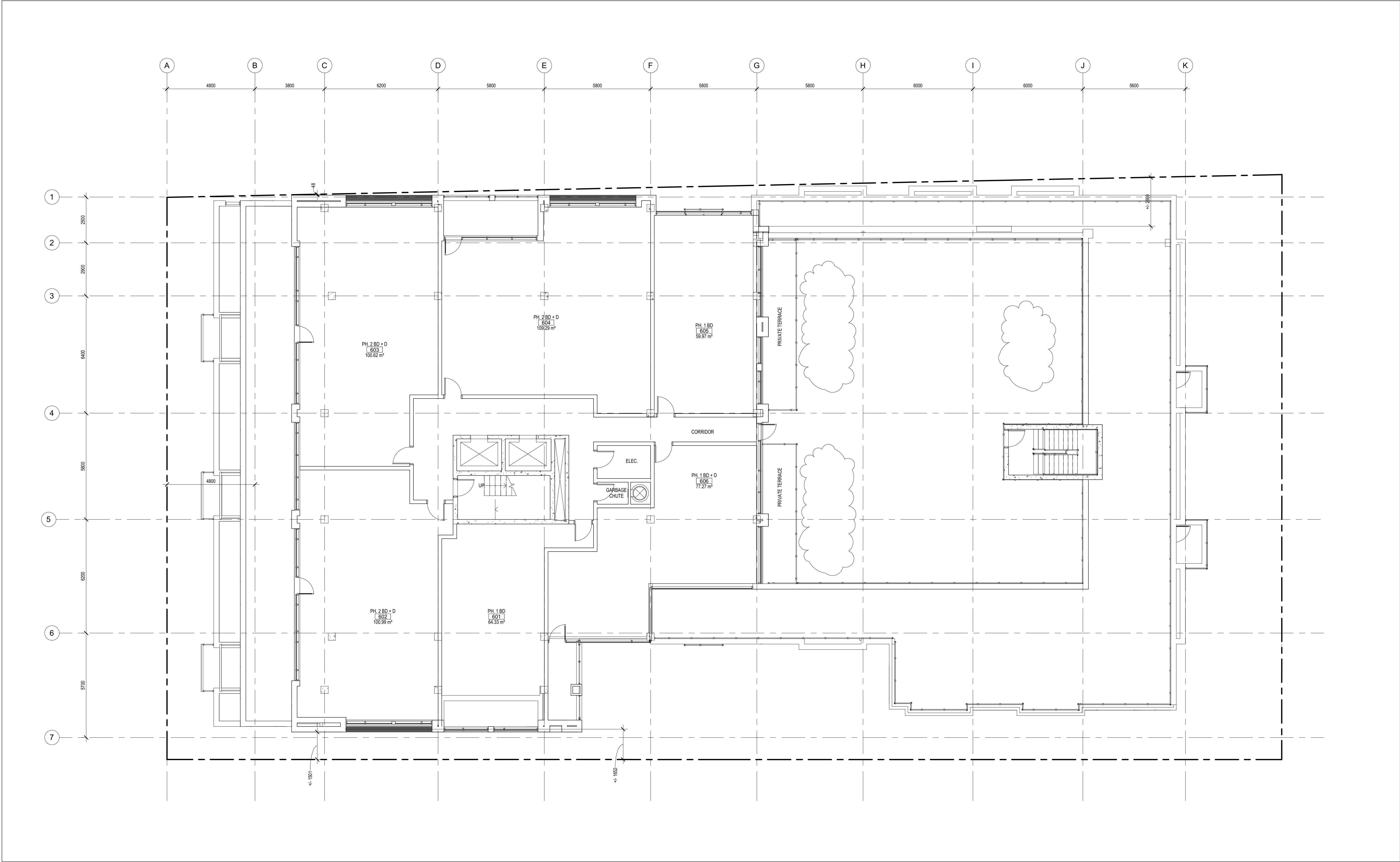
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5	ISSUED FOR SITE PLAN CONTROL	2020-05-06



1
A-106

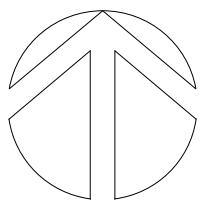
LEVEL 6
SCALE 1 : 100

OWNER

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BYRON PLACE
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17-1547

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SCALE

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RC

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LEVEL 06 FLOOR PLAN

DRAWING NO.

A-106

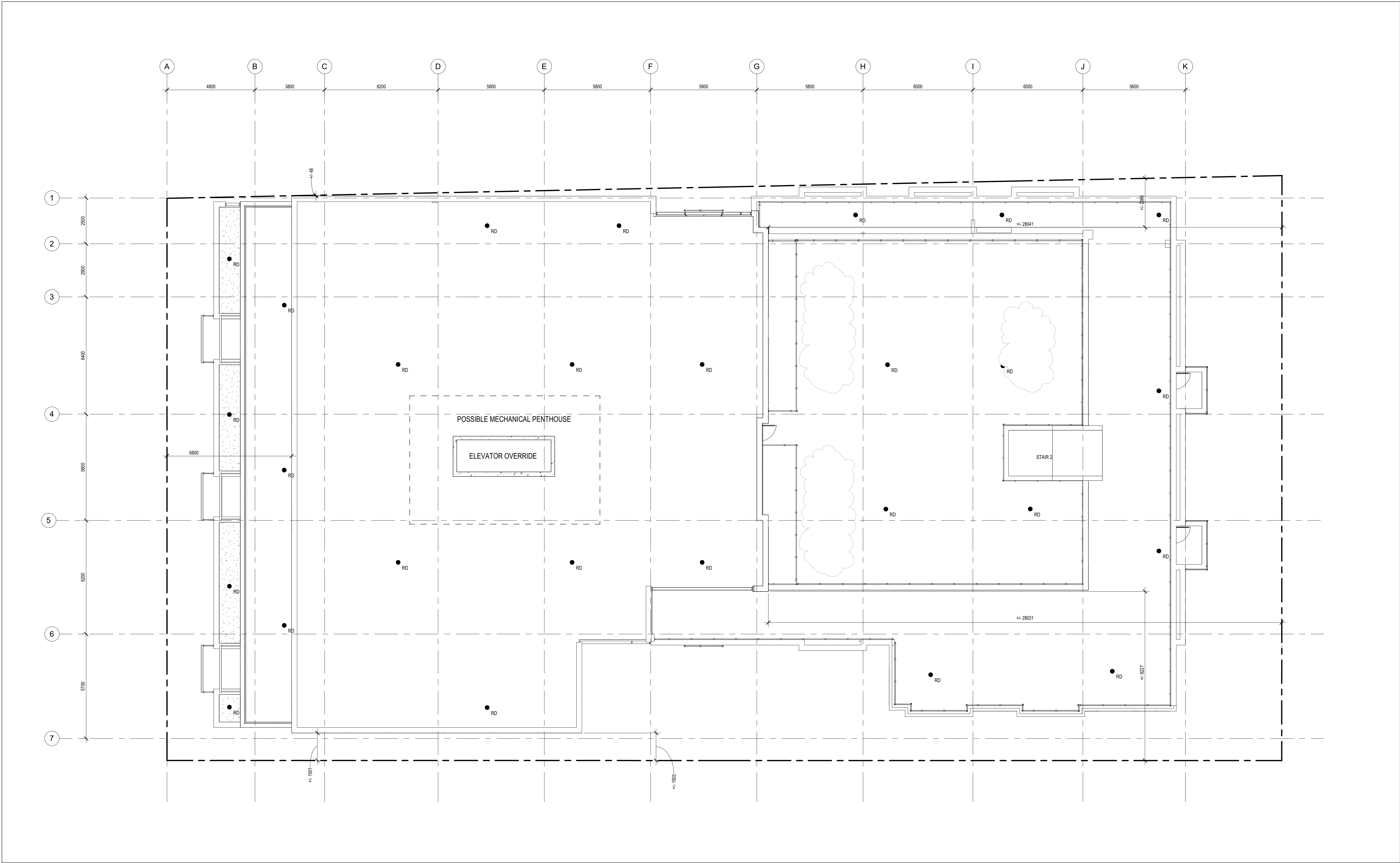
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5	ISSUED FOR COORDINATION	2020-05-05
6	ISSUED FOR SITE PLAN CONTROL	2020-05-06



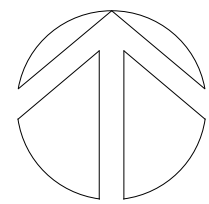
1 ROOF PLAN
A-107 SCALE 1 : 100

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ROOF PLAN

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SCALE 1 : 100

DRAWING TITLE EAST & WEST BUILDING ELEVATIONS

DRAWING NO.

A-200

D07-12-19-0059

#17934

2 WEST ELEVATION
A-200 SCALE 1 : 100

1 EAST ELEVATION
A-200 SCALE 1 : 100

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