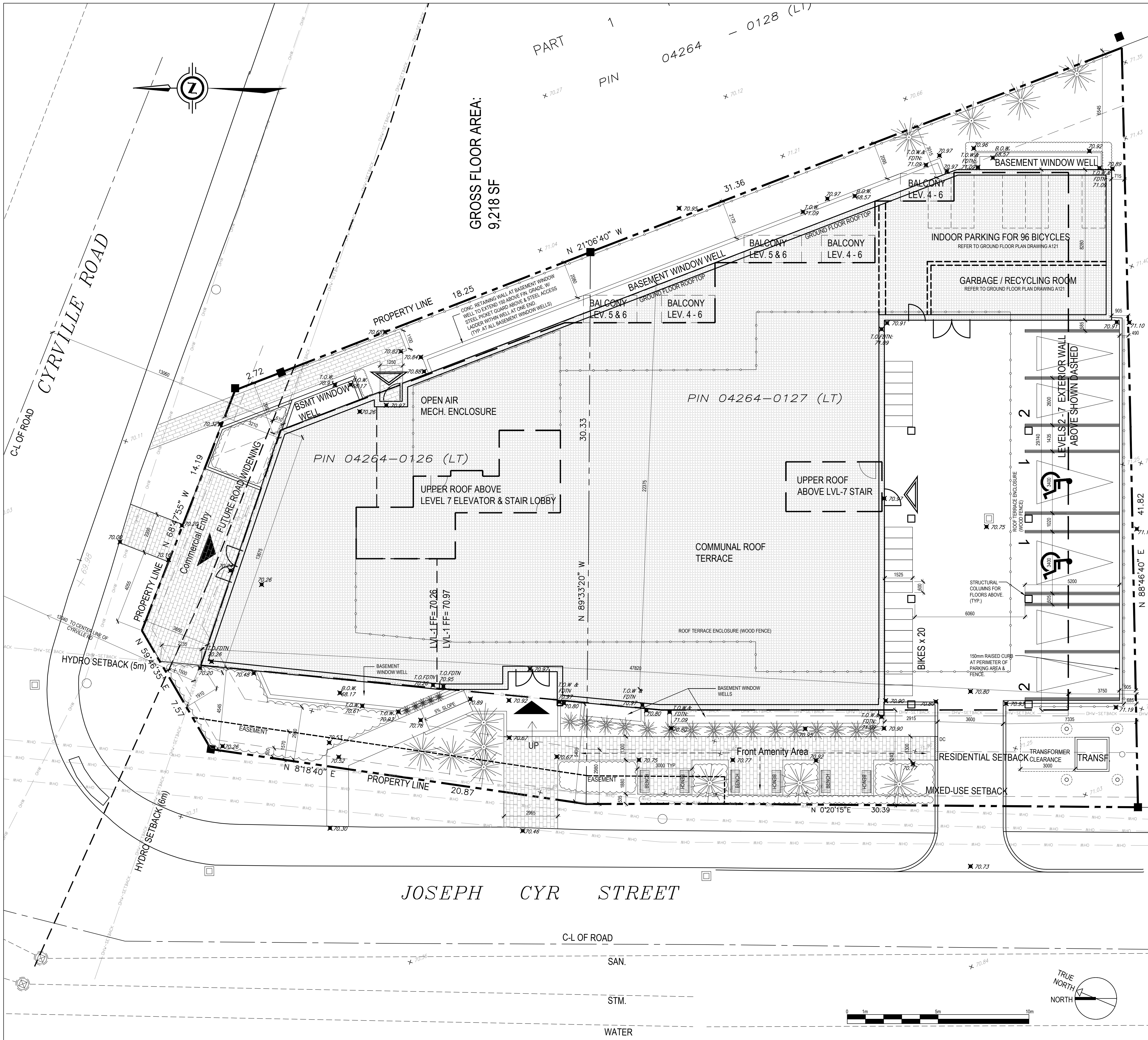
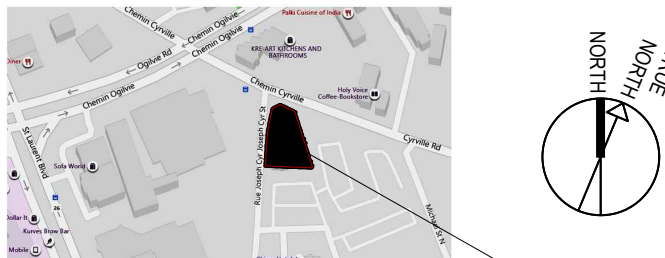




KEY PLAN		
		
PROPOSED SITE		
PROPERTY DESCRIPTION		
SIX STOREY RESIDENTIAL BUILDING		
CITY OF OTTAWA PIN NUMBER	04264-127 & 04264-127	
MUNICIPAL ADDRESS	1155 Joseph Cyr Street	
SITE INFORMATION		
LOT AREA:	1,621m ²	
LOT FRONTAGE:	57.01m	
LOT DEPTH:	20.25m at narrowest & 41.82m at deepest	
BUILDING INFORMATION		
BUILDING AREA:	1,015m ²	
BUILDING FLOOR AREA:	6,888m ² (incl. basement)	GROSS FLOOR AREA: 6,005m ² (incl. stairs, elevators, etc.)
PROPOSED USE:	APARTMENT DWELLING, MID-RISE, WITH COMMERCIAL SPACE AT GROUND FLOOR	
UNIT BREAKDOWN:		
BASEMENT:	14 UNITS	1- STUDIO, 1- STUDIO+BD, 11- 1BD, 1- 2BD
FIRST FLOOR:	9 UNITS	1- STUDIO, 1- STUDIO+BD, 7- 1BD
SECOND FLOOR:	19 UNITS	5- STUDIO, 1- STUDIO+BD, 11- 1BD, 2- 2BD
THIRD FLOOR:	19 UNITS	5- STUDIO, 1- STUDIO+BD, 11- 1BD, 2- 2BD
FOURTH FLOOR:	19 UNITS	5- STUDIO, 1- STUDIO+BD, 6- 1BD, 3- 2BD
FIFTH FLOOR:	19 UNITS	5- STUDIO, 1- STUDIO+BD, 6- 1BD, 3- 2BD
SIXTH FLOOR:	17 UNITS	8- STUDIO, 2- STUDIO+BD, 5- 1BD, 2- 2BD
TOTAL:	116 UNITS	36- STUDIO, 10- STUDIO+BD, 57 1 BD, 13- 2 BD
ZONING TABLE		TD2 (Transit Oriented Development Zone)
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		REQUIRED PROPOSED
MINIMUM LOT AREA	no minimum	1,621m ²
MINIMUM LOT WIDTH	no minimum	20.25m (linear)
MINIMUM FRONT YARD SETBACK (North / Cyrville Rd)	0.5m for commercial or mixed-use	3m nominal / 1.9m at narrowest point
MINIMUM INTERIOR SIDE YARD SETBACK (east property line)	0m, increasing to 12m above 6 storeys	1.5m - Levels 1 to 3 2.5m - Level 4
MINIMUM REAR YARD SETBACK (south)	0m, increasing to 12m above 6 storeys	0.15m
MINIMUM CORNER SIDEYARD SETBACK (West - Joseph Cyr Street)	0.5m for commercial or mixed-use	4.4m
MAXIMUM BUILDING HEIGHT	60m / 20 storeys	18.63m
MAXIMUM FLOOR SPACE INDEX	N/A	
MINIMUM # of RESIDENTIAL UNITS	250 units / hectare 250 x 0.162 hectare = 41 units	116 units
LANDSCAPED AREA	No minimum width except all yard must be landscaped if not used for required driveways, parking, loading, commercial patios.	378m ² of landscaped area which includes all areas required.
VEHICLE PARKING REQUIREMENTS (Table 103, col.III)	Table 103 - Dwelling Mid-rise apartment 1.75 max. per dwelling unit = 205 spaces maximum Table 103 - Retail Store 3.6 per 100sq.m. = 5 spaces (3.6 x 130sqm)	4 REGULAR SPACES 2 ACCESSIBLE SPACES 0 SPACES
AMENITY AREA REQUIREMENTS	6m ² per dwelling unit = 696m ² 50% Communal = 351m ² 2% of lot at grade to be communal amenity space.	Total Amenity: 671.6m ² 13 balconies = 55.6m ² Level 6 Common room = 113m ² Roof-top communal terrace = 487m ² West amenity area at grade = 40m ² (2.4%)
BICYCLE PARKING SPACES	0.5 per dwelling unit =58	96 STACKED INTERIOR STORAGE SPACES 20 EXTERIOR STORAGE SPACES

LEGEND			
	SOFT LANDSCAPING		EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
	UNIT PAVERS REFER TO LANDSCAPE		
	ASPHALT PAVING		
	CONCRETE		NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
	RIVERSTONE REFER TO LANDSCAPE		EXTERIOR SEATING BENCH
	EXISTING BUILDING ELEMENT TO BE REMOVED		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	EXISTING FENCE		NEW GROUND ELEVATION REFER TO CIVIL
	NEW BOARD FENCE REFER TO LANDSCAPE	NOTE: 'X' E INDICATES EXISTING TO REMAIN	
	LOT LINE		
	SETBACK LINE		
	FIRE ROUTE		
	DESIGNATED BUILDING ENTRANCE/ EXIT		
	FIRE HYDRANT		
	REFER TO CIVIL CATCH BASIN		
	MANHOLE		
	FLOOR DRAIN		
	UTILITY POLE		
	OVERHEAD UTILITY WIRES		
	LIGHT STANDARD		
	DEPRESSED CURB		

No. Date

Émis pour / Object

1

2020-10-01 SITE PLAN CONTROL

FOTENN

PLANNING+DESIGN

Ingenieur / Engineer
(Civil / Civ)

Architecte / Architect
(Paysage / Landscape)

Stantec

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

Ingenieur / Engineer
(Structure / Structure)

Client / Client

TCU

Collectif d'architectes / Architects Collective

figuri

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Scalier / Seal

ONTARIO ASSOCIATION OF ARCHITECTS

ROBERTO CAMPOS
LICENCE 1401

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Project / Project

SIX STOREY BUILDING

1155 JOSEPH CYR STREET
OTTAWA, ON

Titre / Title

SITE PLAN

Dessiné par / Drawn by
GB, MD

No. projet / Project number
2034

Vérifié par / Verified by
RC

No. dessin / Drawing number

Revision / Revision

Échelle / Scale
1:100

Date de création du dessin /
Drawing creation date
07/11/2020

A105