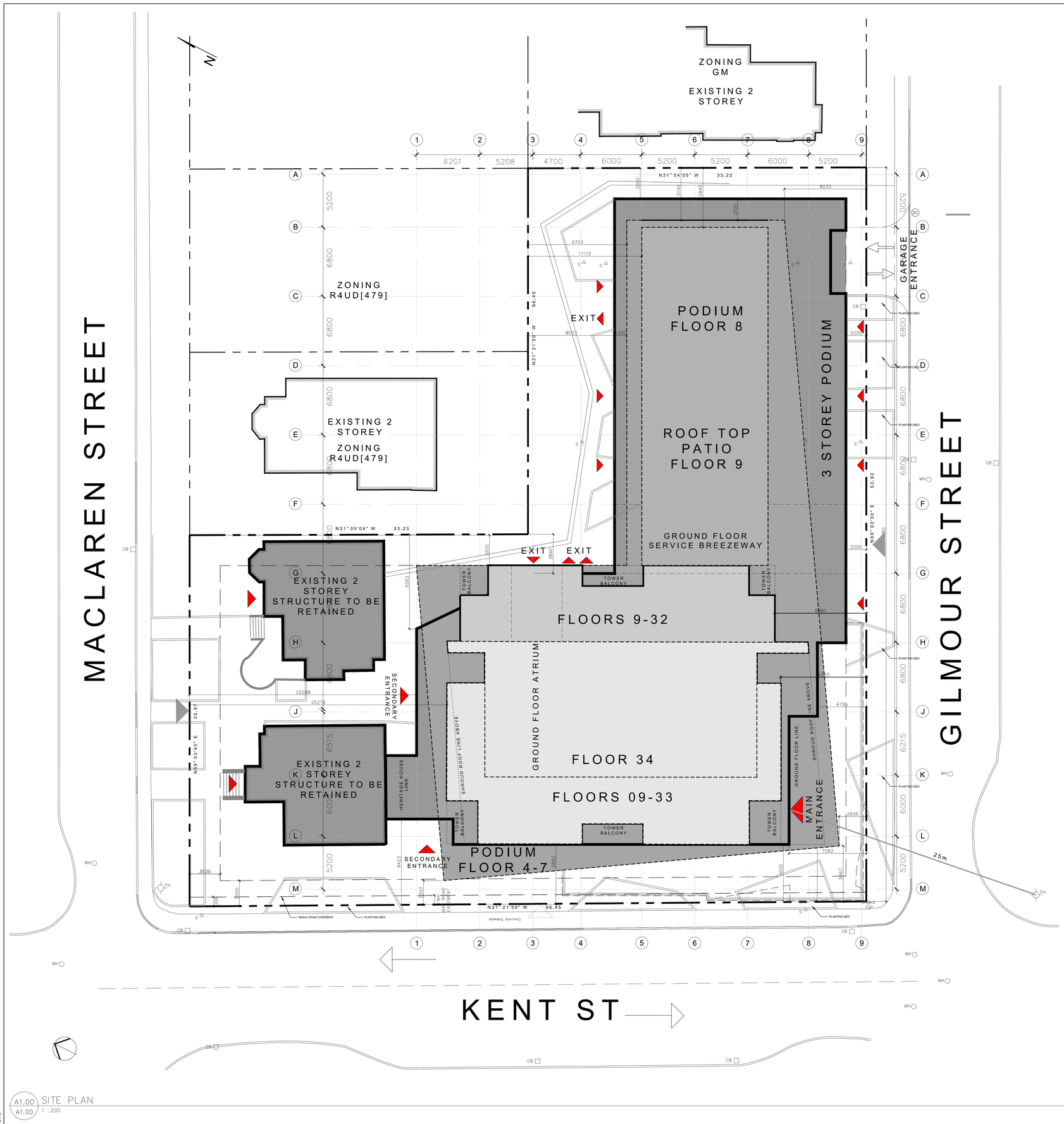
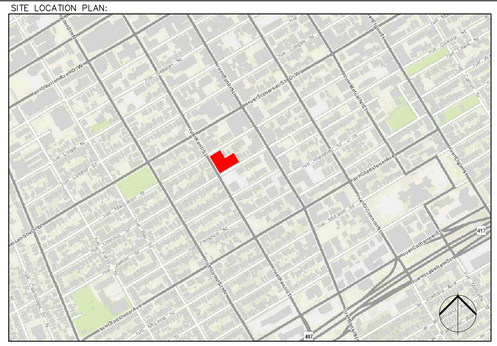


A1.00 / A1.00 SITE PLAN
1 : 200

SITE LOCATION PLAN:



ZONING NOTES

CURRENT ZONING: NORTH PARCEL

LOT AREA : 3,606 m^2

DEVELOPMENT STATS

		REQUIRED	PROPOSED
LOT WIDTH			MIN 33.2m MAX 66.5m
LOT DEPTH			MIN 36.4m MAX 72.0m
UNITS			
TOTAL UNITS			405
FRONT YARD SETBACK	KENT STREET		5.6M / VARIES
REAR YARD SETBACK		7.5 MIN.	8.5 MIN.
CORNER SIDE YARD SETBACK	GILMOUR AVE .		2 m
CORNER SIDE YARD SETBACK	MACLAIREN AVE.		VARIES
BUILDING HEIGHTS			
PODIUM			30 m
34 STOREY TOWER			109 m
BUILDING AREA			
TOTAL GROSS			323,252 sq.ft.
TOTAL NET			257,048 sq.ft
GROSS FLOOR AREA (city def.)			+/- 288,000 sq.ft.

REQUIRED AMENITY SPACE 6 m^2 REQUIRED PER UNIT
405 UNITS X 6 SQ.M. = 2,430 SQ.M. TOTAL AMENITY REQUIRED
1215 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED APRIL 16, 2021 AND PREPARED BY ANNIS O'SULLIVAN VOLLEBEK LTD

PARKING SUMMARY

REQUIRED

	Total
Units	405
*Unit count reduced by 12	393
Res. Parking Req. (0.5*Unit)	196.5
V Parking Req. (0.1*Unit)	39.3
Total Parking Req.	235.8
*All parking located below grade, required parking reduced by 10%	213

PROVIDED

Parking	Visitor	Res.	Total
P1	43	23	66
P2	0	66	66
P3	0	66	66
P4	0	66	66
P5	0	68	68
Subtotal	43	289	
TOTAL			332

* 0.75 Res. Parking Spots per unit
* 0.10 Vis. Parking Spots per unit
Short Parking Spaces = 100 (30% of total parking)
Barrier Free Parking Spaces = 10 (3% of total parking)

Bicycle Parking	Horiz. (stacked)	Vert.	Total
At Grade	-	-	15
P1	12*2	35	59
P2	61*2	48	170
P3	21*2	13	55
P4	21*2	13	55
P5	21*2	13	55
TOTAL			409

Lockers	Total
P1	24
P2	44
P3	44
P4	44
P5	44
TOTAL	200

LEGEND:

- PROPOSED FIRE ROUTE
- PROPOSED BUILDING
- BUILDING TO BE DEMOLISHED
- MH EXISTING MAN HOLE
- TSP EXISTING TRAFFIC LIGHT
- FH EXISTING FIRE HYDRANT
- CONC. CURB DETAIL, TO CITY OF OTTAWA STANDARDS
- BP BIKE PARKING SPACE
- EDGE OF SIDEWALK
- PROPERTY LINE
- SETBACK
- SC PROPOSED DEPRESSED CURB DETAIL TO CITY OF OTTAWA STANDARD SC-7
- CURB TO BE REBUILT
- ROLL CURB
- UP EXISTING UTILITY POLE
- CB EXISTING CATCH BASIN
- CB PROPOSED CATCH BASIN
- AS SIGNAGE FOR ACCESSIBLE PARKING SPACE
- FRS SIGNAGE FOR FIRE ROUTE ACCESS
- S EXISTING SIGN
- EXISTING LIGHT POLE
- NEW LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT
- SL EXISTING STREET LIGHTING BOX
- TB EXISTING TRAFFIC SIGNAL BOX

0 5 10 15 20
SCALE 1 : 150

TAGGART REALTY MANAGEMENT

PROJECT TEAM

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no.	date	revision
1	21-09-02	ISSUED FOR REZONING
1	21-06-16	CITY OF OTTAWA PRECONSULTATION

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:
359 KENT STREET
OTTAWA ON.

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
PB	21-06-15	1:150

PROJECT: 2027

DRAWING NO.: A1.00

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS PATRICK J. HOBIN LICENCE 3049

None
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