



SITE INFORMATION

ZONING	I1A		
SITE AREA	Total Site Area: 8,503m ²		
HEIGHT	Permitted 4 Storeys (12m)		
SETBACKS	F.Y. 2.5m	S.Y. 2.5m	R.Y. 7.5m
MAX. FSI	2.0		

DEVELOPMENT STATISTICS

HEIGHT	4 Storeys (12m)	
GFA	Institutional Use 17,748m ²	
TOTAL AREA	Institutional Use 20,880m ²	
FSI	2.0	
PARKLAND DEDICATION (10%)	Provided 935m ²	

NOTES

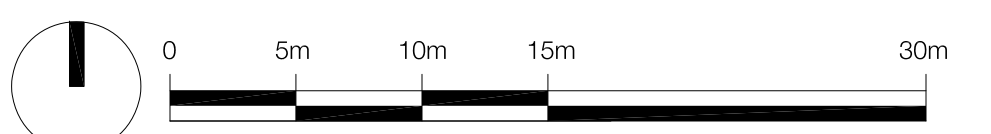
- Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 4.5m.
- For the purpose of this concept, an average of 80m² (860sf) unit size is used to calculate approximate total number of units.
- *GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail, Office and Apartment buildings. Areas are approximate. Building includes interior amenity areas for the residents.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

**1244
KILBORN STREET
OTTAWA**
As-of-Right



LEGEND

- PROPOSED BUILDING
- PARK SPACE
- AMENITY SPACE
- PROPERTY BOUNDARY
- SETBACKS
- HYDRO POLE



No.	REVISION	DATE	BY
4	MASSING	2022.03.29	LC
3	CONCEPT PLAN	2022.01.07	TS
2	CONCEPT PLAN	2021.12.23	LC
1	BASE PLAN	2021.12.07	LC

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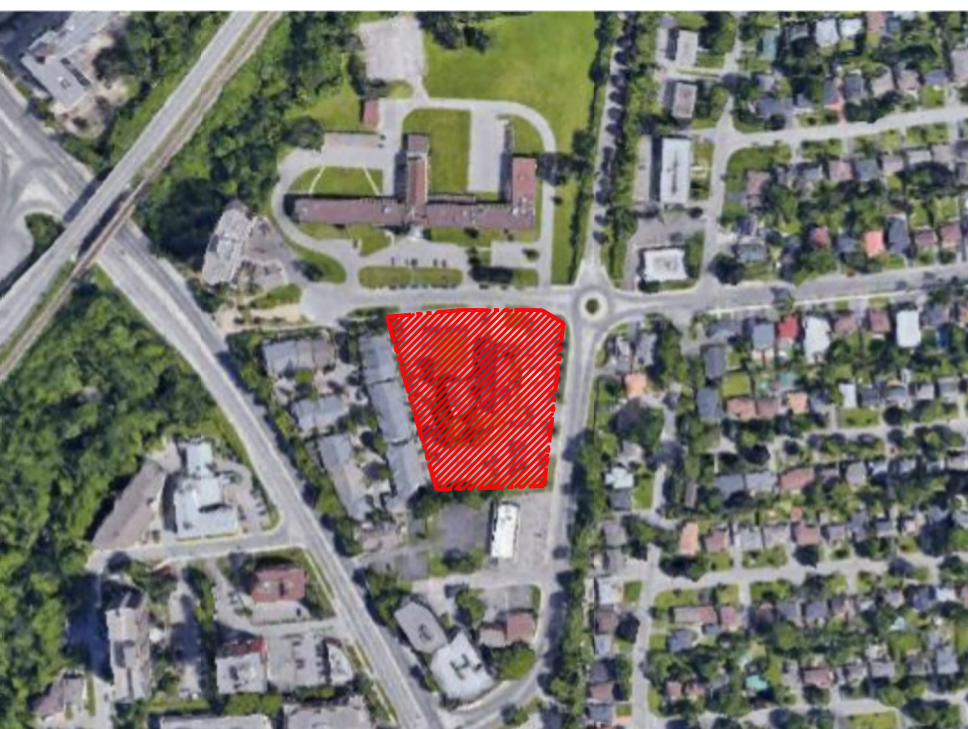
DESIGNED	TS
REVIEWED	TS
DATE	2021.12.23

P1

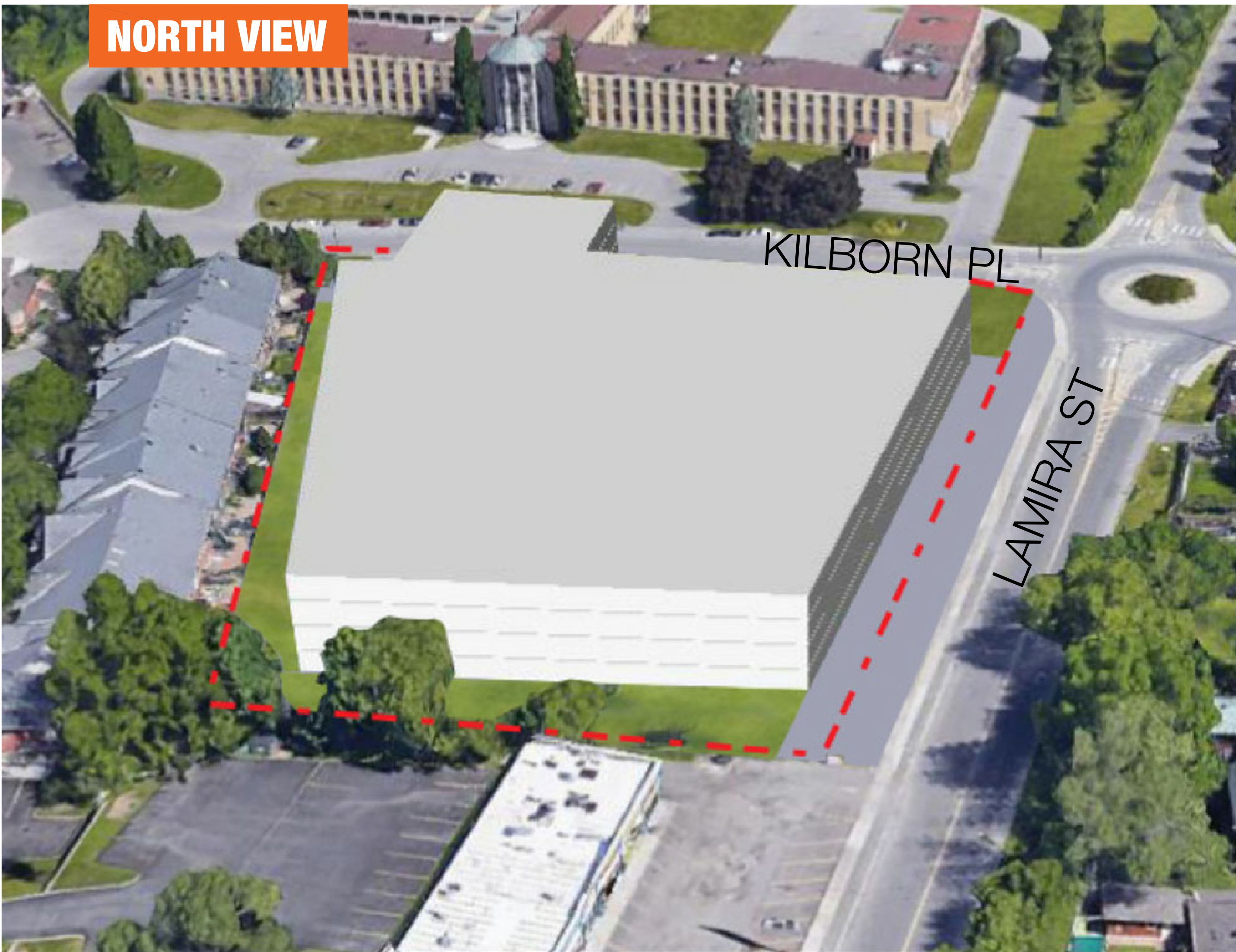
WEST VIEW



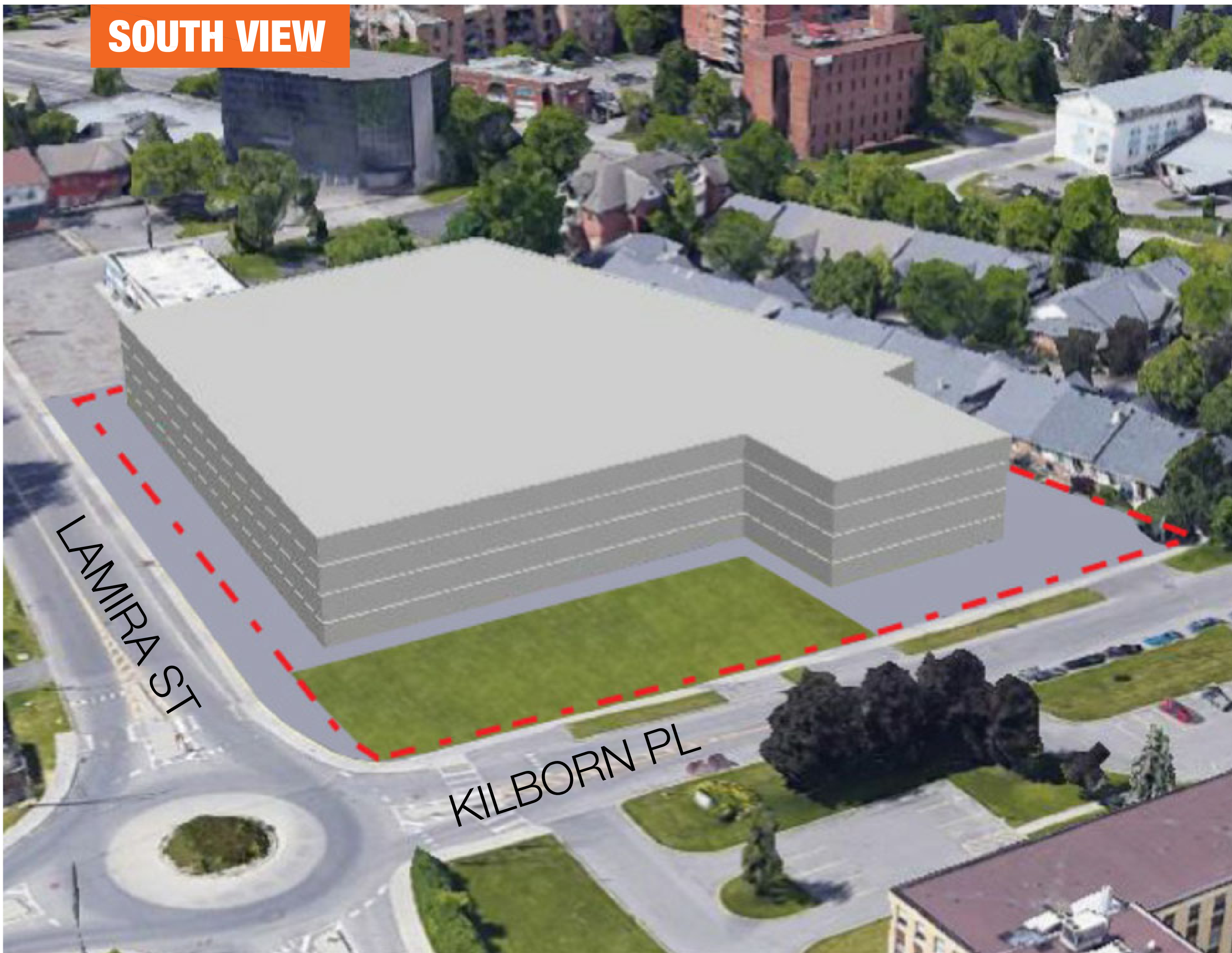
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KILBORN STREET
OTTAWA**
As-of-Right



NORTH VIEW



SOUTH VIEW



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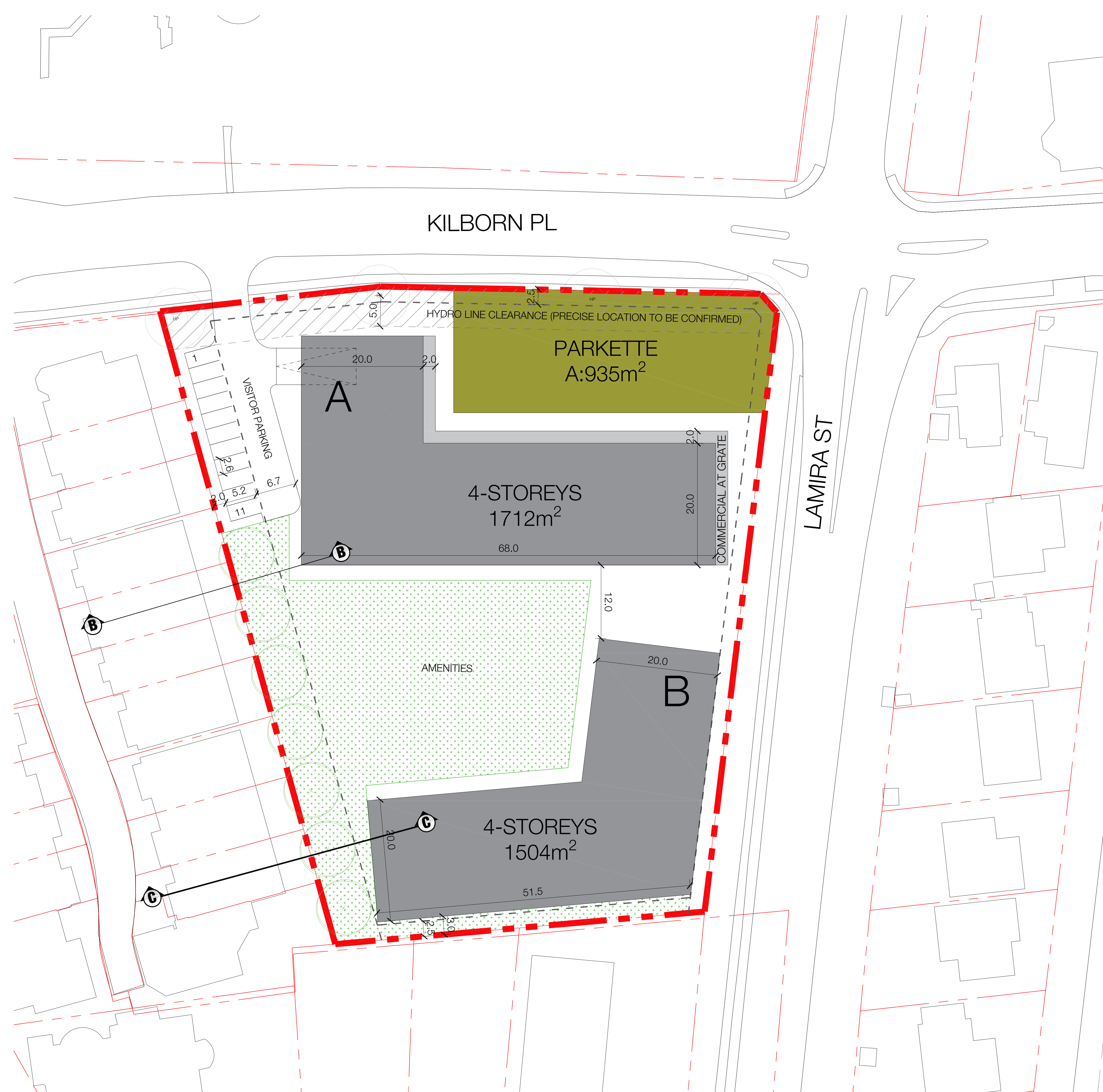
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DESIGNED	TS
REVIEWED	TS
DATE	2021.12.23

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SITE INFORMATION

ZONING	I1A
SITE AREA	
Total Site Area:	8,503m ²
HEIGHT	Permitted 4 Storeys (12m)
PARKING RATES	REQUIRED
Residential:	0.5 p/unit
Visitor:	0.1p/unit
Retail:	2.5p/100m ²
AMENITIES RATE	
Required	6m ² / unit
SETBACKS	F.Y. S.Y. R.Y. 2.5m 2.5m 7.5m
FSI	2.0

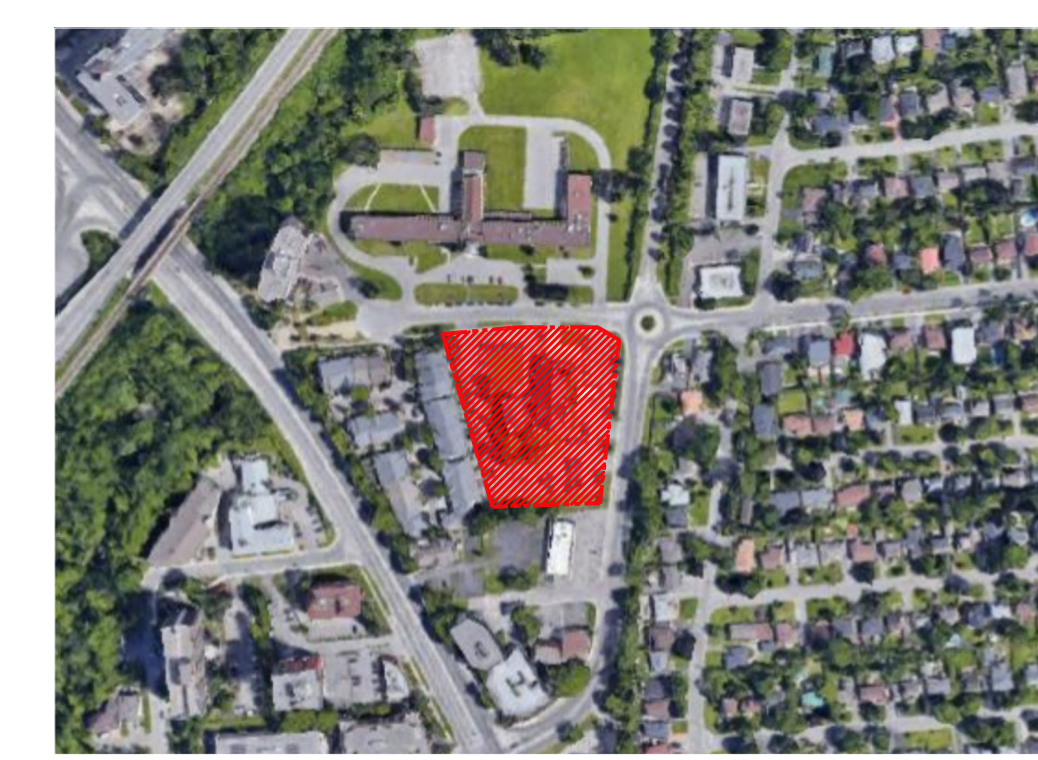
DEVELOPMENT STATISTICS

RESIDENTIAL UNITS	
Apartment (Assumes an 85% efficiency):	118
HEIGHT	4 Storeys (12m)
GFA	Retail Residential 1,000m ² 9,479m ²
TOTAL AREA	Retail Residential 1,167m ² 11,152m ²
FSI	1.23

PARKING	Required	Provided
Residential:	53	TBD (underground)
Visitor:	12	11 (surface)
Retail:	25	TBD
Total:	90	TBD
PARKLAND DEDICATION (10%)		935m ²
Provided		
AMENITIES		
Required	6m ² x 118 = 711m ²	

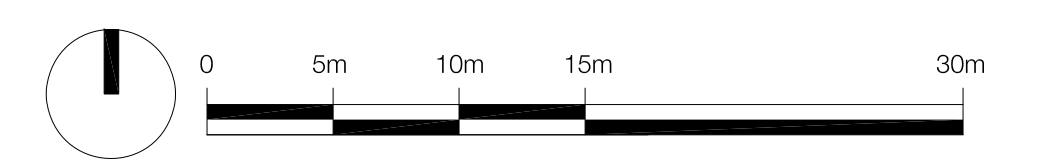
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1244 KILBORN STREET OTTAWA
Proposed Concept



LEGEND

	PROPOSED BUILDING
	AMENITY SPACE
	PROPERTY BOUNDARY
	SETBACKS
	HYDRO POLE



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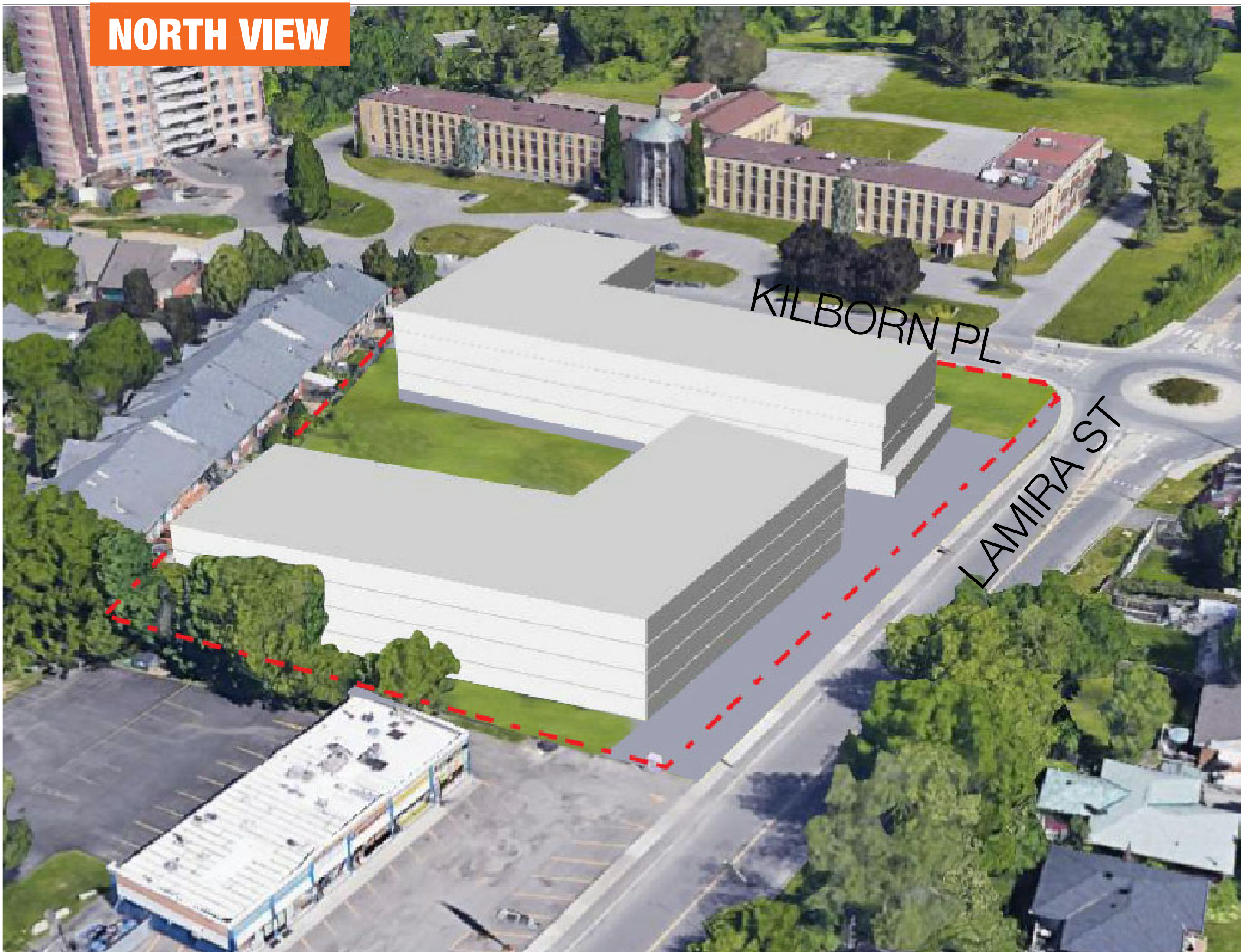
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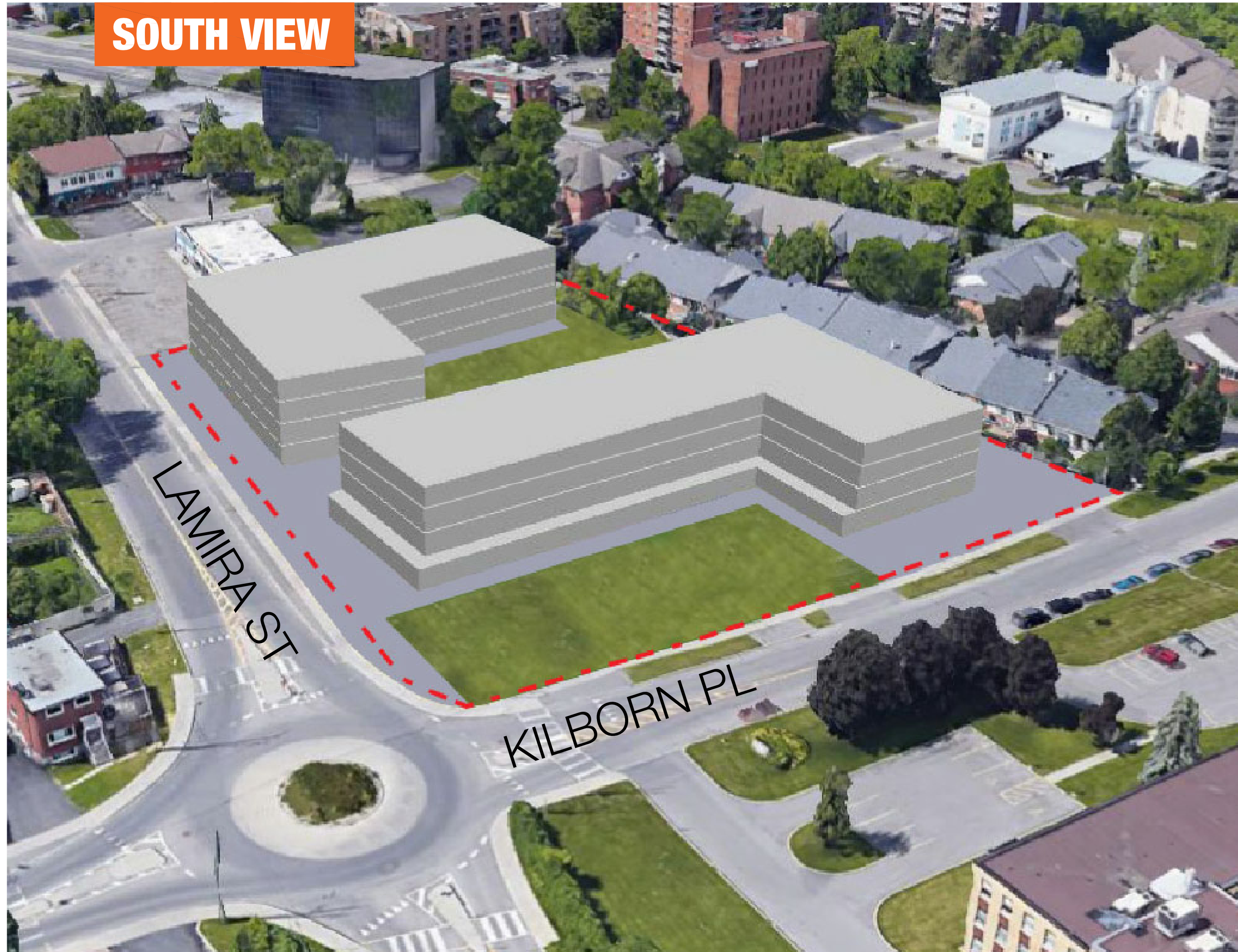
WEST VIEW



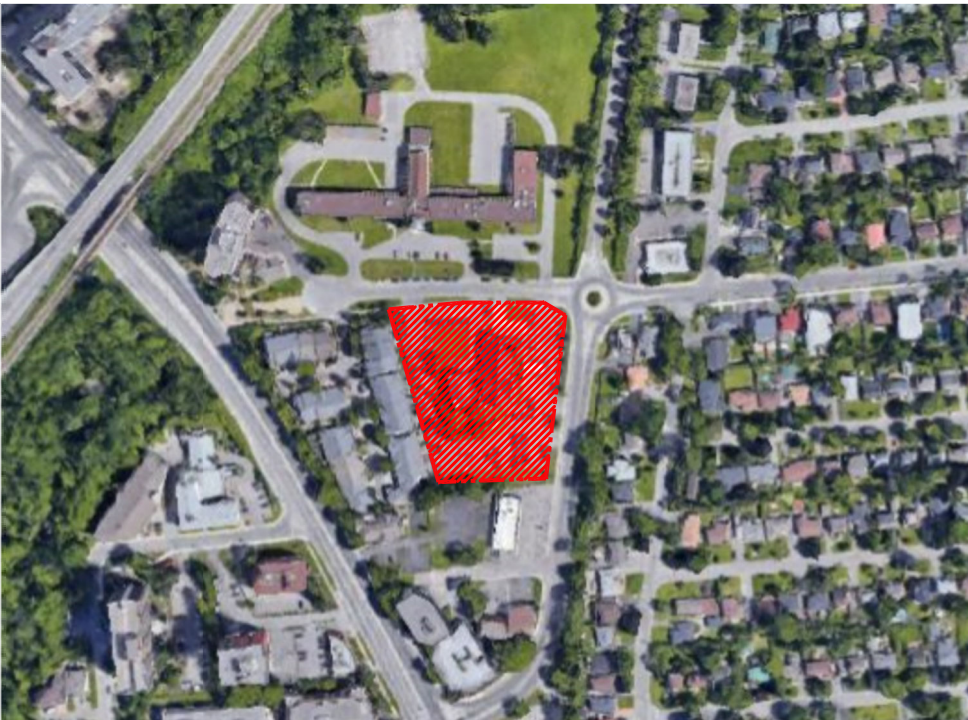
NORTH VIEW



SOUTH VIEW



**1244
KILBORN STREET
OTTAWA**
Option 2



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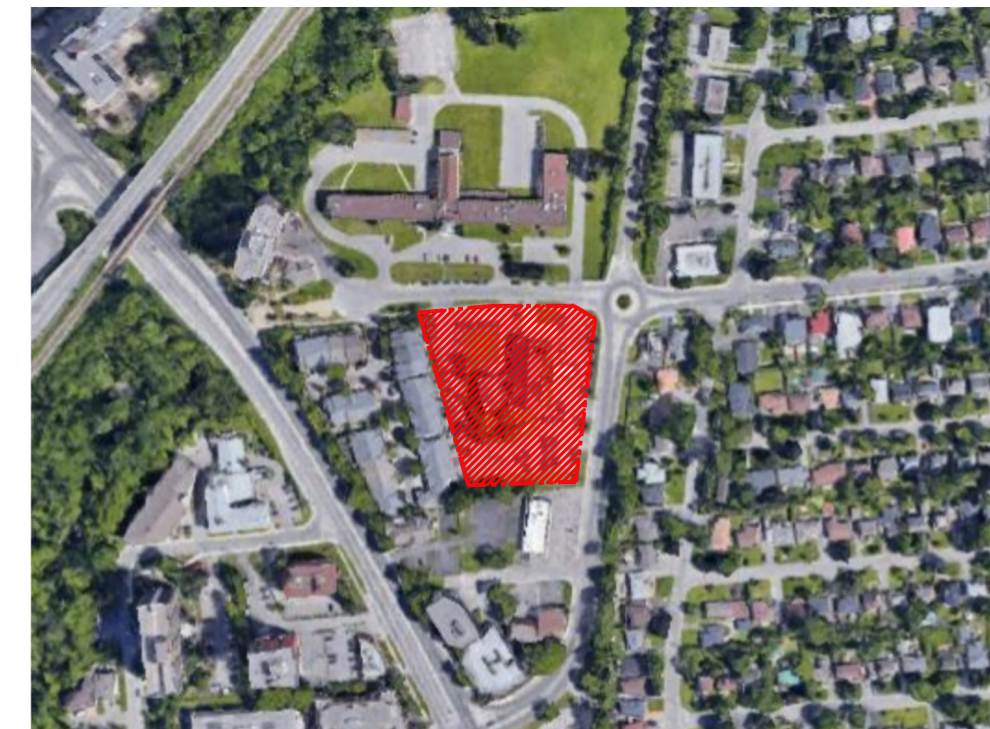
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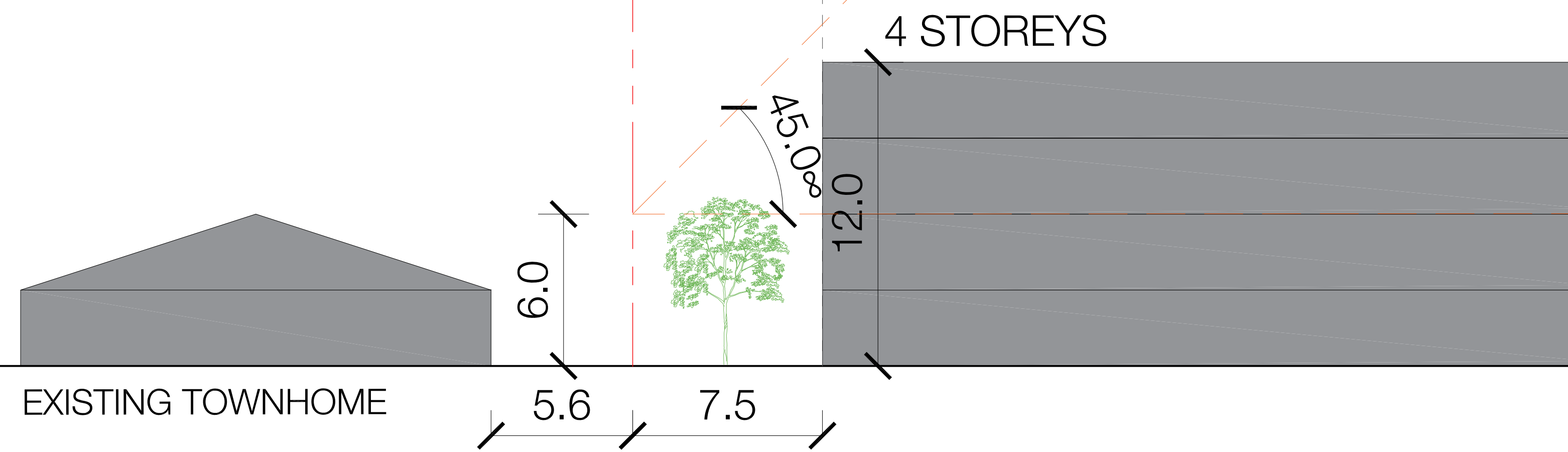
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**1244
KILBORN STREET
OTTAWA**
Cross Sections

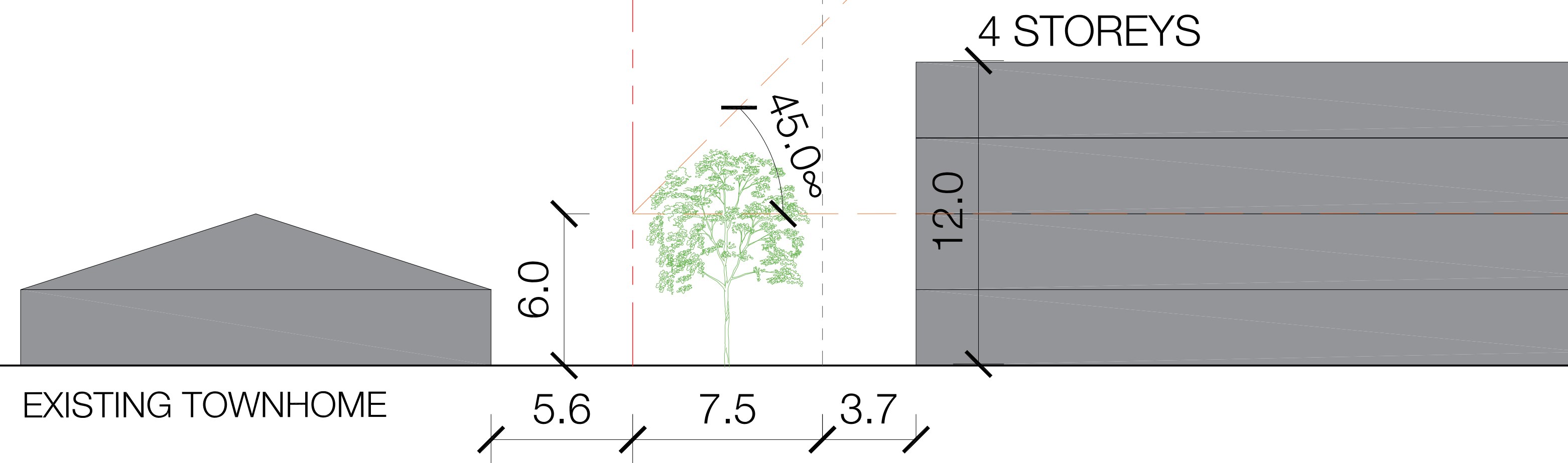


- LEGEND
- - - PROPERTY BOUNDARY
 - - - SETBACKS
 - - - ANGULAR PLANE

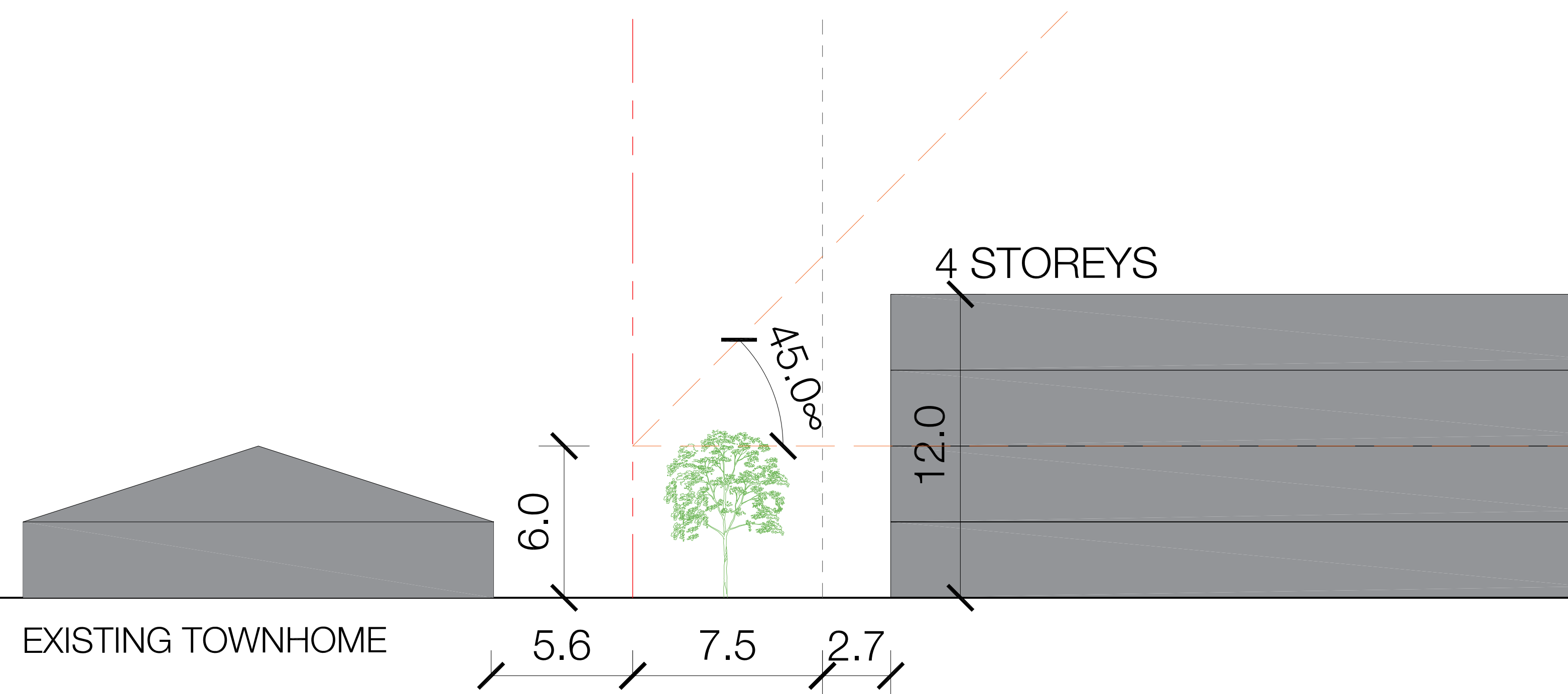
A AOR



B OPTION 2



C OPTION 2



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