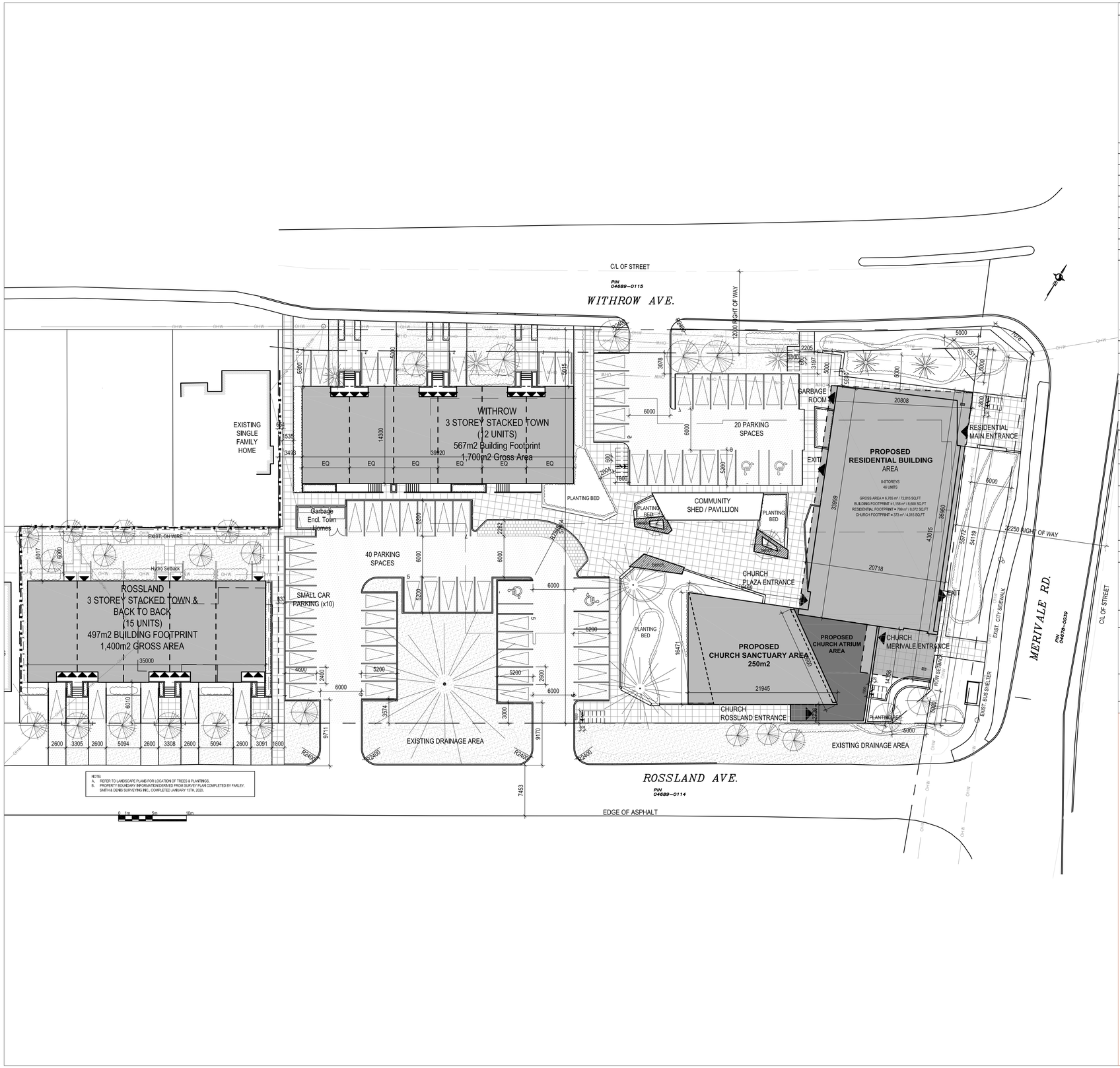

KEY PLAN

PROPERTY DESCRIPTION

EIGHT STOREY RESIDENTIAL BUILDING, THREE STOREY TOWNHOUSES & ONE-STOREY CHURCH	
CITY OF OTTAWA PIN NUMBER	PART OF 04689 - 0001
MUNICIPAL ADDRESS	8 Withrow Avenue

SITE INFORMATION

LOT AREA:	6,114 m²
LOT FRONTAGE:	57.9 m
LOT DEPTH:	104.72 m

BUILDING INFORMATION

BUILDING AREA:	TOWNHOUSES: 775 m², APARTMENT BUILDING: 771 m², CHURCH: 535 m²
BUILDING FLOOR AREA:	TOWNHOUSES: 2,325 m², APARTMENT BUILDING: 4,462 m², CHURCH: 535 m²
PROPOSED USE:	APARTMENT DWELLING MID-RISE, TOWNHOUSES, CHURCH

APARTMENT UNIT BREAKDOWN:

FIRST FLOOR:	0 UNITS	
SECOND FLOOR:	9 UNITS	1x STUDIO, 4x 1BD, 2x 2BD, 2x 3BD
THIRD FLOOR:	8 UNITS	0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD
FOURTH FLOOR:	8 UNITS	0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD
FOURTH FLOOR:	8 UNITS	0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD
FOURTH FLOOR:	8 UNITS	0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD
FOURTH FLOOR:	8 UNITS	0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD
FOURTH FLOOR:	8 UNITS	0x STUDIO, 3x 1BD, 3x 2BD, 2x 3BD
TOTAL:	57 UNITS	1x STUDIO, 22x 1BD, 20x 2BD, 14x 3BD

TOWNHOME UNIT BREAKDOWN:

WITHROW STACKED	
12 UNITS	6x 2BD, 6x 3BD
ROSSLAND BACK TO BACK STACKED	
15 UNITS	10x 2BD, 5x 3BD

ZONING TABLE

ZONING TABLE	AM10 , I1B , I1B[422]	
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA AM10 MINIMUM LOT AREA I1B	No Minimum 1000m²	7,214m²
MINIMUM LOT WIDTH AM10 MINIMUM LOT WIDTH I1B	No Minimum 30m	57.8m
FRONT YARD SETBACK AM10 FRONT YARD SETBACK I1B	No Minimum 6m	0m (Midrise along Carling) 5.0m (TH @ Withrow) 6.0m (TH @ Rossland)
CORNER YARD SETBACK AM10 CORNER YARD SETBACK I1B	No Minimum 6m	Midrise (0m along Rossland & 2.03 at Withrow)
HYDRO SETBACK	6m	6m (From closest OHL)
MIN.INTER. SIDE YARD SETBACK AM10 MIN.INTER. SIDE YARD SETBACK I1B	No Minimum (abutting institutional) 7.5m	1.5m - Levels 1 to 3 2.5m - Level 4
MIN. REAR YARD SETBACK AM10 MIN. REAR YARD SETBACK I1B	7.5m 7.5m	78m Midrise rear face against the R1ff zone 8.1m @ Rossland Townhomes
MAXIMUM BUILDING HEIGHT AM10 MAXIMUM BUILDING HEIGHT I1B	30 metres but in no case greater than nine storeys 18m	26m (MID RISE BUILDING)
MAXIMUM FLOOR SPACE INDEX	N/A	
LANDSCAPED AREA	30% = 341.7m²	37% = 367m²
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A) Dwelling Place of Worship Office	1.2 spaces/unit* = 84 x 1.2 = 100.8 10 spaces per 100 sqm of assembly area = 10x(250/100) = 25 2.4 x (61m2 / 100m2)	11 0.5 spaces/unit* = 84 x 0.5 = 42 17 SPACES 2.4 x (61m2 / 100m2) = 1.4
VISITOR PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	0.2 / unit = 84 x 0.2 = 16.8	
AMENITY AREA REQUIREMENTS	6m² per dwelling unit = 504m² 50% Communal = 252m²	-575m² OUTDOOR AMENITY (Including bicycle spaces) -100m² REAR SIDE YARD AMENITY -225m² INTERIOR ROOFTOP AMENITY -48m² BALCONIES TOTAL = 948m²
BICYCLE PARKING SPACES	0.5 per dwelling unit = 42	57 INTERIOR SPACES 27 EXTERIOR SPACES 1:1 ratio

LEGEND

GRASS
CONC. PAVERS TYPE 1
UNIT PAVERS TYPE 1
ASPHALT PAVING
CONCRETE
RIVER STONES, REFER TO LANDSCAPE
FIRE ROUTE
EXISTING FENCE
NEW SCREEN FENCE
NEW SOUND FENCE
LOT LINE
SETBACK LINE
DESIGNATED BUILDING ENTRANCE / EXIT
NEW FIRE HYDRANT, REFER TO CIVIL
CATCH BASIN
MANHOLE
FLOOR DRAIN
ELECTRICAL POST
L.S. LIGHT STANDARD
DEPRESSED CURB

EXISTING TREE TO REMAIN (REFER TO LANDSCAPE DRAWINGS)
NEW TREE (REFER TO LANDSCAPE DRAWINGS)
NEW SHRUBS (REFER TO LANDSCAPE DRAWINGS)
NEW EVERGREEN SHRUB (REFER TO LANDSCAPE DRAWINGS)
EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
PROPOSED GROUND ELEVATION, REFER TO CIVIL

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
1	2023-06-30	ISSUED FOR REZONING SUBMISSION
2	2023-11-20	ISSUED FOR 1ST REVIEW COMMENTS

Ingénieur / Engineer (Mécanique & Électricité / Mechanical & Electrical)

Ingénieur / Engineer (Structure / Structure)

Architecte/ Architect (paysagiste / Landscape)

Ingénieur / Engineer (Civil / Civil)

Client / Client

JULIAN OF NORWICH ANGLICAN CHURCH

Anglican Diocese of Ottawa

Architecte / Architect

fig. 1
3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122

fig. 2
190 Somerset St W #206
Ottawa ON K2P 0J4
T. 613 695-6122

Collectif d'architectes / Architects Collective

figurr

www.figurr.ca

Droit d'auteur / Copyright

Ce dessin est sujet au droit d'auteur. Il ne peut être reproduit pour quelques intentions ou usages que ce soit, il ne peut être utilisé uniquement avec l'apposition de la signature et de l'estampe originale.

This drawing is subject to copyright. It is not to be reproduced for any purpose or by any means, and may only be used if it bears an original stamp and signature.

Sceau / Seal

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

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

Projet / Project

THE ANHOR
JULIAN OF NORWICH

8 WITHROW AVE
OTTAWA ONTARIO

Titre / Title

SITE PLAN

Dessiné par / Drawn by	No. projet / Project number 2147	
Vérifié par / Verified by RC	No. dessin / Drawing number	Révision / Revision 0
Échelle / Scale AS SHOWN		
Date de création du dessin / Drawing creation date 2021-09-14	A010	