



KEY PLAN

PROPERTY DESCRIPTION

6 & 16 STOREY RESIDENTIAL BUILDINGS

CITY OF OTTAWA PIN NUMBER: 04751-0119

MUNICIPAL ADDRESS: 30 Cleary ave

SITE INFORMATION

LOT AREA: 20,680 sqm

LOT FRONTAGE: 237.3m

LOT DEPTH: 112.8m

BUILDING INFORMATION

BUILDING AREA- MARKET BUILDING = 994sqm, OAHs Building = 930 sqm

BUILDING FLOOR AREA- OAHs BLDG = 6080 sqm, MARKET BLDG=12832 sqm, P1=2898sqm, P2=1953sqm

PROPOSED USE: APARTMENT DWELLINGS

UNIT BREAKDOWN - MARKET BUILDING:

LEVEL 1:	9 UNITS	UNIT MIX:	4x 1BD, 2x 1BD+D, 1x 2BD, 2x 2BD+D
LEVEL 2-4:	11 UNITS		2x 1BD, 4x 1BD+D, 3x 2BD, 2x 2BD+D
LEVEL 5-15:	9 UNITS		5x 1BD, 1x 1BD+D, 3x 2BD
LEVEL 16:	7 UNITS		3x 1BD, 2x 1BD+D, 2x 2BD

UNIT BREAKDOWN - OAHs BUILDING:

LEVEL 1:	6 UNITS	UNIT MIX:	4x 1BD, 2x 2BD
LEVEL 2-6:	12 UNITS		6x 1BD, 1x 1BD+D, 4x 2BD, 1x 2BD+D

TOTAL 148 UNITS

MARKET & OAHs BUILDINGS TOTAL 214 UNITS

ZONING TABLE H1A(314)H(13.8)

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	400m ²	TOTAL LOT AREA=20,680sqm
MINIMUM LOT WIDTH	15m	237.3m
MINIMUM FRONT YARD SETBACK	3m	22.7m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	10.5m
MINIMUM REAR YARD SETBACK	Abutting R1, R2 or R3:7.5m	6.19m
MAXIMUM BUILDING HEIGHT	13.8m	MARKET BUILDING= 49.75m(WITHOUT PENTHOUSE) 53.75m(WITH PENTHOUSE) OAHs= 19m (WITHOUT PENTHOUSE) 23m (WITH PENTHOUSE)
VEHICLE PARKING REQUIREMENTS (AREA Z)	No off-street motor vehicle parking is required to be provided within Area Z (By-law 2016-249)	UNDERGROUND=96 SPACES ABOVE GROUND=15 SPACES TOTAL=111 SPACES
VISITOR VEHICLE PARKING REQUIREMENTS	0.2 Spaces per unit Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot. (By-law 2016-249) Despite (1), within Areas X, Y and Z, no more than thirty visitor parking spaces are required per building (By-law 2016-249)	MARKET=148 UNITS X 0.2 SPACES=30 VISITOR PARKING SPACES OAHs=66 UNITS X 0.2= 14 VISITOR SPACES
AMENITY AREA REQUIREMENTS	6m ² per dwelling unit, and 10% of the gross floor area of each rooming unit. Minimum 50% of the required total amenity area to be communal. MARKET= 6m ² x 148 units=888sqm OAHs= 6m ² x 66 units= 396 sqm	MARKET BUILDING= 687 sqm PRIVATE 445 sqm COMMUNAL 1132 sqm TOTAL OAHs BUILDING=397 sqm (ALL COMMUNAL)
BICYCLE PARKING SPACES	0.5 per dwelling unit	MARKET BUILDING=118 STACKED= 18X2=36 SPACES 154 SPACES TOTAL OAHs= 33 HORIZONTAL STACKED= 16X2=32 SPACES 65 SPACES TOTAL

LEGEND

	SOFT LANDSCAPING		FLOOR DRAIN
	PAVERS REFER TO LANDSCAPE		UTILITY POLE
	ASPHALT PAVING		OVERHEAD UTILITY WIRES
	CONCRETE		LIGHT STANDARD
	RIVERSTONE REFER TO LANDSCAPE		DEPRESSED CURB
	EXISTING BUILDING ELEMENT TO BE REMOVED		NEW TREE
	EXISTING FENCE		EXISTING TREE (REFER TO LANDSCAPE DRAWINGS) INNER CIRCLE = TRUNK DIA. OUTER CIRCLE = ROOT WIDTH
	NEW BOARD FENCE REFER TO LANDSCAPE		NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
	LOT LINE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	SETBACK LINE		NEW GROUND ELEVATION REFER TO CIVIL
	DESIGNATED BUILDING ENTRANCE / EXIT		MANHOLE
	FIRE HYDRANT, REFER TO CIVIL		
	CATCH BASIN		

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Emb. pour / Client
01	09-11-2023	ISSUED FOR PRE-CONSULTATION
02	02-16-2024	PHASE 3 - PRE-APPLICATION
03	30-05-2024	Issued for Phase 3 Resubmission

PROPOSED SITE

ENGINEER / ENGINEER (MECHANICAL & ELECTRICAL)

ARCHITECT / ARCHITECT (LANDSCAPE)

CLIENT / CLIENT

ARCHITECT / ARCHITECT

Fig. 1
3000, Saint-Antoine O.
Montreal QC H4C 1A9
T. 514 885-0122

Fig. 2
190 Somerset St W #206
Ottawa ON K2P 1K4
T. 613 954-1122

figur

www.figur.ca

THEIA-FIRST UNITARIAN

30 Cleary Avenue
Ottawa

SITE PLAN

Designé par / Drawn by: ZK + RH
No. projet / Project number: 2314

Vérifié par / Verified by: RC
No. dessin / Drawing number: 0
Revision / Revision: 0

Echelle / Scale: 1:250

Date de création du dessin / Drawing creation date: 06/06/2023

A010