

EXTERIOR DOOR LEGEND:

BUILDING ENTRANCE / EXIT

PRINCIPAL ENTRANCE (& TRAVEL PATH EXIT)

EXIT AT REQUIRED TRAVEL PATH

GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:

PART LOT 10
REGISTERED PLAN 152
CITY OF OTTAWA

SURVEY BY: ANNIS O'SULLIVAN VOLLEBEK LTD.
PIN 04025 - 0086

SITE AND BUILDING DATA:

| | |
|---------------------------|---|
| SITE BOUNDARY AREA | 2013 m ² |
| NEW BUILDING HEIGHT | 20M |
| (1.) GROSS BLDG AREA (*1) | 7,301 m ² 78,590 ft ² |
| (2.) GROSS FLR AREA (*2) | 5,652 m ² 60,837 ft ² |

*1 SEE GROSS BUILDING AREA NOTES BELOW

GENERAL NOTES:

1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.

GROSS BUILDING AREA:

1. (ONTARIO BUILDING CODE DEFINITION): THE TOTAL AREA OF ALL FLOORS ABOVE GRADE MEASURED BETWEEN THE OUTSIDE SURFACES OF EXTERIOR WALLS.

2. *GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW): DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS: GROSS LEASABLE FLOOR AREA MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:

3. INTERIOR PARKING / LOADING (DRIVE THRU).

4. FLOOR AREA OCCUPIED BY SHARED MECHANICAL SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)

5. COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)

6. BICYCLE PARKING; MOTOR VEHICLE PARKING OR LOADING FACILITIES; COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;

7. COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)

8. COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING:

[*] DEFICIENCIES - SEE REPORT

ZONING DESIGNATIONS (PART 10):
GM ZONE (TABLE 187)

ZONING PROVISIONS

| | |
|-------------------------------------|--------------------|
| MINIMUM LOT WIDTH (m): | N/A |
| MINIMUM LOT AREA (m ²): | 3m [2m (PROPOSED)] |
| MINIMUM FRONT YARD SETBACK: | 7.5 m |
| MINIMUM REAR YARD SETBACK: | 3 m |
| MINIMUM INTERIOR SIDE YARD SETBACK: | 3 m |
| MINIMUM CORNER SIDE YARD SETBACK: | 3 m |

BUILDING HEIGHT:

MAXIMUM (GM ZONES) GM1 (TBL 187): 18 m

PROPOSED: *19.5 m

LANDSCAPING (SECTION 110) GM ZONE:

(15%) LANDSCAPE OF PARKING AREA & 1.5 M BUFFER

| | |
|-------------------------|-----------------------------------|
| PARKING AREA PROVIDED | MIN. LANDSCAPE REQUIREMENT OF 15% |
| LANDSCAPE AREA PROVIDED | 751 m ² |

GARBAGE ROOM REQUIREMENTS:

CONTAINER (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

FIBRE RECYCLING (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

GLASS, METAL & PLASTIC RECYCLING (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

ORGANICS (cu YARDS): - cu YARDS

REQUIRED: PROVIDED:

AMENITY AREAS (SECTION 137):

TOTAL AMENITY AREA:

TOTAL REQUIRED: 6 m² / UNIT: [76 x 6 m²] = 456 m²

TOTAL PROVIDED: 492 m²

COMMUNAL AMENITY:

COMMUNAL REQUIRED: 50% TOTAL AMENITY: [492 m² / 2] = 246 m²

COMMUNAL PROVIDED: 1,003 m²

AMENITY EXTERIOR (BALCONIES)

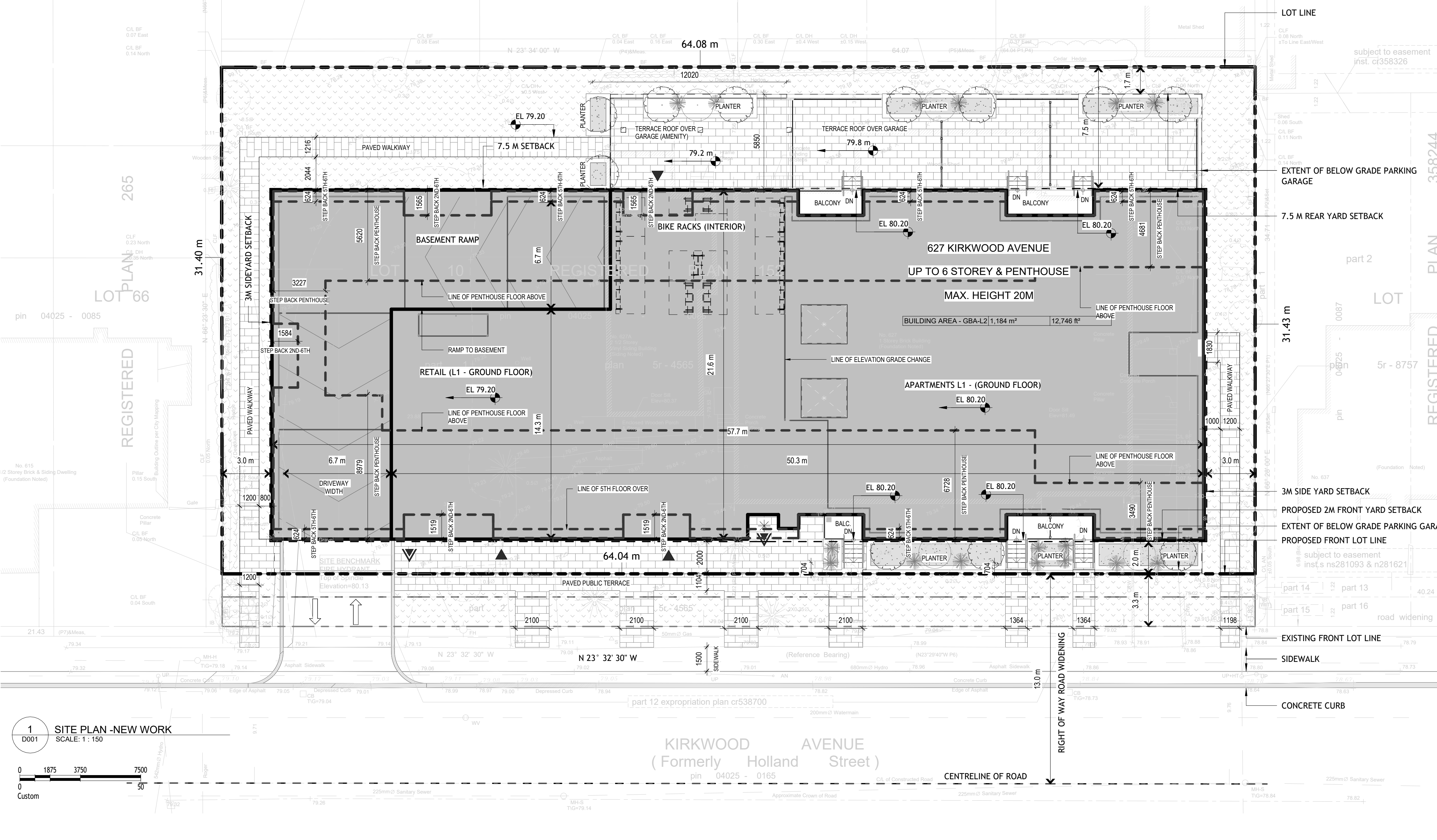
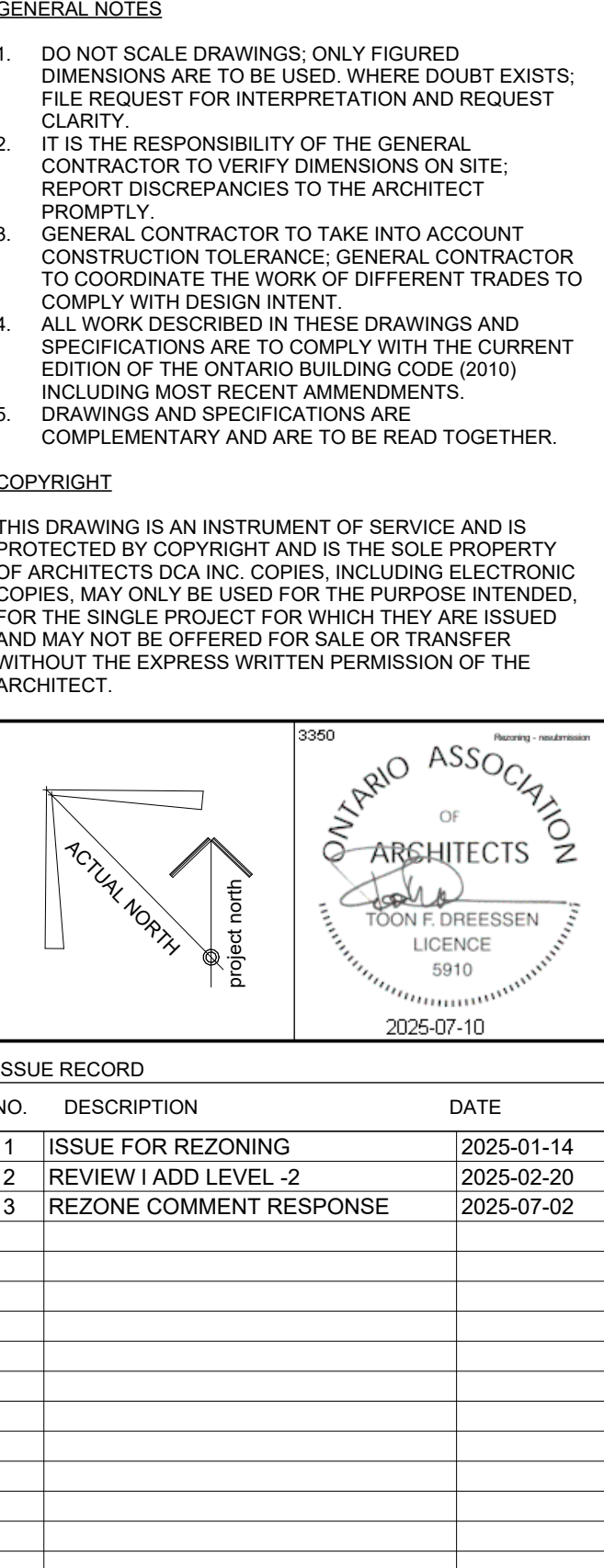
| | | |
|---------------|--------------------|-----------------------|
| - | Area | SF |
| AMENITY BALC. | 513 m ² | 5,517 ft ² |

AMENITY EXTERIOR (COMMUNAL)

| | | |
|---------------------|--------------------|-----------------------|
| - | Area | SF |
| AMENITY EXT. (ROOF) | 132 m ² | 1,417 ft ² |

AMENITY TOTAL (EXTERIOR & GFA COMMUNAL)

| | |
|--------------------|------------------------|
| Area | SF |
| 930 m ² | 10,008 ft ² |



PARKING LEGEND

TYPICAL BIKE RACK

TYPICAL PARKING

TYPICAL BF PARKING (TYPE A)

VEHICLE PARKING (SECTION 101): PART 4, 101. (3).

REFERENCE : [AREA X] - SCHEDULE 1A

PERSONAL SERV. BUS. (N64): REQUIRED: [3.4 Per 100 m² Excl. 200m²]: EA UNIT < 200 m² = 0

MID-RISE MIXED APARTM. (R15): REQUIRED: [0.5 Per Unit, Excl. 12]: (0.5 x (76-12)) = 32

VISITOR PARKING (102. (3)): REQUIRED: [0.1 Per Unit, Excl. 12]: (0.1 x (76-12)) = 7

MINIMUM REQUIRED: *39

PARKING FOR THE PHYSICALLY DISABLED (PARKING BYLAW 2003-530, SECTION 122):

MINIMUM REQUIRED: -No. [1x TYPE 'A' 12 TYPE 'B']

NUMBER PROVIDED: -No. [2x TYPE 'A' 12 TYPE 'B']

(*) PARKING PROVIDED: PARKING BAY TYPE:

| | No. |
|----------------------------|-----|
| PARK-5-2X2-6 | 44 |
| 1. SITE PARKING | 44 |
| 2. PARALLEL PARKING | 10 |
| PARK-BF-5-2X3-4-TYPE-A | 2 |
| 3. BARRIER FREE BAY TYPE A | 2 |
| PARK-5-2X2-6-TYPE-B | 2 |
| 4. BARRIER FREE TYPE B | 2 |
| PARKING TOTAL PROVIDED: | 58 |

BICYCLE PARKING (SECTION 111):

MINIMUM REQUIRED: [0.5 Per Unit]: 0.5 x 76 = 38

NUMBER PROVIDED: 74

BIKE RACK PROVIDED:

| | No. |
|-----------------------|-----|
| PARK-BIKE-HOR-1-RING | 30 |
| PARK-BIKE-VERT-1-RING | 44 |
| BIKE TOTAL PROVIDED: | 74 |

LOADING ZONE (SECTION 113):

MINIMUM REQUIRED: -

NUMBER PROVIDED: -

GROSS FLOOR AREA (*2) - COMMERCIAL

| | Area | SF |
|------------|--------------------|-----------------------|
| COMMERCIAL | 216 m ² | 2,330 ft ² |

GROSS FLOOR AREA (*2) - COMMUNAL AMENITY

| | Area | SF |
|---------------------|--------------------|-----------------------|
| GROSS FLR AREA (*2) | 286 m ² | 3,074 ft ² |

GROSS FLOOR AREA (*2) - APARTMENTS

| | Area | SF |
|---------|----------------------|------------------------|
| APARTM. | 5,150 m ² | 55,433 ft ² |

L1 - L6 - APARTMENT COUNT

| Name | Count |
|-------------------------------|-------|
| 1 BED | 33 |
| 1 BED + DEN | 27 |
| 2 BED | 16 |
| TOTAL APARTMENTS L1 - L6..... | 76 |

AMENITY AREAS (SECTION 137):

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| Area | SF |
| 930 m ² | 10,008 ft ² |

CLIENT

KONSON HOMES

361 CHURCHILL AVE., K1Z 5C4

CONSULTANTS

PLANNING CONSULTANT

NOVATECH

240 MICHAEL COWPLAND DRIVE, SUITE 200, OTTAWA, ON
TEL: 613.254.9643

LANDSCAPE CONSULTANT

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TEL: 613.254.9643

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240 MICHAEL COWPLAND DRIVE, SUITE 200, OTTAWA, ON
TEL: 613.254.9643

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201-1339 WELLINGTON ST. W OTTAWA ON K1Y 3B8
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PROJECT TITLE

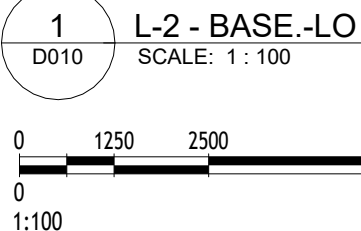
627 KIRKWOOD AVENUE
PROPOSAL

DRAWING TITLE

SITE PLAN - NEW WORK

| | | | |
|-----------------------|---------------------|-----------------|---------------------|
| DATE OCT-24 | DRAWN Author | JOB NO. 3350 | DRAWING NO. D001 |
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361 CHURCHILL AVE., K1Z 5C4

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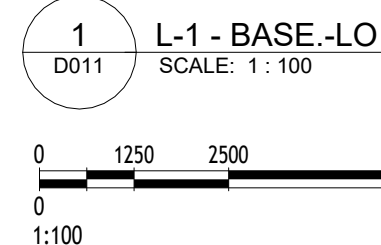
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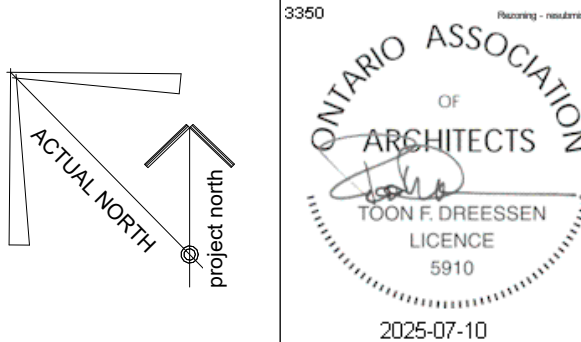
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| <p>DRAWING TITLE BASEMENT FLOOR LEVEL - 2</p> | | | |
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PROJECT TITLE
627 KIRKWOOD AVENUE
PROPOSAL

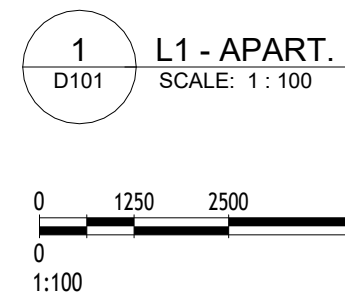
DRAWING TITLE

BASEMENT FLOOR LEVEL -1

| | | | |
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| LEVEL -1 | PARKING BAY TYPE: | No |
|-----------------------------|----------------------------|----|
| <varies> | 1. SITE PARKING | 20 |
| <varies> | 2. PARALLEL PARKING | 5 |
| L-1 - BASE -HI | 3. BARRIER FREE BAY TYPE A | 1 |
| L-1 - BASE -HI | 4. BARRIER FREE BAY TYPE B | 1 |
| PARKING TOTAL PROVIDED..... | | 27 |

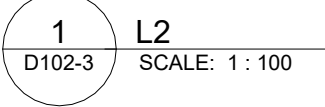
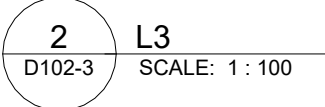
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| <p>DRAWING TITLE SECOND & THIRD FLOOR PLAN</p> | | | |
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| FIFTH FLOOR APARTMENTS | | |
|------------------------|-------|----------|
| Name | Count | Comments |
| 1 BED | 6 | APARTM. |
| 1 BED + DEN | 5 | APARTM. |
| 2 BED | 3 | APARTM. |

| FOURTH FLOOR APARTMENTS | | |
|-------------------------|-------|----------|
| Name | Count | Comments |
| 1 BED | 6 | APARTM. |
| 1 BED + DEN | 5 | APARTM. |
| 2 BED | 3 | APARTM. |

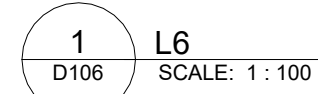
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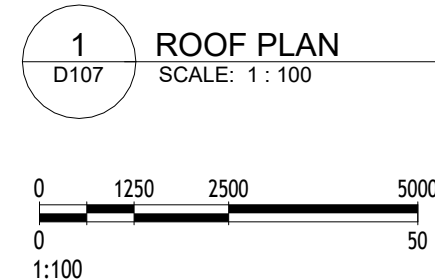
3350

ONTARIO ASSOCIATION
 OF
 ARCHITECTS
 TOON F. DREESSEN
 LICENCE
 5910
 2025-07-10

2025-07-10



| SIXTH FLOOR APARTMENTS | | |
|------------------------|-------|----------|
| Name | Count | Comments |
| 1 BED | 6 | APARTM. |
| 1 BED + DEN | 5 | APARTM. |
| 2 BED | 3 | APARTM. |

[illegible]

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