ZONING TABLE			
Current Zoning	MC[2036] S169		
Site Area	2,550m2		
Number of Dwelling Units	STUDIOS	37	14.9%
	1 BEDROOM	114	45.9%
	1 BEDROOM + DEN	18	8.5%
	2 BEDROOM (1 INTERNAL)	23	9.2%
	2 BEDROOM	54	21.8%
	3 BEDROOM	2	.8%
	TOTAL	248	

		REQUIRED	PROPOSED
Lot Width			45.6m IRREGULAR
Lot Frontage			60.6m IRREGULAR
Setbacks	Front Yard - Somerset St. W.	NO MINIMUM. 3m AT LEVEL 4	VARIES 1.0..5m @ LEVEL 4
	Rear yard - Spruce St.	NO MINIMUM	VARIES 1.4 - 2.0m
	Side Yard - City Centre Ave.	NO MINIMUM	VARIES 1.1 - 1.2m
	Interior Side Yard	NO MINIMUM	VARIES - 0.1m
Maximum Building Height			102.85m ASL per Schedule 169 See exception below
Number of Storeys			15 STOREYS
Building Area			1700 m^2
Area Typical Podium			1700 m^2
Area Typical Floor Plate			856 m^2
Area Total Gross Building Area			+/- 20,431 m^2 (219,915 SQFT)
Area Total Net Building Area			+/- 15,861 m^2 (170,842 SQFT)
Amenity Area Total of 6m^2 per dwelling unit of which 50% is required to be communal		Total (6m^2 per dwelling unit): 1,488m^2 (248 Units x 6m^2 = 1,488m^2) Communal (50% of required total): 744m^2	Private Amenity Space: 1149m^2 Common Amenity Space: 927m^2 Total Amenity Space: 2,075m^2
Percentage of Site Landscaping 15% of site to be landscaped		5948m^2 x 0.15 = 89.22m^2 Minimum Landscaped Area	Landscaped Area = 153m^2
Parking Residential: .5 spaces/ unit after first 12 Visitors: .1 spaces/unit after first 12		Minum Required: Residential: (248) x .5 = 124 spaces Maximum Required: Residential: (248) x 1.5 = 372 spaces Visitors: (# units -12) x .1 = 24 spaces	Total Provided: 181 Residential: 137 spaces Visitors: 24 spaces
Bycycle Parking Requirements Residential: .5 spaces/ unit		Minum Required: Residential: 248 units x .5 = 124 spaces	Total Provided: 181 Outdoor: 0 spaces Indoor: 181 spaces

EXCEPTION SUMMARY TEXT: - maximum building heights as per Schedule 169 - rooftop amenity area: i. having a maximum height of 5 metres is not included in the overall height of the building ii. has a maximum gross floor area of 270 m^2 - building podium height not to exceed four storeys along both Somerset Street and City Centre Avenue and any tower above the podium must have a minimum 3 metre step back at or below the top of the fourth storey of the podium along Somerset Street - maximum gross floor area per floor of a non-residential building containing only office use: 2000m^2 - at least 70% of the lot width along City Centre Avenue and Somerset Street must be occupied by one or more buildings and lot width will be measured at the front yard building setback - for any buildings along City Centre Avenue and Somerset Street the maximum building setback is 3 metres, except where a recessed entrance may be provided to accommodate a ground floor entrance and/or a corner treatment. - maximum number of parking spaces permitted, as per Section 103, Table 103, Column II, Area A on Schedule 1, except at the location of the land on Schedule 1.

Name	Area sqft	Area msq

Name	Area msq Per Floor	Multi Level	Total Area msq	Total Area sqft

Name	Area msq Per Floor	Area sqft Per Floor	Multi Level	Total Area sqft	Total area msq

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED JULY 2, 2013 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PART OF LOT 4 AND ALL OF LOT 5 (South Spruce Street Lots) AND ALL OF LOT 4 AND 5 (North Somerset Street West) REGISTERED PLAN 73 CITY OF OTTAWA

BUILDING BICYCLE PARKING REQUIREMENTS: MIN. 0.5 UNIT (MIN. = 248 * 0.5 = 124)

PROVIDED BICYCLE PARKING

Building Location	Type Comments	Counts
L1	Floor Mounted Bike	19
L1	Wall Mounted Bike	15
		34
P1	Floor Mounted Bike	15
P1	Wall Mounted Bike	15
		30
P2	Floor Mounted Bike	24
P2	Wall Mounted Bike	25
		49
P3	Floor Mounted Bike	24
P3	Wall Mounted Bike	25
		49
Grand total		162

TOTAL DEVELOPMENT: 0.73 BICYCLE STALLS PER UNIT

BUILDING PARKING REQUIREMENTS: MIN. 0.5 /UNIT, MAX 1.5 /UNIT (MIN. = 248 x 0.5 = 124, MAX. 248 x 1.5 = 372)

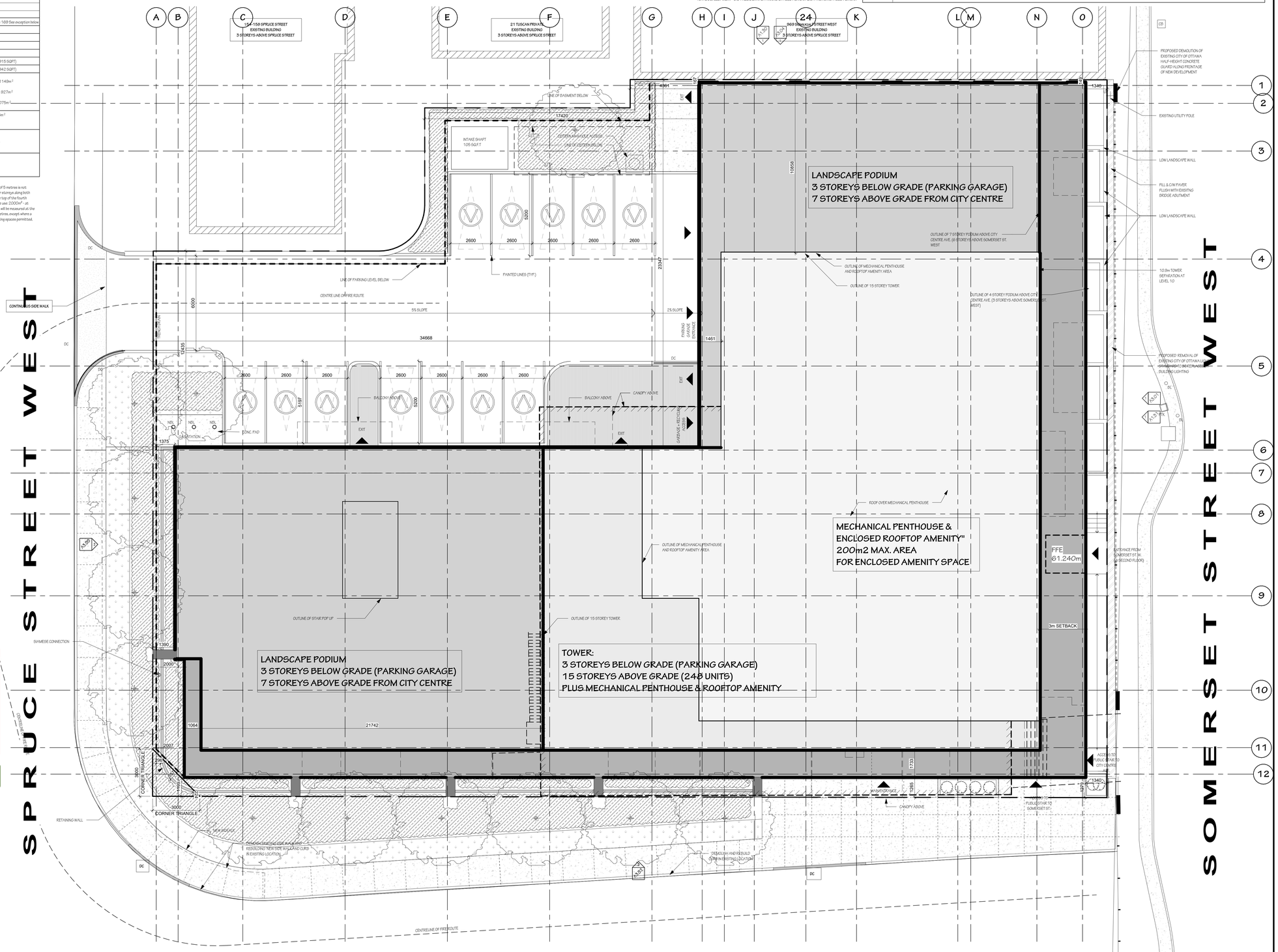
PROVIDED VEHICLE PARKING

Level	Description	Count
00-LEVEL P1	ELECTRIC CAR PARKING STALL	12
00-LEVEL P1	SMALL CAR 4600X2400	2
00-LEVEL P1	STANDARD STALL 5200X2600	22
00-LEVEL P1	VISITORS PARKING STALL	13
		49
00-LEVEL P2	BARRIER FREE PARKING STALL	2
00-LEVEL P2	ELECTRIC CAR PARKING STALL	3
00-LEVEL P2	SMALL CAR 4600X2400	1
00-LEVEL P2	STANDARD STALL 5200X2600	42
		48
00-LEVEL P3	BARRIER FREE PARKING STALL	2
00-LEVEL P3	SMALL CAR 4600X2400	1
00-LEVEL P3	STANDARD STALL 5200X2600	47
		50
LEVEL 1	VISITORS PARKING STALL	12
		12
Total Parking		159

TOTAL DEVELOPMENT - 0.64 RESIDENTIAL PARKING SPACES PER UNIT & 0.1 VISITOR SPACES PER UNIT

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING MAN HOLE (MH)
- FIRE HYDRANT (FH)
- PROPERTY LINE
- DEPRESSED CURB (DC)
- EXISTING UTILITY POLE (UP)
- EXISTING BOLLARD (XBL)
- NEW BOLLARD (NBL)
- EXISTING STREET LIGHTING BOX (SL)
- EXISTING TRAFFIC SIGNAL BOX (TB)
- EXISTING PARKING TICKET KIOSK (PTK)
- EXISTING CATCH BASIN (CB)
- PROPOSED CATCH BASIN (CB)
- SIGNAGE FOR ACCESSIBLE PARKING SPACE (AS)
- SIGNAGE FOR FIRE ROUTE ACCESS (FRS)
- EXISTING SIGN (S)
- EXISTING LIGHT POLE
- NEW LIGHT POLE
- PROPOSED WALL MOUNTED LIGHT (WL)



1. PROPOSED DEMOLITION OF EXISTING CITY HALF-HEIGHT CONCRETE GUARD ALONG FRONTAGE OF NEW DEVELOPMENT
2. PROPOSED REMOVAL OF CITY LIGHT STANDARD AND SUBSTITUTED BY BUILDING LIGHTING
3. COMPLETE SPACE BETWEEN BRIDGE ABUTMENT AND PROPERTY LINE WITH HARD LANDSCAPING - REFER TO LANDSCAPE DRAWING FOR MATERIAL FINISH

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 2:04 pm, Feb 20, 2024

TAGGART REALTY MANAGEMENT

Note: all existing site information as per site survey plan dated September 16, 2015 and prepared by STANTEC GEOMATICS ltd. Ref No. 161613356-310

C	240112	Reissued for SPC
B	231221	60% Review
A	231219	Issued for SPC

no.	date	revisions

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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HOBIN ARCHITECTURE

PROJECT
989 Somerset
989 Somerset St. W., Ottawa, ON, K1R 6R8

DRAWING TITLE
SITE PLAN

DRAWN	DATE	SCALE
DH	10/02/23	As indicated

ONTARIO ASSOCIATION OF ARCHITECTS
ANDREW J. HOBIN
LICENCE 3049

PROJECT 2110
DRAWING NO. A1.00
REVISION NO. C

D07-12-14-0091
18776

A1.00- RC- SITE PLAN