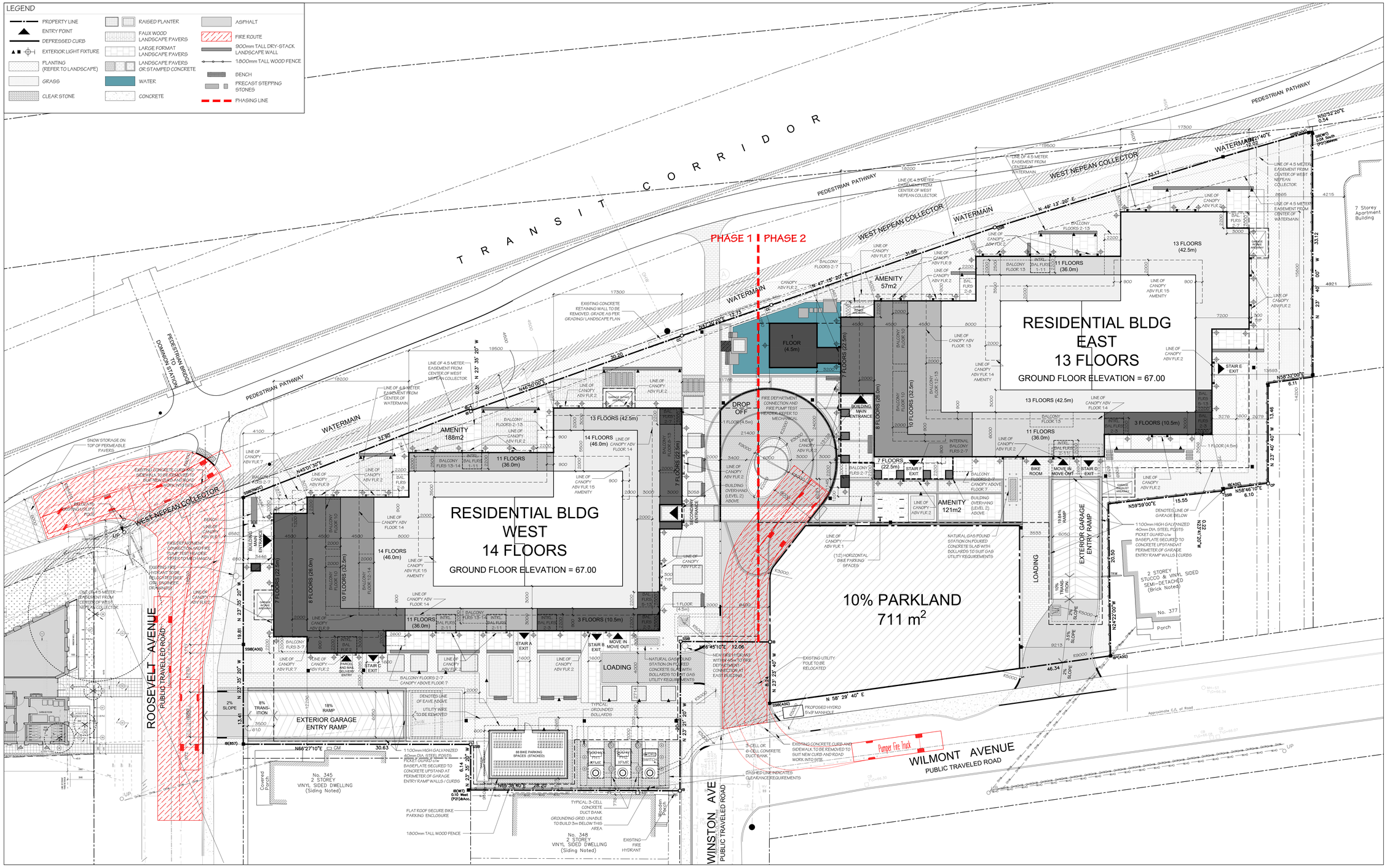

7	2025-06-27	ISSUED FOR SPA
6	2025-06-27	ISSUED FOR COORDINATION
5	2025-06-20	ISSUED FOR REVIEW
4	2025-06-04	ISSUED FOR COORDINATION
3	2025-06-03	HYDRO COORDINATION
2	2025-05-08	ISSUED FOR COORDINATION
1	2025-02-21	ISSUED FOR COORDINATION
no.	date	revision

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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ONTARIO ASSOCIATION OF ARCHITECTS
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uniform
URBAN DEVELOPMENTS
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SURVEY INFORMATION TAKEN FROM:

TOPOGRAPHIC PLAN OF SURVEY OF
LOT 3/8, REGISTERED PLAN 1-14, LOTS 1-14 AND 15 (West Wireton Avenue)
LOTS 21 & 22 AND PART OF LOT 20 (East Wireton Avenue),
LOTS 17 AND 18 (West Manra Avenue),
PART OF WINSTON AVENUE (Closed By By-Law 44-79 Inst. NS45831),
PART OF NORA AVENUE (Closed By Judge's Order Inst. NS150801)
AND PART OF LOT 179
CITY OF OTTAWA

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

SITE SUMMARY:

ZONING: R5B [2772] S454

* REFER TO BY-LAW NUMBER 2024-480

PROPOSED USE:
- RESIDENTIAL RENTAL APARTMENT BUILDINGS
- PHASE 1 WEST BUILDING = 14 RESIDENTIAL FLOORS
- PHASE 2 EAST BUILDING = 13 RESIDENTIAL FLOORS
- 3-LEVELS UNDERGROUND PARKING GARAGE BELOW PHASE 1 BUILDING AND 4 BELOW PHASE 2 BUILDING
- ROOF TOP AMENITY PHASE 1 AND PHASE 2 BUILDINGS

SITE AREA: 7,112 m²
- 711 m² (10% PARKLAND)

TOTAL = 6,401 m² (PHASE 1 AND PHASE 2)

BUILDING FOOTPRINT AND COVERAGE PHASE 1 & 2: (VALUES ABOVE GRADE)

	PROPOSED
TOTAL SITE COVERAGE - PHASE 1 AND PHASE 2 =	40.9%
BUILDING FOOTPRINT - PHASE 1 WEST BUILDING :	1,284 m²
BUILDING FOOTPRINT - PHASE 2 EAST BUILDING :	1,336 m²
TOTAL FOOTPRINT - PHASE 1 AND PHASE 2 =	2,620 m²

LANDSCAPE OPEN SPACE PHASE 1 & 2:

	PROPOSED
SOFT LANDSCAPING :	1,318 m² (20.6%)
HARD LANDSCAPING :	1,284 m² (20.1%)
ARCHITECTURAL ELEMENTS :	293 m² (4.6%)
TOTAL LANDSCAPE OPEN SPACE =	2,895 m² (45.3%)

BUILDING GFA ZONING: PHASE 1 & 2

	PROPOSED
GFA PHASE 1 WEST BUILDING =	15,446 m²
GFA PHASE 2 EAST BUILDING =	15,814 m²
TOTAL GFA PHASE 1 AND PHASE 2 =	31,260 m²

RESIDENTIAL UNITS: PHASE 1 & 2

	PROPOSED
PHASE 1 WEST BUILDING =	152 UNITS
PHASE 2 EAST BUILDING =	160 UNITS
TOTAL PHASE 1 AND PHASE 2 =	312 UNITS

BUILDING HEIGHTS: PHASE 1 & 2

MAXIMUM BUILDING HEIGHTS AS PER URBAN EXCEPTIONS AND ZONING SCHEDULE

A ROOFTOP INDOOR AMENITY SPACE IS PERMITTED TO PROJECT ABOVE THE MAXIMUM BUILDING HEIGHT FOR A MAXIMUM OF 4.5 M

REQUIRED SETBACKS: PHASE 1 & 2

MINIMUM SETBACKS AS PER URBAN EXCEPTIONS AND ZONING SCHEDULE

PHASE 1 WEST BUILDING: PARKING AND AMENITY AREA SUMMARY:

VEHICLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING = 152 UNITS (- 12 UNITS) (X 0.5)	70	134
VISITOR PARKING = 152 UNITS (- 12 UNITS) (X 0.1)	14	14
TOTAL PHASE 1 =	84	148

VEHICLE PARKING DISTRIBUTION: PARKING LEVEL P1 = 44, PARKING LEVEL P2 = 51, PARKING LEVEL P3 = 53

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING = MINIMUM BICYCLE PARKING RATE: ONE PER DWELLING UNIT	152	181

BICYCLE PARKING DISTRIBUTION: INTERIOR: = 93, EXTERIOR: = 88

AMENITY AREA	REQUIRED	PROVIDED
TOTAL AMENITY AREA = 152 UNITS X 6 m² / UNIT	912 m²	2,335 m²
COMMUNAL AMENITY AREA = MIN. 50% OF REQ'D TOTAL AMENITY AREA	456 m²	1,176 m²

URBAN EXCEPTIONS 2772
ROOFTOP INDOOR AMENITY SPACE IS PERMITTED TO A MAXIMUM AREA OF 150 m²

PHASE 2 EAST BUILDING: PARKING AND AMENITY AREA SUMMARY:

VEHICLE PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING = 160 UNITS (- 12 UNITS) (X 0.5)	74	116
VISITOR PARKING = 160 UNITS (- 12 UNITS) (X 0.1)	15	15
TOTAL PHASE 2 =	89	131

VEHICLE PARKING DISTRIBUTION: PARKING LEVEL P3 = 38, PARKING LEVEL P4 = 50, PARKING LEVEL P2 = 37

BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE PARKING = MINIMUM BICYCLE PARKING RATE: ONE PER DWELLING UNIT	160	282

BICYCLE PARKING DISTRIBUTION: INTERIOR: = 250, EXTERIOR: = 12

AMENITY AREA	REQUIRED	PROVIDED
TOTAL AMENITY AREA = 160 UNITS X 6 m² / UNIT	960 m²	1,828 m²
COMMUNAL AMENITY AREA = MIN. 50% OF REQ'D TOTAL AMENITY AREA	480 m²	792 m²

URBAN EXCEPTIONS 2772
ROOFTOP INDOOR AMENITY SPACE IS PERMITTED TO A MAXIMUM AREA OF 150 m²

PHASE 1 WEST BUILDING SUMMARY:

LEVEL	GROSS AREA	NET AREA
UPPER MECHANICAL	212 m²	0 m²
MECHANICAL & ROOF AMENITY	338 m²	0 m²
LEVEL 14	702 m²	598 m²
LEVEL 13	811 m²	702 m²
LEVEL 12	811 m²	702 m²
LEVEL 11	896 m²	777 m²
LEVEL 10	963 m²	845 m²
LEVEL 9	963 m²	845 m²
LEVEL 8	1,070 m²	919 m²
LEVEL 7	1,219 m²	1,062 m²
LEVEL 6	1,219 m²	1,062 m²
LEVEL 5	1,219 m²	1,062 m²
LEVEL 4	1,219 m²	1,062 m²
LEVEL 3	1,263 m²	1,106 m²
LEVEL 2	1,257 m²	1,058 m²
LEVEL 1 GROUND	1,284 m²	223 m²
TOTAL ABOVE GRADE =	15,446 m²	12,022 m²
PARKING LEVEL P1	2,533 m²	0 m²
PARKING LEVEL P2	2,533 m²	0 m²
PARKING LEVEL P3	2,533 m²	0 m²
TOTAL BELOW GRADE =	7,599 m²	0 m²
TOTAL ABOVE AND BELOW GRADE =	23,045 m²	12,022 m²

PHASE 2 EAST BUILDING SUMMARY:

LEVEL	GROSS AREA	NET AREA
UPPER MECHANICAL	212 m²	0 m²
MECHANICAL & ROOF AMENITY	338 m²	0 m²
LEVEL 13	836 m²	728 m²
LEVEL 12	836 m²	728 m²
LEVEL 11	980 m²	854 m²
LEVEL 10	1,074 m²	947 m²
LEVEL 9	1,074 m²	947 m²
LEVEL 8	1,195 m²	1,021 m²
LEVEL 7	1,311 m²	1,137 m²
LEVEL 6	1,311 m²	1,137 m²
LEVEL 5	1,311 m²	1,137 m²
LEVEL 4	1,311 m²	1,137 m²
LEVEL 3	1,343 m²	1,168 m²
LEVEL 2	1,343 m²	1,168 m²
LEVEL 1 GROUND	1,336 m²	596 m²
TOTAL ABOVE GRADE =	15,614 m²	12,894 m²
PARKING LEVEL P1	2,245 m²	0 m²
PARKING LEVEL P2	2,245 m²	0 m²
PARKING LEVEL P3	2,245 m²	0 m²
PARKING LEVEL P4	1,841 m²	0 m²
TOTAL BELOW GRADE =	8,576 m²	0 m²
TOTAL ABOVE AND BELOW GRADE =	24,390 m²	12,894 m²

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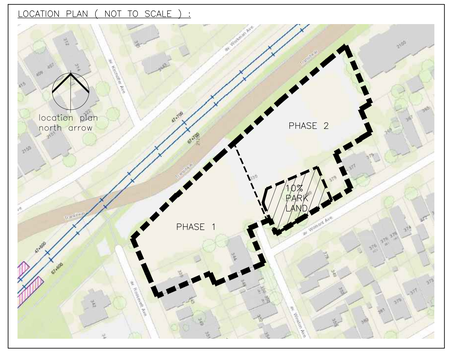
CONTACT:
SCOTT COVELL
613 254-4643 EXT. 303

GRAPHIC SCALE
0m 5m 10m 20m

LOCATION PLAN (NOT TO SCALE) :



PROJECT/LOCATION:
335 ROOSEVELT
HIGHRISE RENTAL APARTMENTS
335 ROOSEVELT AVE, OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN
PHASE 1 WEST BUILDING & PHASE 2 EAST BUILDING

DRAWN BY:	DATE:	SCALE:
JD	SEP. 4, 2024	1:200

north arrow

PROJECT: 2315

DRAWING NO.: A-1.01

REVISION NO.: #XX XXX

File No: PC2024-0041

None
None