



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:		UNIT MIX:
LEVEL 1:	9 UNITS	4x 1B, 2x 1B+D, 1x 2B, 2x 2B+D
LEVEL 2-4:	12 UNITS	1x STUDIO, 3x 1B, 2x 1B+D, 4x 2B, 2x 2B+D
LEVEL 5-15:	10 UNITS	1x STUDIO, 3x 1B, 3x 1B+D, 2x 2B, 1x 3B
LEVEL 16:	8 UNITS	6x 1B, 2x 2B
TOTAL	163 UNITS	

UNIT BREAKDOWN - OAHs BUILDING:		UNIT MIX:
LEVEL 1:	6 UNITS	4x 1BD, 2x 2BD
LEVEL 2-6:	12 UNITS	6x 1BD, 1x 1BD+D, 4x 2BD, 1x 2BD+D
TOTAL	66 UNITS	

MARKET & OAHs BUILDINGS TOTAL 214 UNITS

ZONING TABLE	H1A(314)H(13.8)
CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED
MINIMUM LOT AREA	400m²
MINIMUM LOT WIDTH	15m
MINIMUM FRONT YARD SETBACK	3m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m
MINIMUM REAR YARD SETBACK	Abutting R1, R2 or R3:7.5m Other cases: 4.5m
MAXIMUM BUILDING HEIGHT	13.8m
VEHICLE PARKING REQUIREMENTS (AREA Z)	No off-street motor vehicle parking is required to be provided within Area Z (By-law 2016-249)
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)
AMENITY AREA REQUIREMENTS	6m² 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.
BICYCLE PARKING SPACES	0.5 per dwelling unit

LEGEND

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

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

NOT FOR CONSTRUCTION

FIGUR

THEIA-FIRST UNITARIAN

30 Cleary Avenue
Ottawa

SITE PLAN

Scale: 1:250

Date of creation: 06/06/2023

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