



**PROPERTY DESCRIPTION**

6 & 16 STOREY RESIDENTIAL BUILDINGS  
 CITY OF OTTAWA PIN NUMBER: 04751-0119  
 MUNICIPAL ADDRESS: 30 Clearly Ave

**SITE INFORMATION**

LOT AREA: 20,680 sqm  
 LOT FRONTAGE: 237.3m  
 LOT DEPTH: 112.8m

**BUILDING INFORMATION**

BUILDING AREA- MARKET BUILDING= 979sqm, OAHs Building= 875 sqm  
 BUILDING FLOOR AREA- MARKET BLDG=13520 sqm, OAHs BLDG= 5996 sqm, P1=2709sqm, P2=2112sqm  
 PROPOSED USE: APARTMENT DWELLINGS

**UNIT BREAKDOWN - MARKET BUILDING:**

LEVEL 1:	9 UNITS
LEVEL 2-4:	12 UNITS
LEVEL 5-15:	10 UNITS
LEVEL 16:	8 UNITS

**UNIT MIX:**

4x 1B, 2x 1B+D, 1x 2B, 2x 2B+D
1x STUDIO, 3x 1B, 2x 1B+D, 4x 2B, 2x 2B+D
1x STUDIO, 3x 1B, 3x 1B+D, 2x 2B, 1x 3B
6x 1B, 2x 2B

**TOTAL: 163 UNITS**

**UNIT BREAKDOWN - OAHs BUILDING:**

LEVEL 1:	5 UNITS
LEVEL 2:	13 UNITS
LEVEL 3-6:	12 UNITS

**UNIT MIX:**

4x 1B, 1x 2B
6x 1B, 4x 1B+D, 2x 2B, 1x 3B
7x 1B, 2x 1B+D, 2x 2B, 1x 3B

**TOTAL: 66 UNITS**

**MARKET & OAHs BUILDINGS TOTAL: 229 UNITS**

**ZONING TABLE** I1A[314]H(13.8)

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	400m <sup>2</sup>	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 Other cases: 4.5m	4.525m
MAXIMUM BUILDING HEIGHT	13.8m	MARKET BUILDING= 49.80m(WITHOUT PENTHOUSE) 53.80m(WITH PENTHOUSE) OAHs= 18.80m (WITHOUT PENTHOUSE) 22.8m (WITH PENTHOUSE)
VEHICLE PARKING REQUIREMENTS (AREA Z)	As per Bylaw 2024-381, for the 30 Clearly site, above grade parking spots required is 143.	Above grade parking provided for entire 30 Clearly site = 147  Underground spots provided = 96
AMENITY AREA REQUIREMENTS	6m <sup>2</sup> 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 BUILDING= 978 sqm PRIVATE 624 sqm COMMUNAL 1113 sqm TOTAL  MARKET= 6m <sup>2</sup> x 163 units= 978 sqm OAHs= 6m <sup>2</sup> x 66 units= 396 sqm  OAHs BUILDING= 430 sqm (ALL COMMUNAL)
BICYCLE PARKING SPACES	0.5 per dwelling unit  MARKET BUILDING = 82 REQU. OAHs = 33 REQU.	MARKET BUILDING: HORIZONTAL = 89 SPACES STACKED=58x2=116 SPACES EXTERIOR HORIZONTAL = 8 213 SPACES TOTAL  OAHs: HORIZONTAL = 22 STACKED: 22x2= 44 SPACES EXTERIOR HORIZONTAL = 6 72 SPACES TOTAL

**LEGEND**

STONE DUST REFER TO LANDSCAPE	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	
FIRE HYDRANT. REFER TO CIVIL	
CATCH BASIN	
MANHOLE	

**NOTE:** X-E INDICATES EXISTING TO REMAIN

0 5m 10m

No. Date Description / Object

- 01 09-11-2023 ISSUED FOR PRE-CONSULTATION
- 02 02-16-2024 PHASE 3 - PRE-APPLICATION
- 03 30-05-2024 PHASE 3 - PRE-APPLICATION
- 04 27-02-2025 UPDATES FOR REVIEW
- 05 14-03-2025 UPDATES FOR REVIEW
- 06 27-03-2025 UPDATES FOR REVIEW
- 07 01-04-2025 PARCELS/PARKLAND DEDICATION
- 08 08-04-2025 REVIEW
- 09 22-04-2025 REVIEW
- 10 2025-05-01 REVIEW
- 11 2025-05-14 REVIEW
- 12 2025-05-16 SPC

**PROFESSIONAL ENGINEER**

Ingenieur / Engineer  
(Mécanique & Électrique / Mechanical & Electrical)

**PROFESSIONAL ENGINEER**

Ingenieur / Engineer  
(Structure / Structure)

**PROFESSIONAL ARCHITECT**

Architecte / Architect  
(Paysagiste / Landscape)

**PROFESSIONAL ENGINEER**

Ingenieur / Engineer  
(Civil / Civil)

**CLIENT**

Client / Client

**COLLECTIVE ARCHITECTS**

Collectif d'architectes / Architects Collective

**FIGUR**

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**DRIFT/DRIVER / COPYRIGHT**

Drift/Driver / Copyright

**SCALES / SEAL**

Scale / Seal

**PROFESSIONAL ARCHITECT**

Architecte / Architect

**THEIA-FIRST UNITARIAN**

30 Clearly Avenue  
Ottawa

**SITE PLAN**

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

Vérifié par / Verified by: RC  
No. dessin / Drawing number: 1  
Revision / Revision: 0

Echelle / Scale: 1:250

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

**A010**