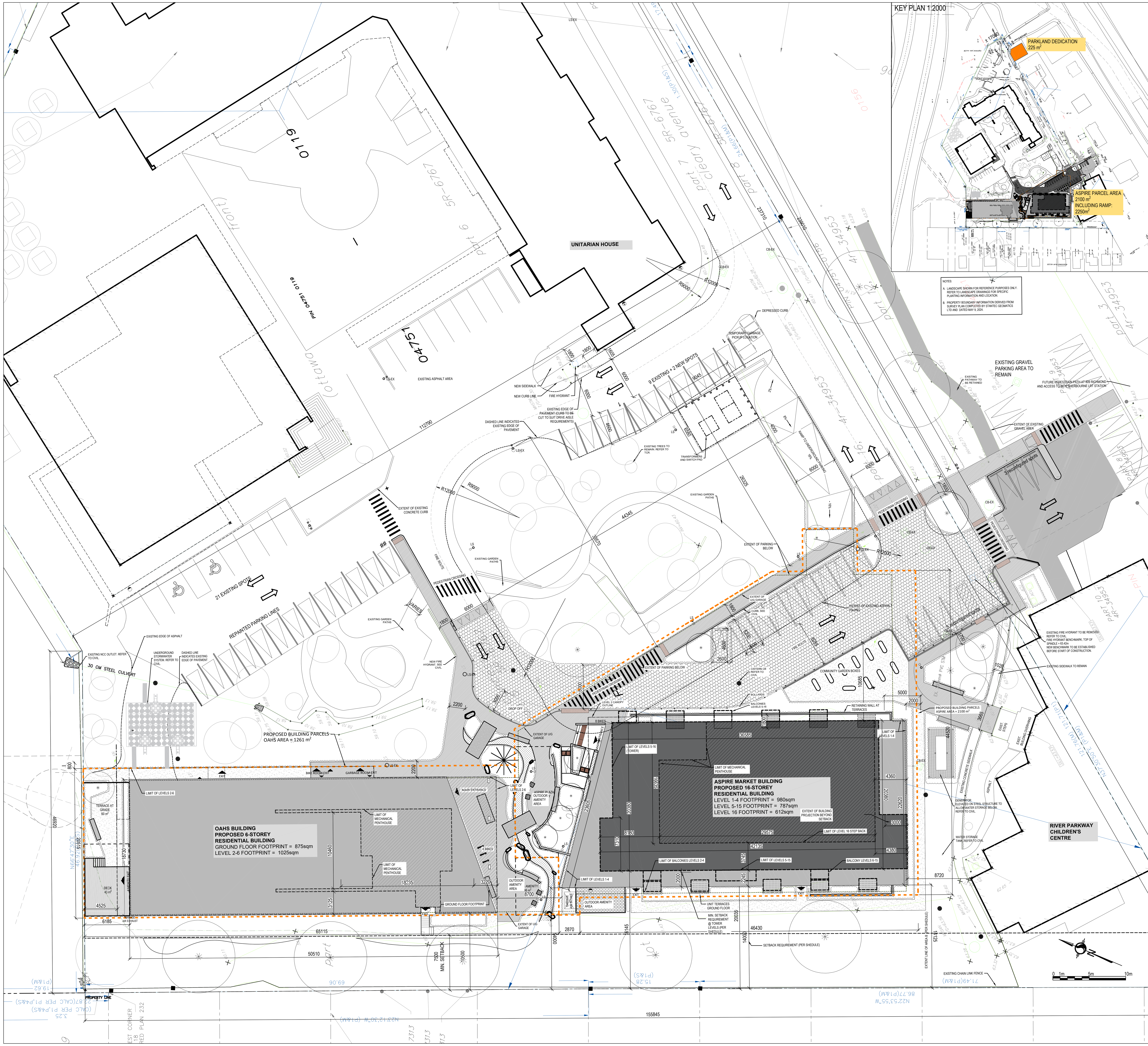
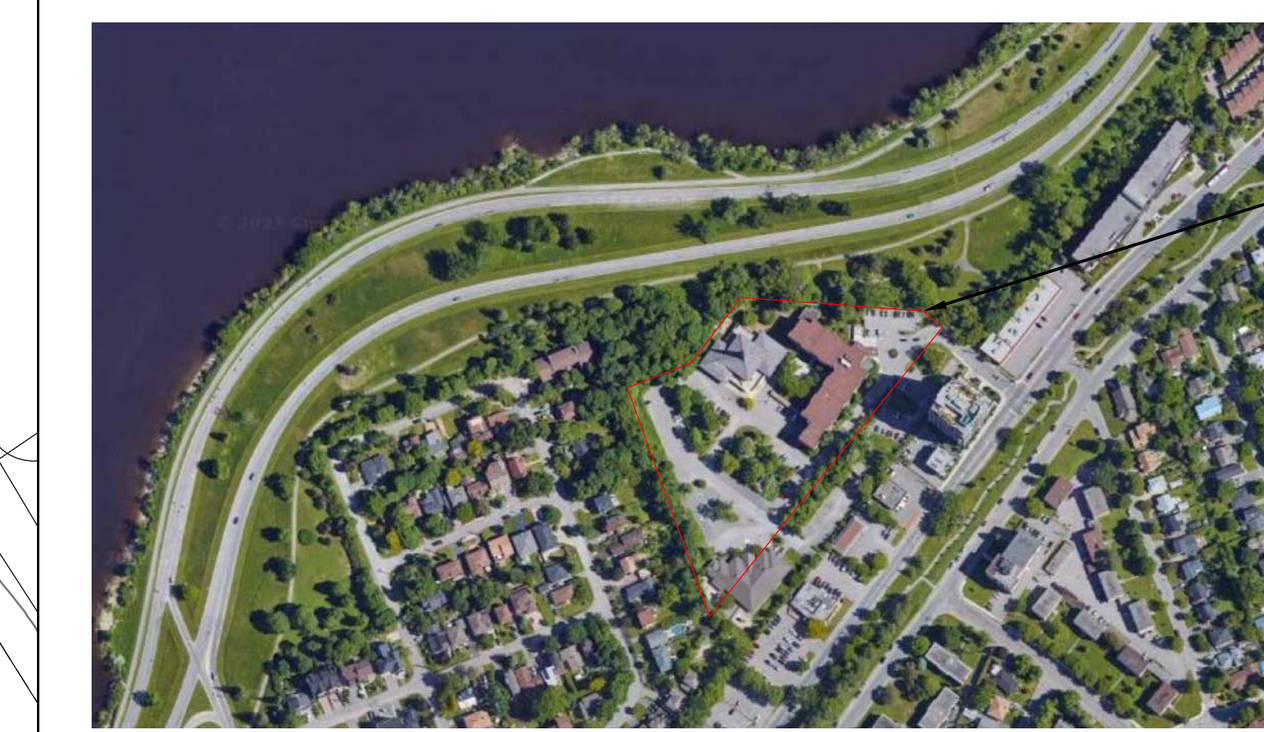


KEY PLAN



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 = 980sqm, OAHS BUILDING = 875 sqm

BUILDING FLOOR AREA: MARKET BLDG=13520 sqm, OAHS BLDG = 5996 sqm, P1=2709sqm, P2=2112sqm

GROSS FLOOR AREA (CITY DEFINITION): MARKET BUILDING: 10560sqm OAHS BUILDING: 4423sqm

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:	5 UNITS	4x 1B, 1 x 2B
LEVEL 2:	13 UNITS	6x 1B, 4x 1B+D, 2x 2B, 1x 3B
LEVEL 3-6:	12 UNITS	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	400m²	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: 54 m OAHS: 19.50 m
VEHICLE PARKING REQUIREMENTS (AREA Z)	As per Bylaw 2024-381, for the 30 Cleary site, above grade parking spots required is 143.	Above grade parking provided for entire 30 Cleary site = 147 Underground spots provided = 97
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. MARKET= 6m² x 163 units= 978 sqm OAHS= 6m² x 66 units= 396 sqm	MARKET BUILDING: 978 sqm PRIVATE 624 sqm COMMUNAL 1113 sqm TOTAL OAHS BUILDING: 430 sqm (ALL COMMUNAL)
BICYCLE PARKING SPACES	0.5 per dwelling unit MARKET BUILDING = 82 REQU. OAHS = 33 REQU.	MARKET BUILDING: HORIZONTAL AT GRADE: 132 HORIZONTAL STACKED: 32 EXTERIOR: 8 172 SPACES TOTAL OAHS: HORIZONTAL AT GRADE: 33 HORIZONTAL STACKED: 18 EXTERIOR: 6 57 SPACES TOTAL

LEGEND

STONE DUST REFER TO LANDSCAPE	FD FLOOR DRAIN
PAVERS REFER TO LANDSCAPE	UP UTILITY POLE
ASPHALT PAVING	OVERHEAD UTILITY WIRES
CONCRETE	L.S. LIGHT STANDARD
RIVERSTONE REFER TO LANDSCAPE	DC DEPRESSED CURB
EXISTING BUILDING ELEMENT TO BE REMOVED	NEW TREE. REFER TO LANDSCAPE.
EXISTING FENCE	
NEW BOARD FENCE REFER TO LANDSCAPE	EXISTING TREE. REFER TO LANDSCAPE AND TCR
LOT LINE	
SETBACK LINE	NEW PLANTING AREA (REFER TO LANDSCAPE DRAWINGS)
DESIGNATED BUILDING ENTRANCE / EXIT	
FH FIRE HYDRANT. REFER TO CIVIL	77.70 EXISTING GROUND ELEVATION [TO DETERMINE EXISTING AVERAGE GRADE]
CB CB CATCH BASIN	NEW GROUND ELEVATION REFER TO CIVIL
MH MANHOLE	

NOTE: 'X'-E INDICATES EXISTING TO REMAIN

No.	Date	Émis pour / Object
01	09-11-2023	ISSUED FOR PRE-CONSULTATION
02	02-16-2024	PHASE 3 - PRE-APPLICATION
03	30-05-2024	Issued for Phase 3 Resubmission
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 - NOT SUBMITTED
13	2025-11-26	SPC
14	2026-01-23	SPC RESPONSE 1
15	2026-05-29	COMMITTE OF ADJUSTMENTS
16	2026-08-31	SPC RESPONSE
-	---	---
-	---	---
-	---	---
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Ingénieur / *Engineer*
(Mécanique & Électricité / *Mechanical & Electrical*)

Ingénieur / *Engineer*
(Structure / *Structure*)

Urbaniste & Architecte Paysagiste / Planning & Landscape Architect
FOTENN Planning + Design

Ingénieur / *Engineer*
(Civil / *Civil*)
LRL ENGINEERING | INGÉNIERIE

Client / *Client*
theia PARTNERS
Ontario Aboriginal Housing Services

Architecte / *Architect*
Collectif d'architectes / Architects Collective
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3550, Saint-Antoine O.
Montréal QC H4C 1A9
T. 514 861-5122
fig. 2
252 Argyle Ave.
Ottawa ON K2P 1B9
T. 613 695-6122
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Sceau / *Seal*

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERTO CAMPOS
LICENCE
7401

Note:

L'entrepreneur doit vérifier toutes les dimensions et informations sur le site et aviser immédiatement l'architecte de toutes erreurs ou omissions.

Contractor shall verify all information and dimensions on site and immediately report any errors or omissions to the architect.

Projet / *Project*

THEIA-FIRST UNITARIAN

30 Cleary Avenue
Ottawa

Titre / *Title*

SITE PLAN

Dessiné par / *Drawn by*: ZK/RH/GS	No. projet / *Project number*: 2314
Vérifié par / *Verified by*: RC	No. dessin / *Drawing number* — Révision / Revision: 0
Échelle / Scale: 1:250	
Date de création du dessin / *Drawing creation date*: 06/06/2023	A010