



REFER TO ACCOMPANYING
APPLICATION FOR BLOCK 2 SITE PLAN

KEY PLAN			No.	Date	Emis pour / Object
PROPOSED SITE 800 Winisk Street Block 3			01	2026-07-21	SITE PLAN APPLICATION
PROPERTY DESCRIPTION					
3x SIX STOREY RESIDENTIAL BUILDING					
CITY OF OTTAWA PIN NUMBER					04273 - 1249, 04273 - 1250 (LEASEHOLD)
MUNICIPAL ADDRESS					800 Winisk Street
SITE INFORMATION					
LOT AREA:					9958.66 m²
LOT FRONTAGE:					20.48 m
LOT DEPTH:					155.64 m
BUILDING INFORMATION					
BUILDING AREA (OBC):					
3.1: 1098 m²					
3.2: 1427 m²					
3.3: 1362 m²					
BUILDING FLOOR AREA (OBC):					
3.1: 5736m²					BUILDING FLOOR AREA (ZONING):
3.2: 7251m²					3.1: 5000m²
3.3: 7553m²					3.2: 6363m²
Parking: 8662m²					3.3: 6597m²
PROPOSED USE:					
APARTMENT DWELLING, MID-RISE					
BUILDING 3.1					
FIRST FLOOR:	12 UNITS	9-1 BD, 3-2 BD, 0-3 BD	BUILDING 3.3	16 UNITS	11-1 BD, 4-2 BD, 1-3BD
SECOND FLOOR:	15 UNITS	10-1 BD, 4-2BD, 1-3 BD	FIRST FLOOR:	17 UNITS	9-1 BD, 6-2BD, 2-3BD
THIRD FLOOR:	15 UNITS	10-1 BD, 4-2BD, 1-3 BD	THIRD FLOOR:	17 UNITS	9-1 BD, 6-2BD, 2-3BD
FOURTH FLOOR:	15 UNITS	10-1 BD, 4-2BD, 1-3 BD	FOURTH FLOOR:	17 UNITS	9-1 BD, 6-2BD, 2-3BD
FIFTH FLOOR:	13 UNITS	9-1BD, 4-2BD	FIFTH FLOOR:	17 UNITS	11-1BD, 5-2BD, 1-3BD
SIXTH FLOOR:	13 UNITS	9-1BD, 4-2BD	SIXTH FLOOR:	17 UNITS	11-1BD, 5-2BD, 1-3BD
TOTAL:	83 UNITS	57-1 BD, 23-2 BD, 3-3BD	TOTAL:	101UNITS	60-1 BD, 32-2 BD, 9-3BD
BUILDING 3.2					
FIRST FLOOR:	13 UNITS	5-1 BD, 7-2 BD, 1-3BD			
SECOND FLOOR:	18 UNITS	8-1 BD, 9-2BD, 1-3BD			
THIRD FLOOR:	18 UNITS	8-1 BD, 9-2BD, 1-3BD			
FOURTH FLOOR:	18 UNITS	8-1 BD, 9-2BD, 1-3BD			
FIFTH FLOOR:	13 UNITS	5-1BD, 8-2BD			
SIXTH FLOOR:	13 UNITS	5-1BD, 8-2BD			
TOTAL:	93 UNITS	39-1 BD, 50-2 BD, 4-3BD			
TOTAL UNITS:					277 UNITS
ZONING TABLE					
CITY OF OTTAWA ZONING BY-LAW No. 2026-50					
MINIMUM LOT AREA					
MINIMUM LOT WIDTH					
FRONT YARD SETBACK					
HYDRO SETBACK					
ROAD WIDENING EASEMENT (ROW)					
MINIMUM SIDE YARD SETBACK					
MINIMUM REAR YARD SETBACK					
MINIMUM SEPARATION DISTANCE					
MAXIMUM BUILDING HEIGHT					
MAXIMUM FLOOR SPACE INDEX					
LANDSCAPED AREA					
VEHICLE PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)					
VISITOR PARKING REQUIREMENTS (AREA X, SCHEDULE 1A)					
AMENITY AREA REQUIREMENTS					
BICYCLE PARKING SPACES (mid rise; apartment dwelling)					
LEGEND OF SYMBOLS					
DESIGNATED BUILDING ENTRANCE / EXIT					
FIRE HYDRANT. REFER TO CIVIL					
CATCH BASIN					
MANHOLE					
AREA DRAIN					
UTILITY POLE					
LIGHT STANDARD					
DEPRESSED CURB					
PROPOSED TREES					
TREES BY OTHERS (TO DETERMINE EXISTING AVERAGE GRADE)					
NEW GROUND ELEVATION REFER TO CIVIL					
NOTE: "X"E INDICATES EXISTING TO REMAIN					
Designé par / Drawn by					No. projet / Project number
GS					2513 / 2514
Vérifié par / Verified by					No. dessin / Drawing number
RC					
Schéma / Scale					Revision / Revision
1:300					
Date de création du dessin / Drawing creation date					
2026-01-20					
Project / Project					
Wateridge Village Block 3					
800 Winisk Street, Ottawa, ON K1K 3X3					
Site Plan					
A100					