



SITE INFORMATION

SURVEY INFORMATION TAKEN FROM:

- TOPOGRAPHICAL PLAN OF LOTS 25 TO 31, 35, 40 TO 46.
- PART OF LOTS 36, 41, 48, 55
- AND PART OF REGINALD STREET (CLOSED BY JUDGE'S ORDER INST. N641356)
- REGISTERED PLAN NO. 246,
- CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. NOVEMBER 30, 2016.

SITE SUMMARY

	EXISTING	PROPOSED
ZONING	TM3 H (42)	TM3 H (42)
SITE AREA	6467sq.m	6467sq.m
USE	MOTEL	SHELTER

ZONING SUMMARY

	REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	6,698 sq.m
MINIMUM LOT WIDTH	NO MINIMUM	55m
MAXIMUM FRONT YARD SETBACK	2m	55m
INTERIOR SIDE YARD SETBACK: BETWEEN NON-RES. AND NON-RES.	3m MAX	0m MIN
BETWEEN NON-RES. AND RES.	3m MIN	3m MIN
CORNER SIDE YARD SETBACK	5m MIN	20.042m MIN
REAR YARD SETBACK ABUTTING A RESIDENTIAL ZONE	7.5m MIN	10.5m MIN
BUILDING HEIGHT: FOR A DISTANCE OF 20m FROM FRONT LOT LINE	6.7m MIN	0m MIN
MAXIMUM HEIGHT	42m MAX	21m MAX
MAXIMUM HEIGHT WITH A REAR LOT LINE ABUTTING AN R4 ZONE WITH A 45° ANGULAR PLANE MEASURED AT A HEIGHT OF 15M FROM A POINT 1.5m FROM THE REAR LOT LINE.	AT 16m	21m MAX
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE	1.4m	3m

PARKING REQUIREMENTS

	REQUIRED	PROPOSED
SHELTER 333 MONTREAL ROAD PARKING		
VEHICLE PARKING		
1 SPACE PER 100 sq.m. OF GFA	62	27
BICYCLE PARKING		
1 SPACE PER 1500 sq.m. OF GFA	4	12

COMMERCIAL 325 MONTREAL ROAD PARKING

	REQUIRED	PROPOSED
	8	19

BUILDING AREA

GROSS FLOOR AREA AS PER CITY OF OTTAWA ZONING BY-LAW:

EMERGENCY SHELTER :	801 sq.m
RESIDENTIAL CARE FACILITY :	5,358 sq.m
TOTAL :	6,159 sq.m

APPROVED REFUSED

THIS DAY OF _____, 20__

DOUGLAS JAMES, MCIP, RPP, MANAGER,
DEVELOPMENT REVIEW CENTRAL PLANNING,
INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF
OTTAWA

CONSULTANTS

URBAN PLANNING CONSULTANTS:
FOURM PLANNING & DESIGN
233 HULLSTON ST
OTTAWA, ON K2P 0Z8
TEL: 613-930-9104

CIVIL ENGINEERING:
JSEI - DAVID SCHAFFNER ENG. LTD.
120 ISBER ROAD, SUITE 103
OTTAWA, ON K2S 1E1
TEL: 613-938-0950

GEOTECHNICAL:
PATERSON GROUP
154 COLONADE ROAD SOUTH
OTTAWA, ON K2E 1J5
TEL: 613-226-1581

STRUCTURAL ENGINEER:
GAINFEE & ASSOCIATES
131 HODDAR RD - SUITE 102
OTTAWA, ON K2E 0P4
TEL: 613-124-1242

MECH/ELEC ENGINEER:
GOODKEY NEEDMARK
1688 HODDAR DR
OTTAWA, ON K2S 3B2
TEL: 613-121-5111

ACOUSTICAL CONSULTANTS:
GRADIENT KIND ENGINEERING INC.
121 WALGREEN ROAD
OTTAWA, ON K2A 1L2
TEL: 613-836-0434

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
14 CONCORDE GATE
NEPEAN, ON K2E 1S6
TEL: 613-121-0850

LANDSCAPE ARCHITECT:
PROJET PAYSAGE
24 MOUNT ROYAL GUEST, BUREAU 801
MONTREAL, QC, H2T 2S2
TEL: 613-844-1700

SECURITY CONSULTANTS:
SECURITY THROUGH SAFE DESIGN INC.
2650 GREENVIEW DRIVE, SUITE 204
OTTAWA, ON K2B 8N6
TEL: 613-963-0253

6.	2/10/2017	RE-ISSUED FOR SITE PLAN CONTROL
5.	1/10/2017	PARKING STUDY
4.	1/10/2017	PARKING STUDY
3.	04/08/2017	PARKING STUDY
2.	04/08/2017	ISSUED FOR SITE PLAN CONTROL
1.	18/05/2017	ISSUED FOR UDRP
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.

Copyright reserved.



613-238-7200 Fax: 613-235-2005
Email: mail@hobinarc.com

project

333 MONTREAL ROAD

drawing title

SITE PLAN

drawn	date	scale
BM	17/04/19	1:250

project 1650

drawing no. **A1.01**

ONTARIO ASSOCIATION OF ARCHITECTS
MARK J. HOBIN
LICENSE 3049

DATE=PL01

NOTE: MONTREAL ROAD RIGHT OF WAY (ROW) SHOWN AS PER CURRENTLY PROPOSED

	NEW BUILDING		TREES TO BE REMOVED
	FIRE ROUTE		
	EXISTING BUILDINGS		

0m 5m 10m 20m 50m