

BUILDING AREAS

TABLE BELOW FOR INFORMATION FOR CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

BLOCK NUMBER	UNITS PER BLOCK	GROSS FLOOR AREA	BUILDING AREA
BLOCK 1	18	1788.93 SQ. M.	635.59 SQ. M.
BLOCK 2	15	1487.88 SQ. M.	529.28 SQ. M.
BLOCK 3	9	892.56 SQ. M.	318.88 SQ. M.
BLOCK 4	12	1190.19 SQ. M.	424.23 SQ. M.
BLOCK 5	12	1190.19 SQ. M.	424.23 SQ. M.
BLOCK 6	18	1782.09 SQ. M.	633.62 SQ. M.
BLOCK 7	18	1782.09 SQ. M.	633.62 SQ. M.
GARBAGE ENCLOSURE	N/A	96.6 SQ. M.	105.38 SQ. M.

ZONING CONFORMANCE TABLE

TABLE BELOW BASED ON GM ZONING, CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION

PERMITTED RESIDENTIAL USES	STACKED DWELLINGS		
TOTAL UNIT COUNT	102 UNITS	GROUND INSET BELOW GRADE	
TOTAL FLOORS	3.0 STOREYS		
BUILDING HEIGHT	11 M		
SITE AREA	13873.69 SQ. M.		
TOTAL GROSS FLOOR AREA	10210.53 SQ. M.		
TOTAL BUILDING AREA	3704.83 SQ. M.		
LOT COVERAGE	36.70%		
ASPHALT (DRIVE AISLES AND PARKING SPACES)	5074.49 SQ. M.		
LANDSCAPE AREA	5094.37 SQ. M. (36.7%)		



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ISSUES

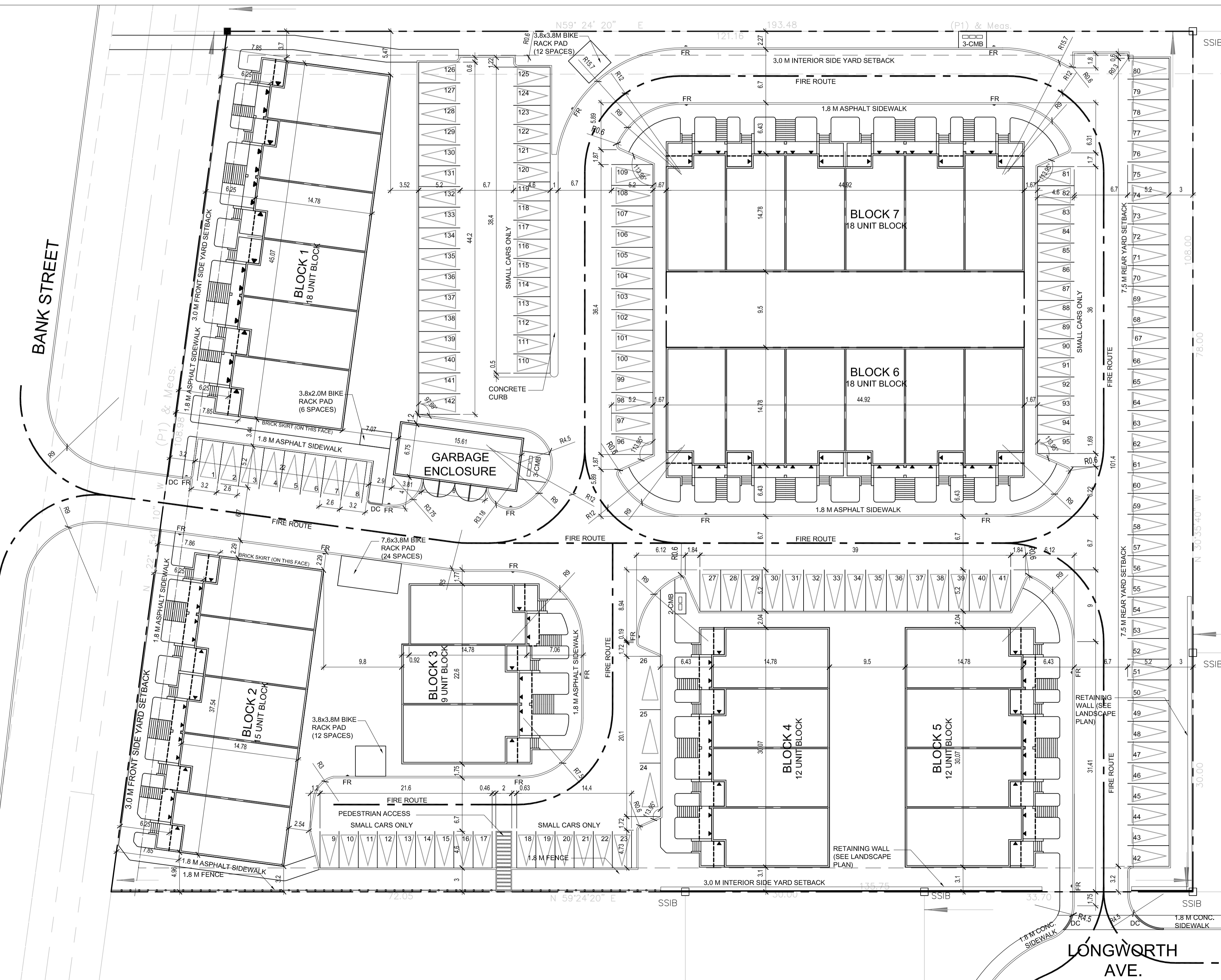
No.	DESCRIPTION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

PLEASE CONFIRM KEYPLAN BOX

CONSULTANTS

SEAL



LANDSCAPE BUFFER LOCATION	REQUIRED	PROVIDED	MINOR VARIANCE REQ.
FRONT YARD (BANK STREET)	3.0 M	3.0 M	NO
REAR YARD	3.0 M	3.0 M	NO
INTERIOR SIDE YARD	3.0 M	3.0 M	NO
EXTERIOR SIDE YARD	3.0 M	3.0 M	NO

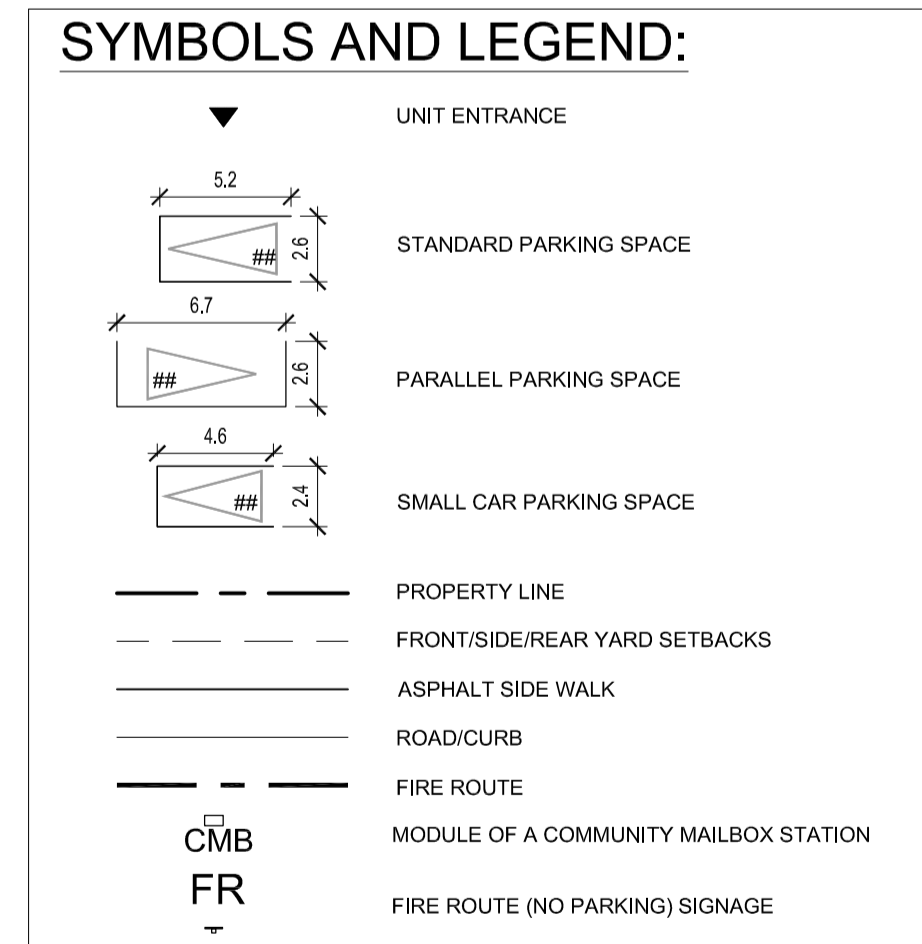
ZONING PROVISIONS	REQUIRED	PROVIDED	MINOR VARIANCE REQ.
MINIMUM LOT AREA	NO MINIMUM	13873.69 SQ. M.	NO
MINIMUM LOT WIDTH	NO MINIMUM	108.0 M.	NO
MAXIMUM HEIGHT	18.0 M	11.0 M	NO
FRONT YARD SETBACK	3.0 M	3.0 M	NO
REAR YARD SETBACK	7.5 M	7.5 M	NO
INTERIOR SIDE YARD SETBACK	3.0 M	3.0 M	NO
EXTERIOR SIDE YARD SETBACK	3.0 M	3.0 M	NO

AMENITY SPACE REQUIREMENTS	REQUIRED	PROVIDED	MINOR VARIANCE REQ.
TOTAL AMENITY AREA (SQ. M PER UNIT)	6.0 SQ. M.	16.1 SQ. M. (MIN)	NO
COMMUNAL AMENITY AREA (SQ. M)	306.0 SQ. M.	306 SQ. M.	NO

GENERAL PARKING PROVISIONS	REQUIRED	PROVIDED	MINOR VARIANCE REQ.
PARKING SPACE DIMENSIONS	2.6 M x 5.2 M and UP TO 40% (SMALL CAR), 2.4 M x 4.6 M, PARALLEL PARKING SPACE 2.6 M x 6.7 M	2.6 x 5.2 M, 2.4 M x 4.6 M and 2.6 M x 6.7 M	
PARKING SPACE RATES	1.2 x 102 UNITS = 122	142 (INCL. 20 VIST.)	
PARKING SPACE RATE FOR SMALL CAR (40% ALLOWABLE)	57 SPACES ALLOWED	46 SPACES	
VISITOR PARKING	0.2 x 102 UNITS = 20	20	
BICYCLE PARKING	0.5 x 102 UNITS = 51	51	51

DRIVE AISLE PROVISIONS	REQUIRED	PROVIDED	MINOR VARIANCE REQ.
DRIVE AISLE PROVISIONS	6.7 M.	6.7 M.	
FIRE ROUTE PROVISIONS	6.0 M.	6.0 M.	

WINTER SNOW STORAGE	REQUIRED	PROVIDED	MINOR VARIANCE REQ.
WINTER SNOW STORAGE		OFF SITE	



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SHEET TITLE
COWAN'S GROVE SITE PLAN

SHEET NUMBER A-101 **ISSUE** 1

