

NOTE:
SITE PLAN BOUNDARIES DERIVED FROM ONTARIO LAND
SURVEYOR PLAN 4R 26707 PREPARED BY ANNIS
O'SULLIVAN VOLLEBEKK LTD. DATED 21 DECEMBER 2012

NOTE:
THIS APPLICATION IS AN AMENDMENT TO A SITE PLAN
PREVIOUSLY APPROVED:

FILE No.: D07-12-15-0009
DATE: 30 APRIL 2015

CHANGES APPLY ONLY TO THE PHASE TWO PORTION OF
WORK RELATED TO 197 TRAIN YARDS DRIVE AS INDICATED.

SITE AREA: 13,254sm / 3.3 acres
(MEASURED WITHIN MC7 ZONE)

GROSS FLOOR AREA: 3,563sm / 38,352sf

ZONING DESIGNATION: MC7[1387]-H
MIXED-USE CENTRE SUBZONE 7
URBAN EXCEPTION 1387
HOLDING ZONE

PROVISION	REQUIRED	PROVIDED
MINIMUM LOT AREA:	600sm	13,254sm
MINIMUM LOT WIDTH	18.0m	104m
MINIMUM FRONT YARD	NO MINIMUM	0.8m
MINIMUM CORNER SIDE YARD	NO MINIMUM	5.7m
MINIMUM INTERIOR SIDE	NO MINIMUM	13.5m
MINIMUM REAR YARD	10m	N/A
MAXIMUM FSI	NO MAXIMUM	0.27
MINIMUM BUILDING HEIGHT	NO MINIMUM	7.32m
MAXIMUM BUILDING HEIGHT	15.0m	7.32m
MINIMUM LANDSCAPE WIDTH	NO MINIMUM, EXCEPT THAT WHERE A YARD IS PROVIDED AND NOT USED FOR REQUIRED DRIVEWAYS, AISLES, PARKING, LOADING SPACES OR OUTDOOR COMMERCIAL PATIO, THE WHOLE YARD MUST BE LANDSCAPED	

MINIMUM PARKING REQUIRED (3.4 per 100sm): 121
MAXIMUM PARKING PERMITTED (5.0 per 100sm + 15%): 203
PARKING PROPOSED: 200

NOTE:
REFER TO PARKING CALCULATIONS AT LOCATION PLAN BELOW FOR
OVERALL PARKING SUMMARY

BARRIER FREE PARKING REQUIRED: 2
BARRIER-FREE PARKING PROPOSED: 4

BIKE PARKING REQUIRED (1 per 250sm): 15
BIKE PARKING PROPOSED: 16

LOADING SPACES REQUIRED: 2
LOADING SPACES PROPOSED: 2

BUILDING AREA / PARKING SUMMARY:

GM[2160] & GM[2160]-h ZONES:		
BUILDING H	873sm / 9,397sf	48 SPACES
BUILDING J	2,034sm / 21,896sf	93 SPACES
BUILDING L & L2	4,980sm / 53,609sf	244 SPACES
BUILDING M2	6,573sm / 70,750sf	181 SPACES
BUILDING M	2,169sm / 23,347sf	83 SPACES
BUILDING 195	6,355sm / 68,400sf	252 SPACES
BUILDING 197	1,469sm / 15,812sf	53 SPACES
BUILDING 575	1,813sm / 19,513sf	84 SPACES
BUILDING 595-2 & 4	4,024sm / 43,313sf	108 SPACES
BUILDING 665	2,998sm / 32,269sf	143 SPACES
SUB-TOTAL	33,288sm / 358,306sf	1,289 SPACES

MC7[1387]-h ZONE: BUILDING 830	3,530sm / 38,000sf	200 SPACES
TOTAL	36,818sm / 396,306sf	1,489 SPACES

PARKING SPACE RATE CALCULATIONS

MINIMUM PARKING REQUIRED:

GM[2160]: BASED ON 3.4 PARKING SPACES PER 100sm GROSS FLOOR AREA
33,288sm / 100 x 3.4 = 1,132
MC7[1397]: BASED ON 3.4 PARKING SPACES PER 100sm GROSS FLOOR AREA
3,530sm / 100 x 3.4 = 121

MAXIMUM PARKING PERMITTED:

GM[2160]: BASED ON 5.0 PARKING SPACES PER 100sm OF GROSS FLOOR AREA
33,288sm / 100 x 5.0 = 1,664 + 249 (15%) = 1,913
MC7[1397]: BASED ON 5.0 PARKING SPACES PER 100sm OF GROSS FLOOR AREA
3,530sm / 100 x 5.0 = 177 + 26 (15%) = 203

PARKING SUMMARY FOR ENTIRE SITE:

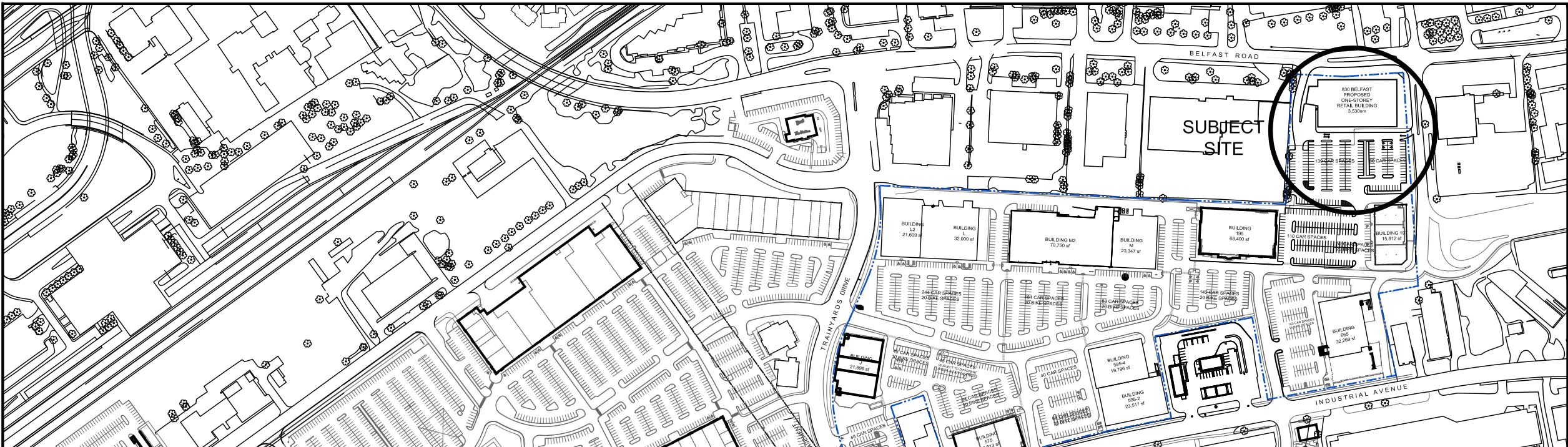
MINIMUM PARKING REQUIRED 1,253 SPACES
MAXIMUM PARKING PERMITTED 2,116 SPACES
TOTAL PARKING PROVIDED 1,489 SPACES

01 SITE INFORMATION
SP-A01 SCALE: NTS

04 SITE PLAN
SPA01 SCALE: 1:500



03 LOCKABLE BIKE RACK (QTY. 4)
SPA01 SCALE: NTS



02 LOCATION PLAN
SP-A01 SCALE: 1:500

OWNER / APPLICANT:
CONTROLLEX CORPORATION
100-223 COLONNADE ROAD SOUTH, OTTAWA, ON, K2E 7K3
613-723-7490

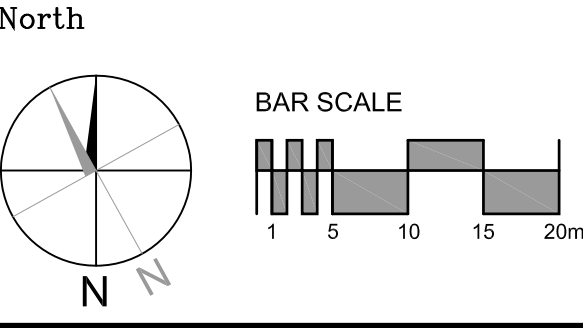
ARCHITECT:
MCROBIE ARCHITECTS + INTERIOR DESIGNERS
68 QUEEN STREET, OTTAWA, ON, K1P 5C6
613-238-2072

CIVIL ENGINEERS:
EXP SERVICES INC.
2650 QUEENSWAY DRIVE, OTTAWA, ON, K2B 8H6
613-225-9940

GEOTECHNICAL ENGINEERS:
PATTERSON GROUP
154 COLONNADE GATE, OTTAWA, ON, K2E 7J5
613-226-7351

SURVEYOR:
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500, OTTAWA, ON, K2E 7S6
613-727-0850

LANDSCAPE ARCHITECT:
JAMES B. LENNOX & ASSOCIATES INC
3332 CARLING AVENUE, OTTAWA, ON, K2H5A8
613-722-5168



Revisions

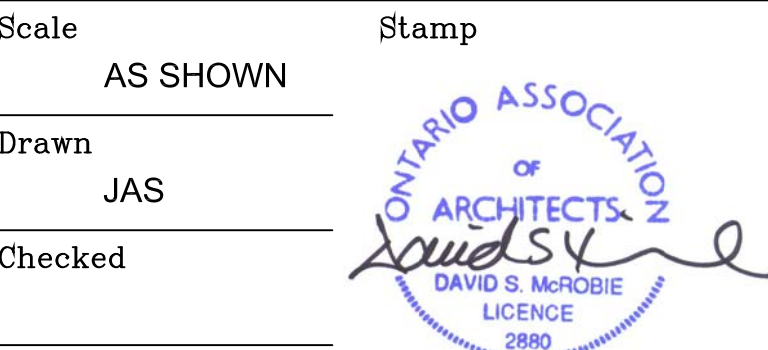
No.	By	Description	Date
01			
02	JAS	REVISED FOR REVIEW	28 JAN 2019
03	JAS	REVISED FOR COORD.	01 FEB 2019
04	JAS	REVISED FOR COORD.	25 FEB 2019
05	JAS	ISSUED FOR SPA	20 MAR 2019
06	JAS	REVIEWED FOR SPA	17 JULY 2019
07	JAS	REVISED FOR SPA	01 AUG 2019

Project
OTTAWA TRAIN YARDS
RETAIL DEVELOPMENT

830 BELFAST ROAD, OTTAWA

Drawing

ZONING INFORMATION,
LOCATION PLAN AND
SITE PLAN



Project No.

18-112

Date

NOV 2018

Drawing No.

SP-A01