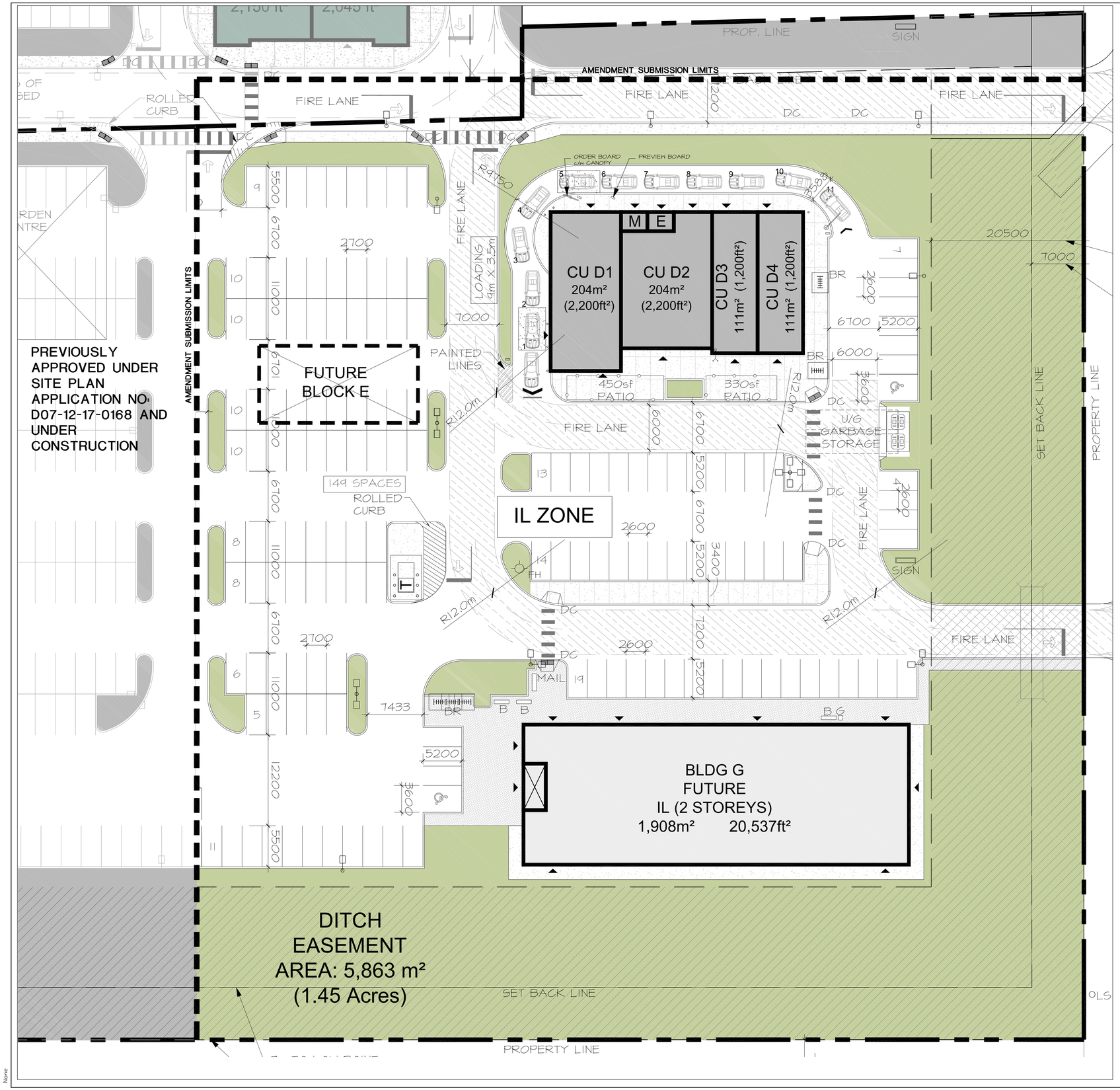

PART OF BLOCK 1
REGISTERED PLAN 4M-454 AND PART OF LOT 27 CONCESSION II
GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA

PARKING SUMMARY BY USE:

IL ZONE AREA:

BUILDING D:

UNIT D1 w/ DT	204 sq.m	@1.0/100	16
UNIT D2	204 sq.m	@1.0/100	21
UNIT D3	111 sq.m	@3.4/100	4
UNIT D4	111 sq.m	@3.4/100	4
BUILDING G (L1)	454 sq.m	@3.6/100	34
BUILDING G (L2)	454 sq.m	@2.4/100	23
TOTAL	2,538 sq.m.		106

PARKING STALLS (2.6m x 5.2m)
REQUIRED 106 SPACES
PROVIDED 149 SPACES
EXTRA 43 SPACES

OR

PARKING SUMMARY BY SHOPPING MALL:

IL ZONE AREA:

BUILDING D:

UNIT D1 w/ DT	204 sq.m	@3.6/100	8
UNIT D2	204 sq.m	@3.6/100	8
UNIT D3	111 sq.m	@3.6/100	4
UNIT D4	111 sq.m	@3.6/100	4
BUILDING G (L1)	454 sq.m	@3.6/100	34
BUILDING G (L2)	454 sq.m	@3.6/100	34
TOTAL	2,538 sq.m.		92

PARKING STALLS (2.6m x 5.2m)
REQUIRED 92 SPACES
PROVIDED 149 SPACES
EXTRA 57 SPACES

BARRIER-FREE PARKING (2.6m x 3.66m)
REQUIRED 2 SPACES
PROVIDED 2 SPACES

BICYCLE PARKING:

IL ZONE AREA	2,538 sq.m	@1/250	10
PROVIDED			25

	REQUIRED	PROVIDED
	IL	IL
PERMITTED USE (AMONG OTHERS)	DRIVE-THROUGH FACILITY, AUTOMOBILE SHOP, ANIMAL CARE, ECT.	ALL PERMITTED USES
MIN. LOT AREA	1,000 SQ.M.	44,355 SQ.M.
MIN. LOT WIDTH	NO MIN.	MULTIPLE WIDTHS EXCEEDING 18m
MIN. FRONT & CORNER YARD SETBACK	3m	3m
MIN. REAR YARD SETBACK	3m	10m
MIN. INTERIOR SETBACK	3m	3m
MIN. OF 30% OF LOT WIDTH w/in 3m OF FRONT LOT LINE, MUST BE OCCUPIED BY BUILDNIG WALLS WHEN LOT IS 90m OR WIDER	N/A	N/A
MAX. BUILDING HEIGHT	22m	6.3m
MAX F.S.I.	2	1,635/21,745 = 0.075
MIN. WIDTH LANDSCAPE AREAS	3m WHEN ABUTTING STREET; OTHERWISE NO MIN.	
ACCESS DRIVE & PARKING AISLE (MIN. WIDTH)	6.7m	6.7m
PARKING SPACE - MIN. WIDTH X MIN. LENGTH	5.2m X 2.6m	5.2m X 2.6m
MIN. BARRIER FREE PARKING	2 SPACES	2 BARRIER FREE PARKING SPOTS
BICYCLE PARKING	1/250 SQ.M. = 44	64 BIKE PARKING SPOTS

LEGEND:
- LIGHT STANDARD/ EXISTING
- STREET TREE/ EXISTING
- HYDRO POLE/GUY WIRE
- BARRIER-FREE PARKING
- BIKE RACK
- GARBAGE RECEPTACLE
- BENCH
- FIRE LANE
- BUILDING ENTRANCE/EXIT
- UNIT PAVERS - TYPE 1
- UNIT PAVERS - TYPE 2
- PAINTED LINE CROSSWALK
- DEPRESSED CURB (c/w TWSI)
- WATERCOURSE REALIGNMENT
- PROPOSED BLDG FOOTPRINT - AM LANDS
- PROPOSED BLDG FOOTPRINT - IL LANDS
- MAIL/ COMMUNITY GROUP
- GARBAGE
- STOP LINE
- ROLLED CURB

CONTEXT PLAN: NTS

no.	date	revision
1	SEPT. 20, 2019	ISSUED FOR SPA AMENDMENT #2

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.

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PROJECT/LOCATION:
HUNTINGTON PROPERTIES
5754 HAZELDEAN RD.

DRAWING TITLE:
IL ZONE
SITE PLAN

DRAWN BY:	DATE:	SCALE:
SL	08/29/2019	1:250

PROJECT: 1734

DRAWING NO.: A02

REVISION NO.:

D07-12-17-0168