

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

> FILE No.: D07-12-15-0009 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

REQUIRED **PROVISION** PROVIDED MINIMUM LOT AREA: 600sm 13,254sm 18.0m 104m MINIMUM LOT WIDTH MINIMUM FRONT YARD NO MINIMUM 0.8m MINIMUM CORNER SIDE YARD NO MINIMUM 5.7m NO MINIMUM 13.5m MINIMUM INTERIOR SIDE

MINIMUM REAR YARD 10m MAXIMUM FSI MINIMUM BUILDING HEIGHT NO MINIMUM

0.27 NO MAXIMUM 7.32m 7.32m 15.0m

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

N/A

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

REFER TO PARKING CALCULATIONS AT LOCATION PLAN BELOW FOR **OVERALL PARKING SUMMARY**

BARRIER FREE PARKING REQUIRED:

BARRIER-FREE PARKING PROPOSED: BIKE PARKING REQUIRED (1 per 250sm): **BIKE PARKING PROPOSED:**

LOADING SPACES REQUIRED: LOADING SPACES PROPOSED:

BUILDING AREA / PARKING SUMMARY:

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

MC7[1387]-h ZONE: BUILDING 830 3,530sm / 38,000sf 200 SPACES

36,818sm / 396,306sf

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

 $3,530 \text{sm} / 100) \times 3.4 = 121$

MAXIMUM PARKING PERMITTED:

GM[2160]: BASED ON 5.0 PARKING SPACES PER 100sm OF GROSS FLOOR AREA 33,288sm $/ 100 \times 5.0 = 1,664 + 249 (15%) = 1,913$

MC7[1397]: BASED ON 5.0 PARKING SPACES PER 100sm OF GROSS FLOOR AREA 3,530sm $/ 100 \times 5.0 = 177 + 26 (15%) = 203$

PARKING SUMMARY FOR ENTIRE SITE:

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

01 SITE INFORMATION

MCROBIE ARCHITECTS + INTERIOR DESIGNERS

OWNER / APPLICANT: CONTROLEX CORPORATION

100-223 COLONNADE ROAD SOUTH, OTTAWA, ON. K2E 7K3 613-723-7490

ARCHITECT: MCROBIE ARCHITECTS + INTERIOR DESIGNERS 66 QUEEN STREET, OTTAWA, ON, K1P 5C6

2650 QUEENSVIEW DRIVE, OTTAWA, ON. K2B 8H6

GEOTECHNICAL ENGINEERS: PATTERSON GROUP

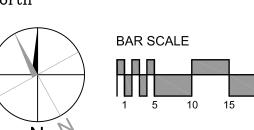
154 COLONNADE ROAD, OTTAWA, ON. K2E 7J5 613-226-7381

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

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







Revisions

No.	Ву	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
08	JAS	2ND REVISION FOR SPA	23 AUG 2019

1,489 SPACES

OTTAWA TRAIN YARDS RETAIL DEVELOPMENT

830 BELFAST ROAD, OTTAWA

ZONING INFORMATION, LOCATION PLAN AND SITE PLAN

Scale

Date

AS SHOWN Drawn

Checked



Project No.

Drawing No.

SP-A01

NOV 2018