

Project Zoning Review/Statistics

Municipality: City of Ottawa
Municipal Address: 550 Dealership Drive, Barrhaven
Registered Owner: Zena Investment Corporation
Lot Area: Site Area: 21,374sq.m. (230,063 sq.ft (5.28 acres))

Zoning Analysis
Ottawa
Zoning By-law: 2008-250
Zone: IP[2044] H(33)
Proposed Use: Automobile Body Shop

Building Areas		
	Gross (out-to-out)	
	Sq.m.	Sq.ft
Ground Floor		
Service Area	1,271	13,675
Ancilliary Offices	278	2,995
	1,549	16,670
Mezzanine	21	230
Totals	1,570	16,900

Development Standards		
	Required	Provided
Minimum Lot Area	10,000 sq.m.	21,374 sq.m.
Minimum Lot Width	100m	103.4m
Maximum Lot Coverage	55%	7%
Minimum Required Yard		
Front & Corner Side Yard	6m	57.5m & 27.15m
Interior Side Yard	3m	45.35m
Rear Yard	6m	89.75m
Maximum Building Height	33m	7.61m
Minimum Width of Landscaping		
Abutting a Street	3m	3m
All other cases	No min.	3m

Parking Spaces		
Service (Body Shop)		
- 3/bay @ 17 bays	51	77
Offices		
- 2.4 /100 sq.m @ 200sq.m.	5	73
Total	56	150

Loading Spaces (3.5m x 7m)	1	1
Bicycle Parking (1/ 1000 sq.m.)	3	4
Parking for Physically Disabled	3	3

Area 'C' on Schedule 1A
Provided in Side Yards,
as per Exception 2044

LEGAL DESCRIPTION:

PLAN 4M-1538
PARTS OF LOTS 17,18,19 and 20
CONCESSION 4 (RIDEAU FRONT)
BLOCK 10

CITY OF OTTAWA

PREPARED BY
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
MAY 4, 2015

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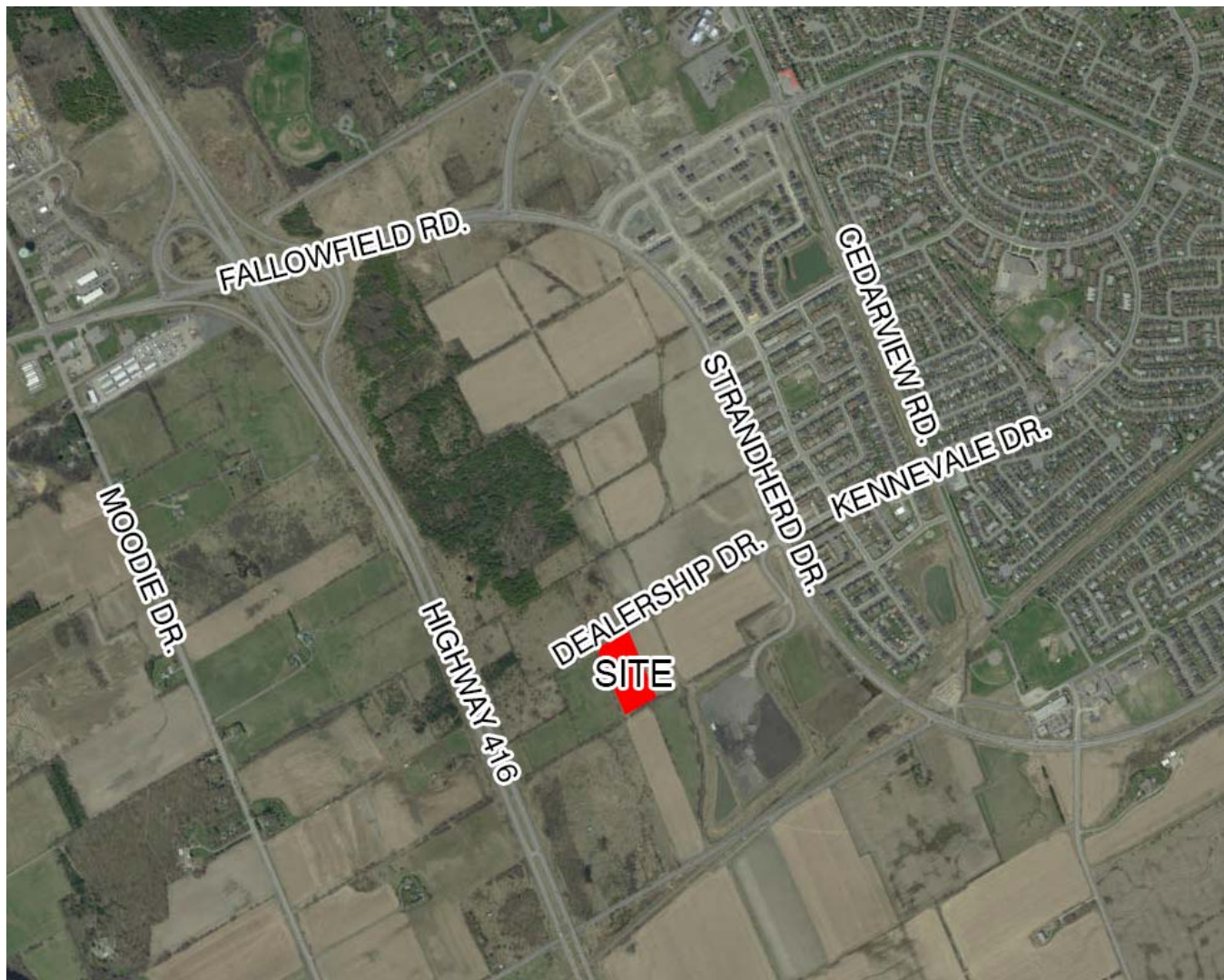
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LEGEND:	
DC	+ DEPRESSION CURB
MH	+ MANHOLE
CB	+ CATCH BASIN
S	+ SOLID
FDC	+ FIRE DEPARTMENT CONNECTION
FH	+ FIRE HYDRANT
HS	+ IN-SLAB HEATING
GH	+ GAS METER
LF	+ WALL-MOUNTED LIGHT FIXTURE
LS	+ LIGHT STANDARD
PE	+ PRINCIPAL ENTRANCE
ED	+ EXIT DOOR
OD	+ OVERHEAD DOOR
W	+ WITH NUMBERS, DENOTES REVISION
BS	+ BARBER-PRIEST PARKING SPACE
CP	+ CONCRETE PAVED DRIVE & SIGN ON POST OR WALL



1 LOCATION PLAN
A100 SCALE N.T.S.

REVISIONS:	
No.	DATE DESCRIPTION
1	FEB 28/17 RESPONSE TO PLANNING COMMENTS
2	MAR 29/17 ISSUED FOR REVIEW
3	JUN 20/17 REVISED BUILDING DESIGN
4	JUL 24/17 ISSUED FOR SITE PLAN RE-SUBMISSION
5	SEP 5/17 RESPONSE TO PLANNING COMMENTS
6	NOV 20/17 REVISED BUILDING SIZE
7	DEC 22/17 EXTENDED CONC. CURB @ EAST SIDE
8	JUL 3/18 ISSUED FOR CONSTRUCTION
9	MAY 23/19 ISSUED FOR REV. SITE PLAN APPROVAL
10	MAY 29/19 ISSUED FOR REVISED PERMIT
11	JUN 17/19 REVISED PRIVATE APPROACH & TRANSFORMER LOCATION
12	JUN 25/19 REVISED CUSTOMER PARKING
13	OCT 16/19 CHANGES TO SECURITY FENCING
14	OCT 30/19 CHANGES TO SECURITY FENCING

PERMIT	AUGUST 2, 2017
TENDER	DECEMBER 13, 2017
CONSTRUCTION	JULY 3, 2018

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 BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWC ARCHITECTS INC. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

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OWNER
ZENA INVESTMENT CORPORATION

PROJECT
PROPOSED AUTOMOBILE BODY SHOP
'MYERS CARSTAR BARRHAVEN'
550 DEALERSHIP DRIVE
BARRHAVEN, ON

DRAWING TITLE
SITE PLAN - PHASE 1

PROJECT No.	1650
SCALE	As indicated
DRAWN BY	TC
DATE	20 NOV. 2017

DRAWING No.
A100

D07-12-16-0183