



SITE ADDRESS:	1125 COLONEL BY DRIVE, OTTAWA ON K1S 5B6
ENTIRE CAMPUS SITE AREA:	621, 934.80 m ²
PROPOSED BOUNDARY SITE AREA:	4 673 m ²
TOTAL UNIT COUNT:	166
TOTAL GFA:	8 035 m ²
BUILDING HEIGHT:	30.65m
AVERAGE GRADE:	65.65

GROSS FLOOR AREA CALCULATION		
Level	Area Type	Area
LEVEL 02	Gross Floor Area	1260 m²
LEVEL 03	Gross Floor Area	1260 m²
LEVEL 04	Gross Floor Area	1259 m²
LEVEL 05	Gross Floor Area	1259 m²
LEVEL 06	Gross Floor Area	929 m²
LEVEL 07	Gross Floor Area	1000 m²
LEVEL 08	Gross Floor Area	638 m²
LEVEL 09	Gross Floor Area	430 m²
Total Area		8035 m²

Carleton University - New Student Residence - Project Zoning Information		SPCA Submission December 13, 2019	
Municipality:	City of Ottawa		
Municipal Address:	1125 Colonel By Drive		
Registered Owner:	Carleton University		
Lot Area:	621,934.80 M ²		
Ottawa Zoning By-Law:	2008-250		
Zone:	I2A F(1.5) Major Institutional Zone		
	Area B on Schedule 1		
	Area Z on Schedule 1A		
Proposed Use:	Residential use building ancillary to post-secondary educational institution		
December 2019 Floor Space Index (FSI) based on gross floor area (GFA) of existing buildings, including GFA of currently under construction buildings on campus, including this proposed New Residence Building		Total Site Area = 621,934.80 M ² Total Gross Floor Area = 498,367.3 M ²	FSI = 0.80
I2 - Zone Specifics (Sections 171 and 172)			
Zoning Mechanism		Zone Provisions (Requirements)	Provided
Minimum Lot Width		No minimum	N/A
Minimum Lot Area		No minimum	N/A
Minimum Required Yard			
Minimum Front Yard Setback		7.5 m	>7.5 m
Minimum Rear Yard Setback		7.5 m	>7.5 m
Minimum Interior Side Yard Setback		7.5 m	>7.5 m
Minimum Corner Side Yard Setback		7.5 m	>7.5 m
Interior Side Yard		0 m	>0 m
Rear Yard		0 m	>0 m
Maximum Building Height		No Maximum	30 m
Maximum Width of Landscape area along all Lot Lines		3.0 m	N/A
Part 2 - General Provisions (Sections 55-74)			
Multiple Buildings:			
74. (1) Where buildings are connected only below grade, they are considered separate buildings for the purposes of applying the provisions of the by-law.		Info	
74. (2) Except where a contrary intention is evident from the context, separation distances required by this by-law between buildings do not apply to those portions of the building below grade.		Info	
Part 4 - Parking Queuing and Loading Provisions (Sections 100-114)			
Minimum Parking Spaces Rates (Section 101) - Area Z on Schedule 1A			
101.(2) Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required		0	0
Bicycle Parking Space Rates and Provisions (Section 111)			
Table 111A - Bicycle Parking Space Rate (c) rooming unit or dwelling unit within a post secondary educational facility		0.75 per dwelling unit or rooming unit 166 dwelling units X 0.75 = 124.5	125
Loading Space Rates and Provisions (Section 113)			
Table 113A - Minimum Number of Vehicle Loading Spaces Required per Square Metres of Gross Floor Area		None required	1
(2) Residential uses			

Level	Area Type	Area
BASEMENT (TUNNEL LEVEL)	Exempt	1077 m²
LEVEL 01	Exempt	2341 m²
LEVEL 02	Exempt	597 m²
LEVEL 03	Exempt	596 m²
LEVEL 04	Exempt	610 m²
LEVEL 05	Exempt	610 m²
LEVEL 06	Exempt	560 m²
LEVEL 07	Exempt	489 m²
LEVEL 08	Exempt	462 m²
LEVEL 09	Exempt	670 m²
Total Area		8011 m²

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Gross Floor Area		
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