

PROJECT ZONING INFORMATION

Carleton University - New Student Residence - Project Zoning Information	SPCA Submission	on 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-seconstitution	ondary educational
December 2019 Floor Space Index (FSI) based on gross floor area (<i>GFA</i>) of existing buildings, including <i>GFA</i> of currently under construction buildings on campus, including this proposed <i>New Residence Building</i>	Total Site Area = $621,934.80 \text{ M}^2$ Total Gross Floor Area = $498,367.3 \text{ M}^2$	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 t purposes of applying the provisions of the by-law.	he 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.	y 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 requi	red 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 Flo Area (2) Residential uses	por None required	1

GENERAL SITE SUMMARY

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 INFORMATION

Level	Area Type	Area
LEVEL 02	Gross Floor Area	1260 m ²
LEVEL 03	Gross Floor Area	1260 m ²
LEVEL 04	Gross Floor Area	1259 m ²
LEVEL 05	Gross Floor Area	1259 m ²
LEVEL 06	Gross Floor Area	929 m ²
LEVEL 07	Gross Floor Area	1000 m ²
LEVEL 08	Gross Floor Area	638 m ²
LEVEL 09	Gross Floor Area	430 m ²
Total Area	,	8035 m ²

GROSS FLOOR AREA CALCULATION - EXEMPT			
Level	Area Type	Area	
BASEMENT (TUNNEL LEVEL)	Exempt	1077 m ²	
LEVEL 01	Exempt	2341 m ²	
LEVEL 02	Exempt	597 m ²	
LEVEL 03	Exempt	596 m ²	
LEVEL 04	Exempt	610 m ²	
LEVEL 05	Exempt	610 m ²	
LEVEL 06	Exempt	560 m ²	
LEVEL 07	Exempt	489 m ²	
LEVEL 08	Exempt	462 m ²	
LEVEL 09	Exempt	670 m ²	
Total Area		8011 m ²	

GROSS FLOOR AREA CALCULATIONS - COMBINED TOTAL				
Level	Area Type	Area		
Exempt				
BASEMENT (TUNNEL LEVEL)	Exempt	1077 m ²		
_EVEL 01	Exempt	2341 m ²		
_EVEL 02	Exempt	597 m ²		
_EVEL 03	Exempt	596 m ²		
_EVEL 04	Exempt	610 m ²		
_EVEL 05	Exempt	610 m ²		
_EVEL 06	Exempt	560 m ²		
_EVEL 07	Exempt	489 m ²		
_EVEL 08	Exempt	462 m ²		
_EVEL 09	Exempt	670 m ²		
Gross Floor Area				
_EVEL 02	Gross Floor Area	1260 m ²		
LEVEL 03	Gross Floor Area	1260 m ²		
LEVEL 04	Gross Floor Area	1259 m ²		
LEVEL 05	Gross Floor Area	1259 m ²		
LEVEL 06	Gross Floor Area	929 m ²		
LEVEL 07	Gross Floor Area	1000 m ²		
LEVEL 08	Gross Floor Area	638 m ²		
LEVEL 09	Gross Floor Area	430 m ²		
Total Area		16046 m ²		
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CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB.

DO NOT SCALE DRAWINGS.

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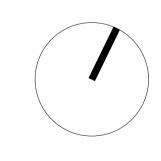
This drawing is not to be used for construction until signed by the architect.

ISSUED

Description SITE PLAN CONTROL APPLICATION 1 12/13/19

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CARLETON UNIVERSITY 1125 COLONEL BY DRIVE OTTAWA ON K1S 5B6

PROJECT STATISTICS

Project No: 1952 Date: 12/13/19

A.001