



No.:	Issued For:	Date:
01	For Coordination	August 29, 2019
02	For Site Plan Approval	September 3, 2019
03	For Site Plan Approval	November 14, 2019
04	For Site Plan Approval	January 06, 2020

It is the responsibility of the appropriate Contractor to verify all dimensions on site and report all errors and/or omissions to the architect. All contractors must comply with pertinent codes & by-laws. Do not scale drawings. This drawing may not be used for construction until signed. Architect's copyright reserved. Metric Scale Drawing. All measurements are in millimeters (mm) unless otherwise noted.

Symbol Legend:

- DENOTES PROPOSED BUILDING
- ▒ DENOTES EXISTING BUILDING
- - - DENOTES LINE OF CONSTRUCTION ABOVE
- ▨ DENOTES LANDSCAPE AREA
- ▧ DENOTES UNIT PAVING
- ▩ DENOTES CONCRETE SURFACE
- DENOTES EXISTING BUILDING TO BE REMOVED
- - - DENOTES PROPERTY LINE
- - - DENOTES SITE SETBACK
- - - DENOTES C/L STREET AND/OR FIRE ACCESS ROUTE
- ▲ DENOTES BUILDING ENTRANCES
- DC DENOTES DEPRESSED CURB
- ♿ DENOTES ACCESSIBLE PARKING SPACE
- ♿ DENOTES 300mm [W] x 450mm [H] ALUMINUM SIGN
- ♿ DENOTES 610mm [D] TACTILE WALKING SURFACE INDICATOR (TWS) SET 150mm BACK FROM EDGE OF DEPRESSED CURB
- ▨ DENOTES HIGH COLOUR CONTRAST DIAGONAL PAVEMENT MARKING (ACCESS AISLES & NO PARKING AREAS)
- ⊞ DENOTES BICYCLE RING RACK
- DENOTES BOLLARD

Site Map: REGIONAL ROAD 36 (HAZELDEAN ROAD)

Project North Arrow: Actual North Arrow

ONTARIO ASSOCIATION OF ARCHITECTS
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Project Title: Proposed Mixed-Use Building 5986-5992 Hazeldean Road, Ottawa ON

Drawing List: Site Plan

Job No.: 1817 Drawing No.: As Noted

Scale: As Noted

Date: August 29, 2019

Drawn By: TB Reviewed By: PM

A1.0

#18024

Site Information:		
Municipal Address:	5986-5992 Hazeldean Road, Ottawa ON	
Legal Description:	Part of Lot 25, Concession 11, Township of Goulbourn, City of Ottawa	
Total Site Area:	0.3542 hectares (0.8752473 acres), 3,542m ² (38,126ft ²) - Parts 1 & 2	
Survey Information:	This site plan has been compiled using the July 26, 2019 - Topographic Survey prepared & issued by Fairhall, Moffat & Woodland Ltd., Ontario Land Surveyors	
Zoning Mechanism:		
Zoning	Required:	Provided:
	GM14 H(11) - General Mixed Use Area C (Schedule 1A)	Office, Personal Service Business, Apartment Dwelling (Mid Rise) & Retail Store (Existing)
Minimum Lot Area	No minimum	3,542m ² (0.8752473 acres) - Parts 1 & 2
Minimum Lot Width	No minimum	63.40m (Hazeldean Road)
Minimum Front Yard Setback	3.0m (Hazeldean Road)	3.150m - Proposed Building ±4.748m - Existing Building
Minimum Interior Side Yard Setback for a Non-Residential or Mixed-Use Building, from any Portion of a Lot Line Abutting a Residential Zone	5.0m	5.163m (West Lot Line) - Proposed Building 44.954m (East Lot Line) - Proposed Building ±5.927m (East Lot Line) - Existing Building
Minimum Rear Yard Setback, from any Portion of a Rear Lot Line Abutting a Residential Zone	7.5m	7.70m - Proposed Building ±37.448m - Existing Building
Maximum Building Height	11.0m (36'-1")	10.973m (±36'-0") - Proposed Building ±4.5m (±14'-8") - Existing Building
Maximum Floor Space Index	N/A	0.47 (Proposed + Existing Building)
Maximum Gross Floor Area	35,000m ²	±1,665m ² (Proposed + Existing Building)
Minimum Width of Landscaped Area Abutting a Street and a Residential Zone	3.0m	3.222m

Building Information:		
Proposed Mixed-Use Building		
Footprint Area:	594.3m ² (6,397ft ²)	
1st Floor Gross Floor Area:	456.3m ² (4,911ft ²) *	(3) Group 'D' Personal Service Businesses
2nd Floor Gross Floor Area:	511.2m ² (5,503ft ²) *	(1) Group 'D' Office
3rd Floor Gross Floor Area:	438.2m ² (4,643ft ²) *	(6) Group 'C' Residential Dwelling Units
Total Gross Floor Area:	1,426.7m ² (15,357ft ²) *	
* Area measured from the interiors of outside walls and including floor area occupied by interior walls but excluding floor area occupied by shared mechanical, service and electrical equipment that serve the building, common hallways, corridors, stairwells, elevator shafts and other voids as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Gross Floor Area.		
Number of Storeys:	(3) above grade	Proposed Building Height: 10.973m (±36'-0") **
** Vertical distance measured from average grade to the highest point of the flat roof surface as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Building Height (a).		
Proposed Projection Above Building Height Limit: 12.016m (±39'-5") ***		
*** Permitted projection above the building height limit (top of the flat roof surface) for mechanical shaft and elevator penthouses as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 64 - Permitted Projections Above the Height Limit.		
Existing One-Storey Building		
Footprint Area:	±252.9m ² (±2,722ft ²)	
1st Floor Gross Floor Area:	±238.2m ² (±2,564ft ²) *	(1) Group 'E' Retail Equipment Rental Establishment
* Area measured from the interiors of outside walls and including floor area occupied by interior walls as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Gross Floor Area.		
Number of Storeys:	(1) above grade	Existing Building Height: ±4.5m (±14'-8") **
** Vertical distance measured from average grade to the mid-point of the sloped gable roof as per the City of Ottawa Zoning By-Law 2008-250 Consolidation - Section 54 - Building Height (c).		

Site Coverage:		
Combined Areas for Proposed Mixed-Use Building & Existing One-Storey Building		
Total Footprint Area:	= 594.3m ² (6,397ft ²) + ±252.9m ² (±2,722ft ²)	= ±847.2m ² (±9,119ft ²)
Total Gross Floor Area:	= 1,426.7m ² (15,357ft ²) + ±238.2m ² (±2,564ft ²)	= ±1,664.9m ² (±17,921ft ²)
Building & Landscape Coverage		
Proposed Mixed-Use Building + Existing One-Storey Building Coverage:	= ±847m ² / 3,542m ² = 23.9%	
Soft Landscaping (Vegetated) Coverage:	= 994m ² / 3,542m ² = 28.1%	
Hard Landscaping (Non-Vegetated) Coverage:	= 348m ² / 3,542m ² = 9.8%	
Asphalt Parking Coverage:	= 1,355m ² / 3,542m ² = 38.2%	
Floor Space Index:	= ±1,665m ² / 3,542m ² = 0.47	
Bicycle Parking Information:		
Bicycle Parking Requirements		
1st Floor Personal Service Businesses [Table 111A (e)]:	= 1 space / 500m ² GFA = 456.3m ² / 500m ² = 1 bicycle space	
2nd Floor Office [Table 111A (e)]:	= 1 space / 250m ² GFA = 511.2m ² / 250m ² = 3 bicycle spaces	
3rd Floor Residential [Table 111A (b)(i)]:	= 0.5 space per dwelling unit = 0.5 x 6 dwelling units = 3 bicycle spaces	
Existing One-Storey Retail [Table 111A (e)]:	= 1 space / 250m ² GFA = ±238.2m ² / 250m ² = 1 bicycle space	
Total Bicycle Parking Required:	= 8 bicycle parking spaces	
Total Bicycle Parking Provided:	= 8 bicycle parking spaces consisting of: (1) 2-sided Maglin MBR300 6-ring (8) capacity bicycle rack	

Parking Information:	
Proposed Mixed-Use Building Parking Requirements	
1st Floor Personal Service Businesses [Table 101 (N64)]:	= 3.4 spaces / 100m ² GFA = 456.3m ² / 100m ² x 3.4 = 15.5 parking spaces required
2nd Floor Office [Table 101 (N59)]:	= 2.4 spaces / 100m ² GFA = 511.2m ² / 100m ² x 2.4 = 12.3 parking spaces required
3rd Floor Residential [Table 101 (R15)]:	= 1 space / dwelling unit = 6 dwelling units x 1 = 6 parking spaces required
3rd Floor Residential Visitor [Table 102]:	= 0.2 space / dwelling unit = 6 dwelling units x 0.2 = 2 parking spaces required
Existing One-Storey Building Parking Requirements	
1st Floor Retail [Table 101 (N79)]:	= 3.4 spaces / 100m ² GFA = ±238.2m ² / 100m ² x 3.4 = 8.1 parking spaces required
Total Parking Requirements	
Total Parking Required on Site:	= 44 parking spaces
Total Parking Provided on Site:	= 44 parking spaces consisting of: (1) regular spaces @ 2.6m x 5.2m (1) Type A accessible space @ 3.4m x 5.2m w/ 1.5m access aisle (2) Type B accessible spaces @ 2.4m x 5.2m w/ 1.5m access aisle
Loading Space Information:	
Loading Space Requirements	
1st Floor Personal Service Businesses & 2nd Floor Office [Table 113A (b) & (d)]:	= <1,000m ² GFA @ 967.5m ² = 0 loading spaces required
3rd Floor Residential [Table 113A (e)]:	6 dwelling units = 0 loading spaces required
Existing One-Storey Retail [Table 113A (c)]:	= <2,000m ² GFA @ ±238.2m ² = 0 loading spaces required

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