Municipality: City of Ottawa

Municipal Address: 35-37 William Street

Registered Owner: Vittoria Trattoria

Lot Area: Site Area: 479 sq.m. (5.081 sq.ft (0.12 acres))

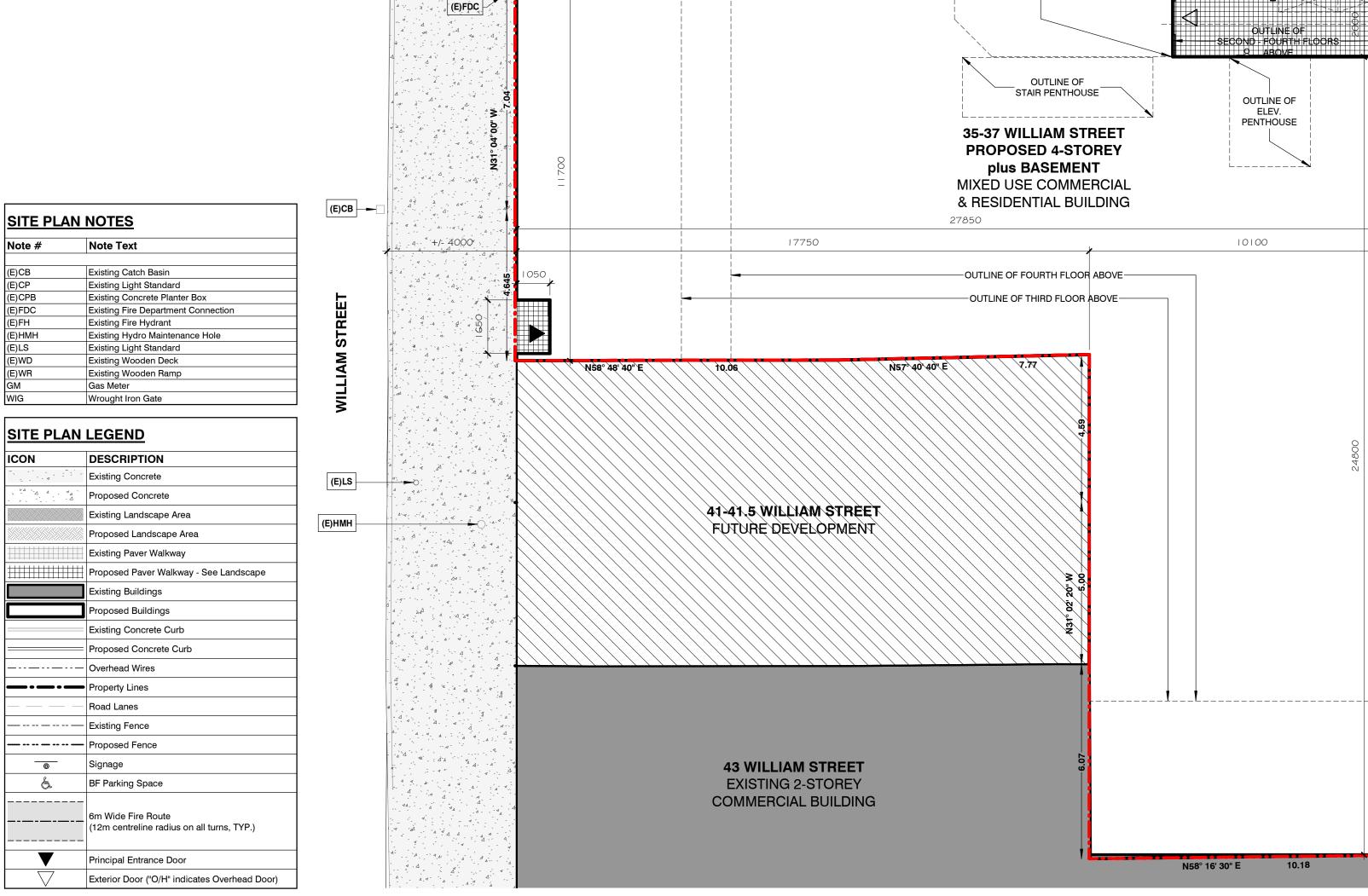
Zoning Analysis: Ottawa
Zoning By-law: 2008-250
Zone: MD2 S73

Proposed Use: Restaurant, Residential Rental Units

| Grand Total   | 2,059                    | 22,163         |       |
|---|--------------------------|----------------|-------|
| Fourth Floor  | 344                      | 3,703          |       |
| Basement<br>Ground Floor<br>Second Floor<br>Third Floor | 457<br>472<br>424<br>362 | 3,897          |       |
|   |                          | 4,564          |       |
|   |                          | 4,919<br>5,081 |       |
|   |                          |                | Sq.m. |
|   | Gross (out-to-out)       |                |       |
|   | Building Areas           |                |       |

| Development Standards                                  |          |           |
|--|----------|-----------|
|  | Required | Provided  |
| Minimum Lot Area                                       | No min.  | 479 sq.m. |
| Minimum Lot Frontage                                   | No min.  | 0m        |
| Maximum Lot Coverage                                   | No max.  | 100%      |
| Minimum Required Yard                                  |          |           |
| Front Yard   | No min.  | 0m        |
| Exterior Side Yard                                     | No min.  | 0m        |
| Interior Side Yard                                     | No min.  | 0m        |
| Rear Yard  | No min.  | 0m        |
| Maximum Building Height                                | 9.2m     | 13.5m     |
| Minimum Width of Landscaping                           |          |           |
| Abutting a Street                                      | No min.  | 0m        |
| All other cases  | No min.  | 0m        |
| Maximum Width of Any Permitted Use on the Ground Floor | ses 21m  | 11.7m     |

| Parking, Loading, Queueing          |   |    |   |
|-------------------------------------|---|----|---|
| Parking Spaces                      | 0 | 0  | No parking required as per Subsection 101(2) (Area Z on Schedule 1A)    |
| Accessible Parking Spaces           | 0 | 0  |   |
| Visitor Parking Spaces              |   |    |   |
| 0.1/dwelling unit @ 4 units         | 0 | 0  | No visitor parking required for first 12 units as per Subsection 102(2) |
| Bicycle Parking                     |   |    | 98 SE WITH 100 CO. CO. CO. CO.  |
| Restaurant (1/250sq.m. @ 486 sq.m.) | 2 | 2  |   |
| Residential (0.5/unit @ 16 units)   | 8 | 15 |   |
| Loading Spaces (3.5m x 7m)          | 0 | 0  | (Table 113A)  |



NOTES:

YORK STREET

→ (E)WR

CONNECTION TO DEVELOPMENT VIA INSTRUMENT N368787

EXISTING ASPHALT PARKING LOT

OUTLINE OF

(E)CP

−N58° 16′ 40″ E

ROOF ABOVE

**62 YORK STREET**EXISTING 3-STOREY
COMMERCIAL
BUILDING

**62 YORK STREET** 

EXISTING 2-STOREY COMMERCIAL BUILDING

7500

6500

Contractor shall check and verify all dimensions on site and

## **GENERAL SITE PLAN NOTES:**

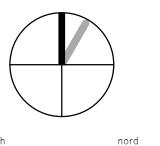
Exterior site lighting shall be directed onto the site

away from adjacent properties.
See Electrical Drawings.

Read this drawing in conjunction with the Civil Engineering Drawings and Electrical Drawings.

report any discrepancies to the Architect before proceeding.

no. revision date



383 Parkdale Avenue, Suite 201 Ottawa Ontario Canada K1Y 4R4

KWC ARCHITECTS INC.

PHONE (613) 238-2117
FAX (613) 238-6595
E MAIL kwc@kwc-arch.com

detail no.

détail no.
feuille no.

PROPOSED MIXED-USE COMMERCIAL & RESIDENTIAL BUILDING

> 35-37 WILLIAM ST. OTTAWA, ON.

designed by approved by approved par

drawn by dessiné par

AK/TC

AK/TC

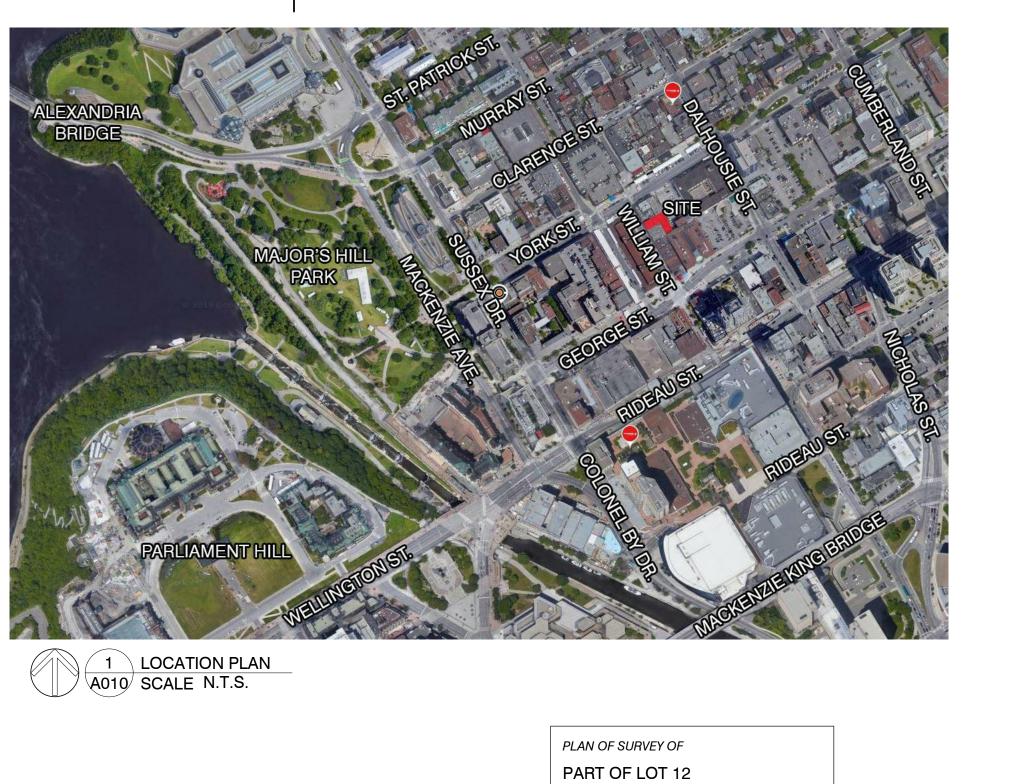
project no. no. du projet

2 DECEMBER 2019

drawing / dessin

SITE PLAN

revision sheet no. no. de la feuille A010



PART OF LOT 12
(SOUTH YORK STREET)
REGISTERED PLAN 42482
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

OUTLINE OF

ROOF ABOVE

✓ N58° 50' 50" E<sup>4</sup> → 4 → 17.83

**EXISTING 2-STOREY** 

COMMERCIAL BUILDING

2 SITE PLAN 00.5 | 2 3 4 5 6 7 8 9 10 M