

SITE ADDRESS: 344 WELLINGTON STREET, OTTAWA, ONTARIO, CANADA
 PIN: 041140001
 PARCEL TYPE: P
 WARD No. 14 SOMERSET

ZONING:
 FROM ZONING BY-LAW 250, CONSOLIDATED JUNE 25, 2008

MIXED-USE DOWNTOWN ZONE, SCHEDULE 11 (MD S11) (SEE 193-194) BY
 ZONING BY-LAW, AND SUBJECT TO MATURE NEIGHBOURHOODS OVERLAY

PERMITTED AND PROPOSED USE: OFFICE
 LOT WIDTH: NO MINIMUM REQUIRED





























MINIMUM LOT AREA: NO MINIMUM
 TOTAL SITE AREA: 0.67 HA (6,749 SM)
 LIMIT OF WORK: 0.54 HA (5,388 SM)¹

MINIMUM FRONT YARD: NO MINIMUM REQUIRED
 4.93M PROVIDED

MINIMUM REAR YARD: NO MINIMUM REQUIRED
 MINIMUM INTERIOR SIDEYARD SETBACK NO MINIMUM REQUIRED
 MINIMUM CORNER SIDEYARD SETBACK NO MINIMUM REQUIRED
 MAXIMUM HEIGHT: SOUTH SIDE: 10.6M ABOVE SEA LEVEL
 NORTH SIDE: 12.5M ABOVE SEA LEVEL

SURVEY INFORMATION: REGARDING PROPERTY LINE BEARINGS AND DISTANCES INDICATED ON THIS DRAWING TAKEN FROM PLAN OF SURVEY OF LOT 11 AND PART OF LOT 10 SOUTH OF WELLINGTON STREET LOTS 11, 14, 15 AND PART OF LOT 10 NORTH OF SPARKS STREET, CAMERON LOT, PART OF LYON STREET (FORMERLY MARKET SQUARE), REGISTERED PLAN 3922, LOTS 1 TO 9 (BOTH INCLUSIVE), LOTS B AND C, REGISTERED PLAN 14111 CITY OF OTTAWA BY STANTEC GEOMATICS LTD., ONTARIO LAND SURVEYORS, 2019. PLAN NO. NCA - 18-3327

1 SITE PLAN
A002b 1 : 200

	EXISTING WEST MEMORIAL BUILDING
	EXISTING WINDOW WELL WITH NEW METAL GRATE
	WEST MEMORIAL BUILDING PROPOSED INFILL
	SOFTSCAPE
	TACTILE WARNING SURFACE INDICATOR (TWSI)
	PUBLIC ENTRANCE
	PRIVATE STAFF ENTRANCE / FIRE/FIGHTERS ENTRANCE
	EXIT ONLY
	EXISTING SIGNIFICANT DECIDUOUS TREE TO BE PRESERVED
	NEW DECIDUOUS TREE BY LANDSCAPE
	ELS EXISTING CONFEDERATION BOULEVARD LIGHT STANDARD
	ELS EXISTING CONFEDERATION BOULEVARD LIGHT STANDARD
	ELS EXISTING LIGHT STANDARD
	ETSL EXISTING TRAFFIC SIGNAL LIGHT
	HYD FIRE HYDRANT
	"B" NEW STAINLESS STEEL BOLLARD
	FP FLAG POLE
	BIKE RACK
	NEW HARDENED PLANTER WITH BENCHES
	WFS BIKE REPAIR STATION
	WFS WATER FILLING STATION
	PROPERTY LINE
	NEW OR EXISTING MANHOLE OR VALVE CHAMBER - REFER TO CITY & SURVEY
	CB CATCH BASIN
	DRN DRAIN
	AV AV CONNECTION FOR MEDIA
	BS BUS STOP
	EXISTING SIGN

GENERAL NOTES	
1.	ALL EXISTING CONCRETE SIDEWALKS AND CURBS TO BE REPLACED WITH NEW CONCRETE SIDEWALKS AND CURBS
2.	ALL EXISTING GRANITE CURBS TO BE CLEANED AND RESET. REPLACE DAMAGED AND BROKEN GRANITE CURBS TO MATCH EXISTING PER NCC STANDARDS
3.	COORDINATION REQUIRED WITH ADJACENT CITY OF OTTAWA PROJECTS
4.	NEW TERRACE FOR VISITOR ENTRY TO BE GRANITE PAVEMENT, RAMPS AND STEPS

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A011	#1808
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