

PREVIOUSLY  
APPROVED UNDER  
SITE PLAN  
APPLICATION NO.  
D07-12-17-0168 AND  
UNDER  
CONSTRUCTION

## AMENDMENT SUBMISSION LIMITS

~~FUTURE~~

149 SPACES  
ROLLED  
CURB

# IL ZONE

TEMP. SNOW  
COLLECTION AREA

BLDG G  
FUTURE  
IL (2 STOREYS)  
1,908m<sup>2</sup>      20,537ft<sup>2</sup>

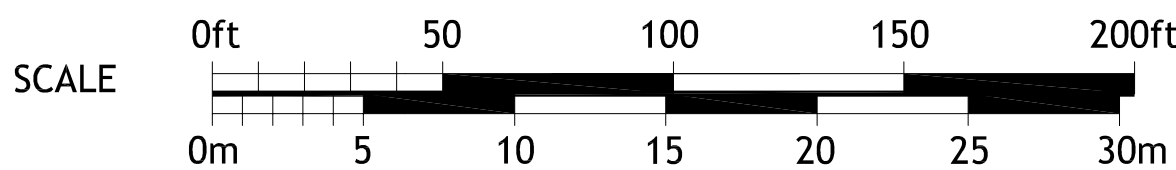
DITCH  
EASEMENT  
AREA: 5,863 m<sup>2</sup>  
(1.45 Acres)

  
**LAUREL MCCREIGHT**  
**PLANNER**  
**PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By Laurel McCreight at 9:56 am, Mar 10, 2020

PART OF BLOCK I				
SEPARATED PLAN 4M-454 AND PART OF LOT 27 CONCESSION II				
GEOGRAPHIC TOWNSHIP OF SOLEBURY, CITY OF OTTAWA				
<b>PARKING SUMMARY BY SHOPPING MALL:</b>				
<b>ILL ZONE AREA:</b>				
<b>BUILDING D:</b>				
UNIT D1 w/ D2	204 sq.m	03.6/100	8	
UNIT D2	204 sq.m	03.6/100	8	
UNIT D3	111 sq.m	03.6/100	4	
UNIT D4	111 sq.m	03.6/100	4	
<b>BUILDING G (L1)</b>				
	954 sq.m	03.6/100		34
<b>BUILDING G (L2)</b>				
	954 sq.m	03.6/100		34
<b>TOTAL</b>				
	2,538 sq.m			92
<b>PARKING STALLS (2.6m x 5.2m)</b>				
	REQUIRED	92 SPACES		
	PROVIDED	141 SPACES		
	EXTRA	51 SPACES		
<b>BARRIER-FREE PARKING (2.6m x 3.66m)</b>				
	REQUIRED	2 SPACES		
	PROVIDED	2 SPACES		
<b>BICYCLE PARKING:</b>				
<b>ILL ZONE AREA</b>				
	2,538 sq.m	01/250		10
<b>PROVIDED</b>				
				2

	REQUIRED	PROVIDED
	IL	IL
PERMITTED USE (AMONG OTHERS)	DRIVE-THROUGH FACILITY, AUTOMOBILE SHOP, RESTAURANT, DAY CARE, ETC.	ALL PERMITTED USES
MIN. LOT AREA	2,000 SQ.M.	44,355 SQ.M.
MIN. LOT WIDTH	NO MIN.	MULTIPLE WIDTHS EXCEEDING 18m
MAX LOT COVERAGE	65%	
MIN. FRONT & CORNER YARD SETBACK	7.5m	7.5m
MIN. REAR YARD SETBACK	7.5m	7.5m
MIN. INTERIOR SETBACK	7.5m	7.5m
MAX. BUILDING HEIGHT	18m	6.3m
MAX F.S.I.	2	1.635/21745 = 0.075
MIN. WIDTH LANDSCAPE AREAS	3m WHEN ABUTTING STREET; OTHERWISE NO MIN.	≥20m WHEN ABUTTING STREET
ACCESS DRIVE & PARKING AISLE (MIN. WIDTH)	6.1m	6.1m
PARKING SPACE - MIN. WIDTH X MIN. LENGTH	5.2m X 2.6m	5.2m X 2.6m
MIN. BARRIER FREE PARKING	2 SPACES	2 BARRIER FREE PARKING SPOTS
BICYCLE PARKING	1/250 SQ.M. = 44	64 BIKE PARKING SPOTS
MAX LOT COVERAGE	65%	12%
EXCEPTION 2120 MAX SIZE OF USES IN SECTION 203 (2/C)	400 SQ.M.	204 SQ. M.
EXCEPTION 2120 MAX CUMULATIVE GFA	1400 SQ.M.	≥1400 SQ. M.



0.5	LIGHT STANDARD/ EXISTING
1	STREET TREE/ EXISTING
MAN/UP	HYDRO POLY/EXIST WIRE
2	BARRIER-FREE PARKING
3	BIKE RACK
4	GARBAGE RECEPTACLE
5	BENCH
6	FIRE LANE
7	BUILDING ENTRANCE/EXIT
8	UNIT PAVERS - TYPE 1
9	UNIT PAVERS - TYPE 2
10	PAINTED LINE CROSSWALK
11	DEPRESSED CURB (c/w T&I)
12	WATER/COURSE REALIGNMENT
13	PROPOSED BLDG FOOTPRINT - AM PROPS
14	PROPOSED BLDG FOOTPRINT - LH LANE
15	MAIL/ COMMUNITY GROUP
16	GARBAGE
17	STOP CURB
18	ROLLED LINE



3	JAN. 24, 2020	RESPONSE TO SPA COMMENTS
2	NOV. 03, 2019	RESPONSE TO SPA COMMENTS
1	SEPT. 20, 2019	ISSUED FOR SPA AMENDMENT #2
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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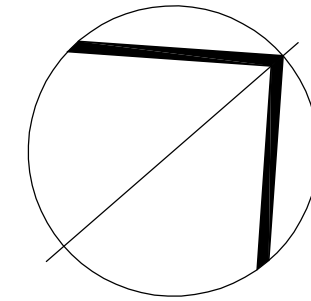


PROJECT/LOCATION:  
HUNTINGTON PROPERTIES

5754 HAZELDEAN RD.

DRAWING TITLE:  
IL ZONE  
SITE PLAN

DRAWN BY:	DATE:	SCALE:
SL	08/29/2019	1:250



REVISION NO  
#18027

D07-12-19-0160