

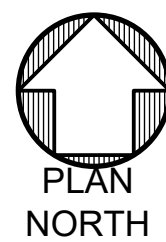
CITY OF OTTAWA ZONING BY-LAW 2008-250		
MCS H(35) (MIXED-USE CENTRE ZONE)		
PROPOSED MID-RISE MIXED-USE DEVELOPMENT		
ZONING PROVISION	REQUIRED	PROVIDED
MIXED-USE CENTRE ZONE PROVISIONS		
LOT AREA (MIN.)	NO MINIMUM	11,135.1m²
LOT WIDTH (MIN.)	NO MINIMUM	+/- 158.7m
FRONT YARD SETBACK (MIN. / MAX.)	NO MINIMUM / MAXIMUM 3.5m	2.5 m
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM , EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.0 m (EAST) & 5.5 m (WEST)
REAR YARD SETBACK (MIN.)	NO MINIMUM , EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	12.7 m
FLOOR SPACE INDEX (MAX.)	2	2.32
FLOOR SPACE INDEX NON-RESIDENTIAL (MIN.)	0.75	0.14
BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	24.54 m
WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIES
PARKING PROVISIONS (AREA C)		
PARKING SPACES (MIN.)	1 PER DWELLING UNIT = 304	TOTAL = 397
	3.4 PER 100m2 GFA RETAIL = 40.5	
	10 PER 100m2 GFA GYM = 17	
	10 PER 100m2 GFA CAFÉ = 20	
VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 60.8	
ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 152	TOTAL = 237 INCLUDES 0.75 PER DWELING UNIT
	1 PER 250m2 GFA RETAIL = 5	
	1 PER 250m2 GFA CAFE = 1	
	1 PER 1500m2 GFA GYM = 0	
AMENITY AREA PROVISIONS		
TOTAL AMENITY AREA (MIN.)	6m2 PER DWELLING UNIT = 1824	4,442.16 m²
COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 912 m²	3,346.74 m²

#### AMENITY AREAS

COMMUNAL  
POOL/GRASS = 2,486.83m² (26,768ft²)  
ROOF TOP = 362.51m² (3,902ft²)  
GND FLR AMENITIES = 497.40m² (5,354ft²)

PRIVATE BALCONIES  
2ND FLOOR = 314.94m² (3,390ft²)  
3RD FLOOR = 224.73m² (2,419ft²)  
4TH FLOOR = 214.05m² (2,304ft²)  
5TH FLOOR = 170.85m² (1,839ft²)  
6TH FLOOR = 170.85m² (1,839ft²)

TOTAL = 4,442.16m² (47,815ft²)



## PRELIMINARY SITE PLAN

SCALE 1 = 300



**PROGRESSIVE ARCHITECTS, LTD.**  
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8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2	JUNE 30.21	ZONING	10		
1	JUNE 11.21	REVIEW	9		
rev.	date	issued for	rev.	date	issued for

project: THE WOODS ON KANATA AVE.

address: OTTAWA, ON

sheet name: SITE PLAN

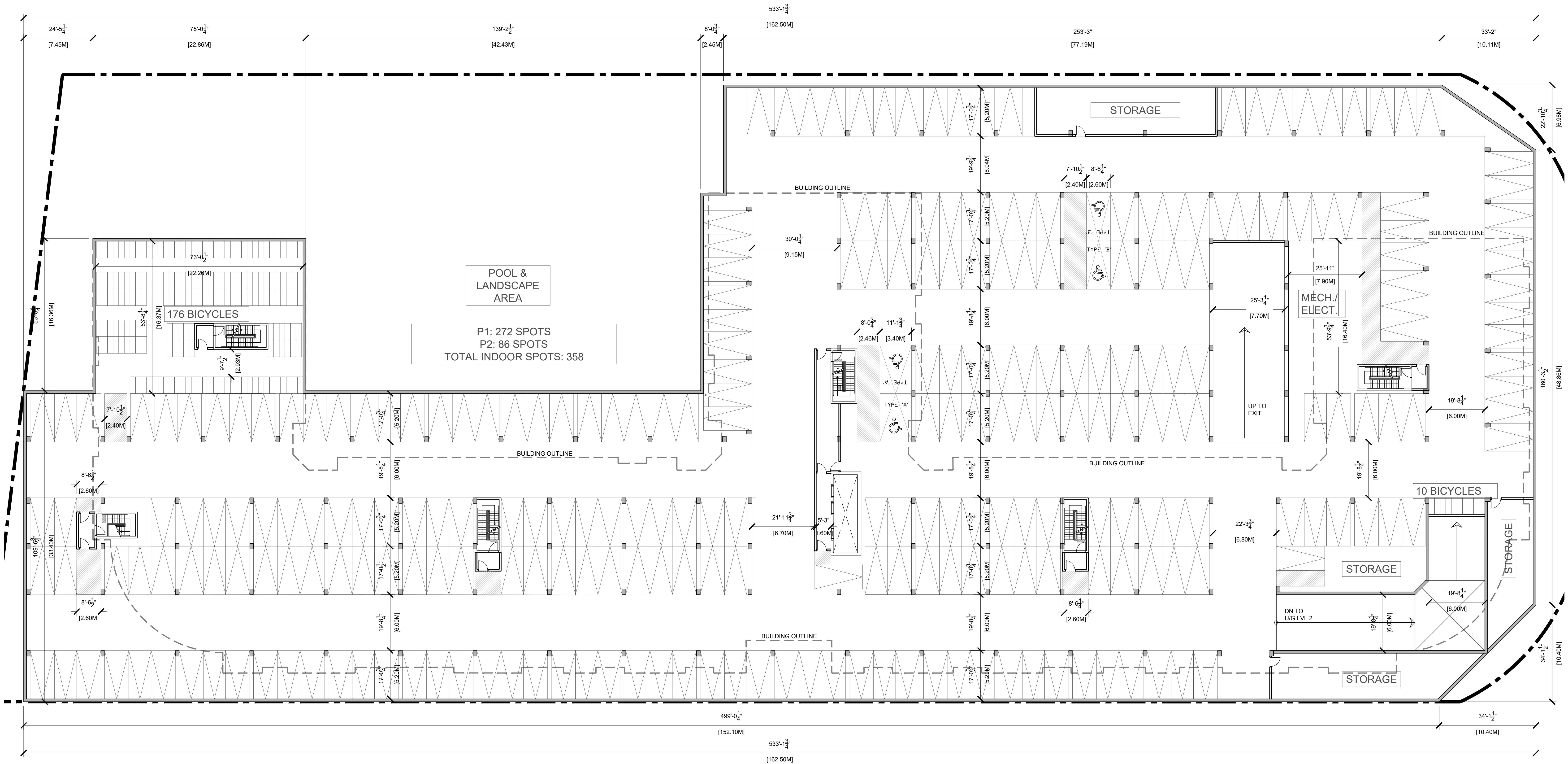
project no.:

21-0044

sheet no.:

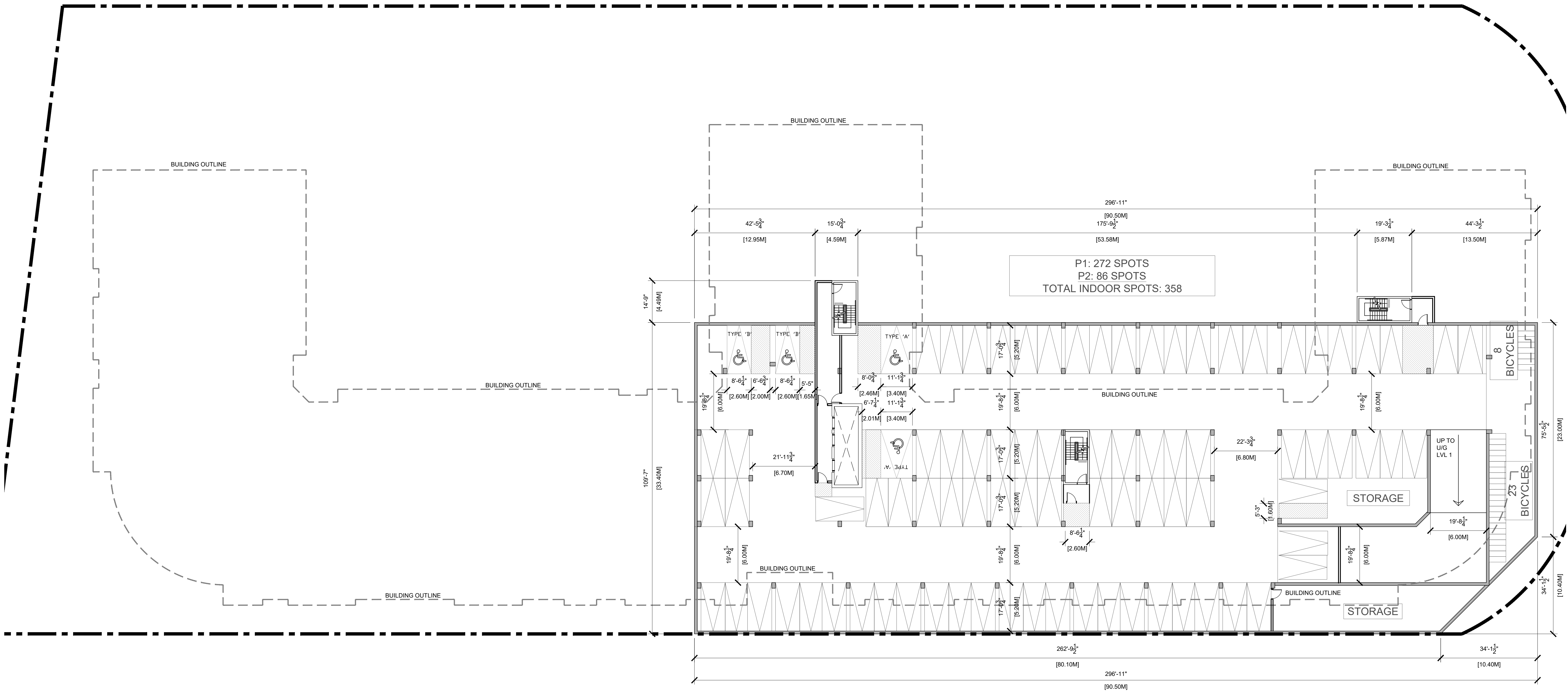
A-001





 **UNDERGROUND LEVEL 1**  
SCALE: 1/16" = 1'-0"

8		16		
7		15		
6		14		
5		13		
4		12		
3		11		
2		10		
1	JUNE 30/21	ZONING	9	
rev.	date	issued for	rev.	date
				issued for



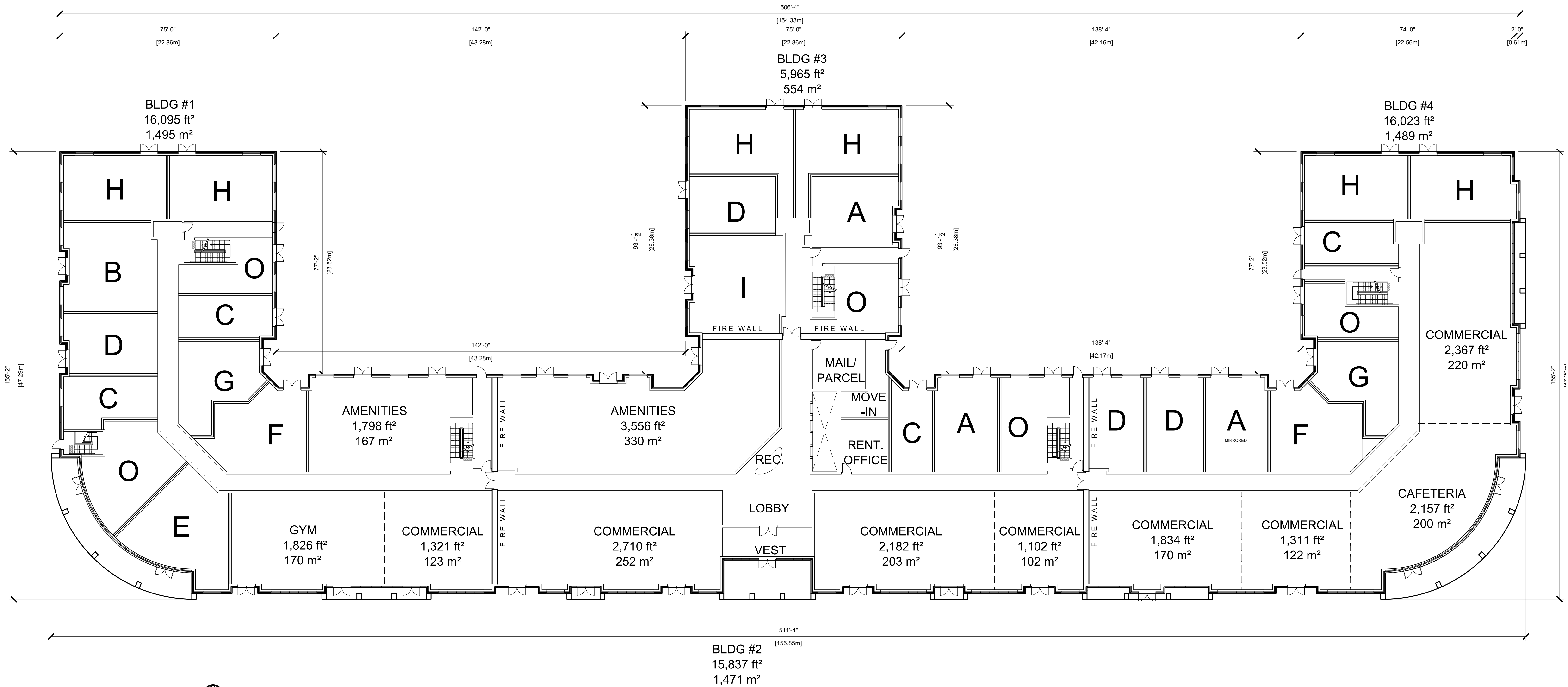
 **UNDERGROUND LEVEL 2**  
SCALE: 1/16" = 1'-0"

8			16		
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6			14		
5			13		
4			12		
3			11		
2			10		
1	JUNE 30 21	ZONING	9		
rev.	date	issued for	rev.	date	issued for

project:	THE WOODS ON KANATA AVE.
address:	OTTAWA, ON
sheet name:	UNDERGROUND LEVEL 2

project no.:	21-0044
sheet no.:	A-102



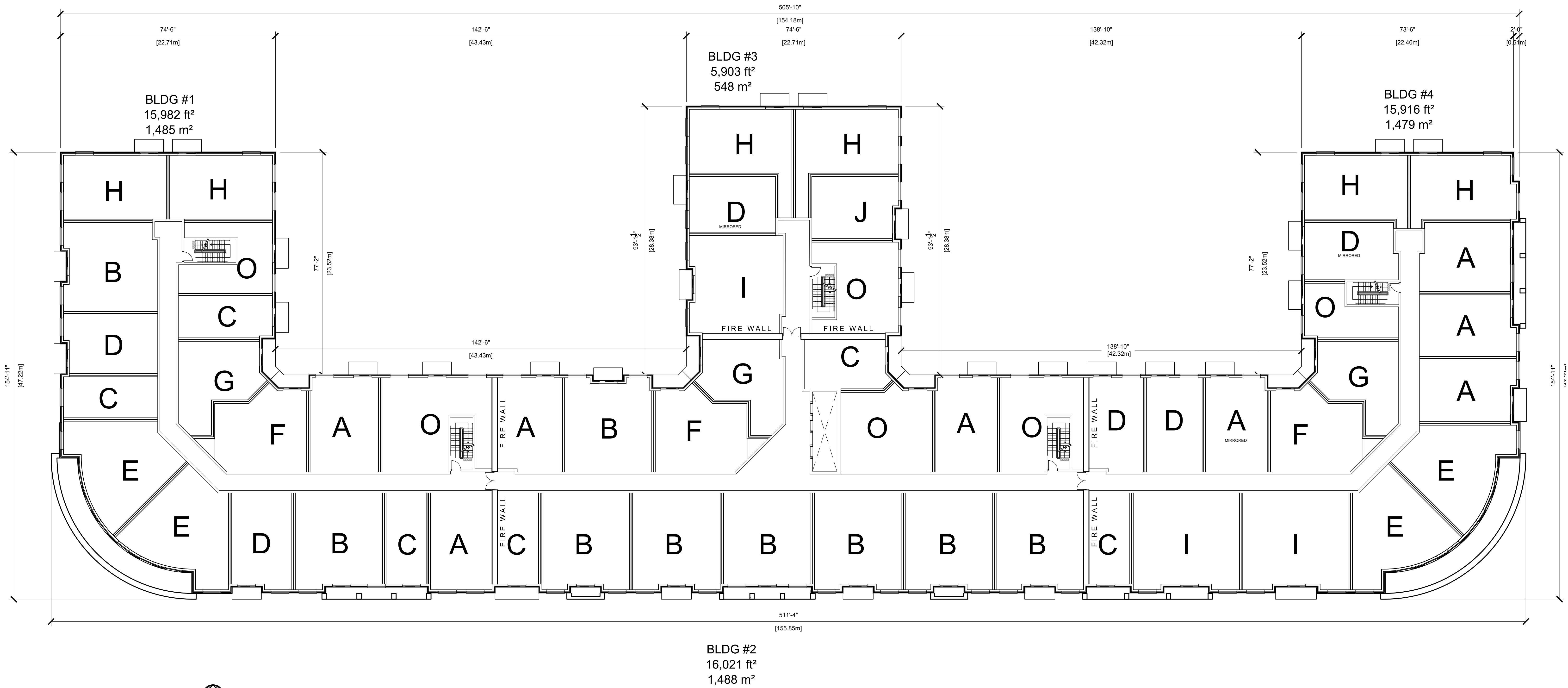



 **GROUND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for

project:	THE WOODS ON KANATA AVE.
address:	OTTAWA, ON
sheet name:	1ST FLOOR

project no.:	21-0044
sheet no.:	A-201



 **2ND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"

8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2			10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for

project:	THE WOODS ON KANATA AVE.
address:	OTTAWA, ON
sheet name:	2ND FLOOR

project no.:	21-0044
sheet no.:	A-202





