



ZONING INFORMATION

ZONE DESIGNATION

TM H(15) - TRADITIONAL MAINSTREET ZONE (Sec.197-198)

PLANNED UNIT DEVELOPMENT REQUIREMENTS:

MIN. LOT WIDTH REQUIRED: No minimum
 MIN. LOT AREA REQUIRED: No minimum
 LOT AREA PROVIDED: 450.20 S.M.4,845.91 SQ.F.

ANY PART OF BUILDING ABOVE 15M, FOR WHICH A MIN. FRONT YARD SETBACK OF 2M MUST BE PROVIDED; AND IN THE CASE OF HYDRO POLE, THE SETBACK MAY BE 2M, AND FROM A HIGH VOLTAGE POWER LINE, THE SETBACK MAY BE 5M FOR THE PORTION OF THE BUILDING AFFECTED BY THE HIGH VOLTAGE POWER LINE.

MAX. BUILDING HEIGHT: 15.0m
 PROVIDED BUILDING HEIGHT: 16.65 m (T.O. ROOF MEMBRANE)

MAX. FRONT YARD SETBACK: 2.0M
 PROVIDED FRONT YARD SETBACK: 2.8M

PROVIDED HIGH VOLTAGE POWER LINES SETBACK : 5.0M

REQUIRED MIN. REAR YARD SETBACK: 7.5m ABUTTING A RESIDENTIAL ZONE
 ANGULAR PLAIN ABOVE 15 M

PROVIDED REAR YARD SETBACK: 4.40 M FOR GROUND TO FIFTH STOREY (SEE PLAN)
 PROVIDED REAR YARD SETBACK: 0.9M FOR SINGLE STOREY ACCESSORY BUILDING

REQUIRED CORNER SIDE YARD SETBACK: 3M UP TO 15M,
 ADDITIONAL 2M SETBACK FOR ADDITIONAL HEIGHT ABOVE 15M
 PROVIDED CORNER SIDE YARD SETBACK 0.0M
 PROVIDED CORNER SIDE YARD SETBACK AT 14.0M ABOVE GRADE: 0.5M

REQUIRED INTERIOR SIDE YARD SETBACK: 0M
 PROVIDED INTERIOR SIDE YARD SETBACK: 0.3M

MAX. FLOOR SPACE INDEX: No maximum

PARKING REQUIREMENTS

RESIDENTIAL: NO PARKING REQUIRED FOR 12 DWELLING UNITS OR LESS
 RETAIL: NO PARKING REQUIRED UPTO 150 SQ M PER CRU

DEVELOPMENT INFORMATION

PROPOSED DEVELOPMENT: COMMERCIAL

RETAIL 1 - 72.07 sq.m. - NO PARKING REQUIRED
 RETAIL 2 - 48.16 sq.m. - NO PARKING REQUIRED
 RETAIL 3 - 56.59 sq.m. - NO PARKING REQUIRED
 GROUND FLOOR G.F.A.: 180.87 sq.m.

RESIDENTIAL:

PROPOSED G.F.A., FLOOR 2ND: 190.92 sq.m.
 PROPOSED G.F.A., FLOOR 3RD: 175.44 sq.m.
 PROPOSED G.F.A., FLOOR 4TH: 175.44 sq.m.
 PROPOSED G.F.A., FLOOR 5TH: 161.59 sq.m.
 RESIDENTIAL G.F.A.: 703.39 sq.m.

GRAND TOTAL BUILDING G.F.A.: 884.26 sq.m.

PROPOSED NUMBER OF UNITS: 12
 FLOOR 2: 3 UNITS / FLOOR (2-1 BEDROOM, 1-2 BEDROOM)
 FLOOR 3: 3 UNITS / FLOOR (3 - 1 BEDROOM)
 FLOOR 4: 3 UNITS / FLOOR (3 - 1 BEDROOM)
 FLOOR 5: 3 UNITS / FLOOR (3 - 1 BEDROOM)
 TOTAL UNITS: 12 (11 - 1 BEDROOM, 1-2 BEDROOM)

PROPOSED PARKING:
 RESIDENTIAL: 0 STALLS
 RETAIL: 0 STALLS

PROPOSED BICYCLE PARKING:
 BICYCLE STALLS REQUIRED: 12 UNITS X 5 STALLS/UNIT = 60 STALLS
 BICYCLE STALLS PROVIDED: 12 STALLS

AMENITY AREA CALCULATIONS - PROPOSED:
 CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008, SECTION 137 - AMENITY AREA

AMENITY AREA REQUIRED
 12 UNITS @ 6.0 sq.m./unit: 72.0 sq.m.

AMENITY AREA PROVIDED
 TOTAL AREA PROVIDED: 72.0 sq.m.
 COMMON AMENITY AREA PROVIDED: 36.0 sq.m.

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No.	REVISION DESCRIPTION	DATE	CHKD
3	ISSUED FOR BUILT HERITAGE COMMITTEE	09NOV17	VCP
2	REVISIONS	23MAR17	VCP
1	ISSUED FOR REVIEW	06MAR17	VCP

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

DATE	-
DRAWN	B.R.
DATE	2016-07-29
CHECKED	V.P.C
DATE PRINTED	2017-03-06

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

DWG. TITLE
 SITE PLAN

SCALE	1:50	DWG. NO.	SP-01
PROJ. NO.	1414		

1 SITE PLAN
 SP-0 SCALE 1:100

Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PART 2
 THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED November 19th 2014

ALL INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 2
REGISTERED PLAN M-62
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.