



SUBJECT PROPERTY AT 1518-1524-1526 STITTSVILLE MAIN STREET CONSISTS OF PARCELS:  
PIN 04446-1658, PIN 04446-0338 and 04446-0240.

**Zoning Regulations**  
Site Zoning: IM9(22/2) H(15), consolidation date: August 26, 2015  
Proposed Use: Apartment dwelling, Restaurant and Office.

	REQUIRED	PROVIDED
Minimum Lot Area (m <sup>2</sup> )	No minimum	4,759
Minimum Lot Width (m)	No minimum	47.93
Front Yard Setback (m)		
i) minimum	No minimum	5.78
j) maximum		
Interior Side Yard Setback (m)		
i) minimum	7.5	7.5
j) maximum	N/A	
Rear Yard Setback (m)		
2) all other cases	10	10.04
Building Height (m)		
i) minimum	6.7	15.0
j) maximum	20m / 4 storeys	4 storeys
Minimum width of landscape (m)	No minimum	1.5

**Parking Requirements**  
Table 101 - Min. Parking Space Rates  
Area C (on Schedule 1A)

Restaurant and Kitchen (Ground Floor)	10 per 100 m <sup>2</sup> of G.F.A.
Parking - required(*)	26.10 spaces
Office (Second Floor)	2.4 per 100 m <sup>2</sup> of G.F.A.
Parking - required	3.05 spaces
Dwelling, Low-Rise or Mid-Rise	1.2 per dwelling
Parking - required	39.60 spaces

**Visitor Parking Requirements**  
Table 102 - Minimum Visitor Parking

Dwelling, Low-Rise and Mid-Rise	0.2 per dwelling
Parking - required	6.6 spaces

(\*) per Zoning By-Law Provision 197(1.4).

**Site Statistics**

Building Area/Footprint	1,263 m <sup>2</sup>
Gross Floor Area (G.F.A.)	334 m <sup>2</sup>
G.F.A. - Restaurant Only	77 m <sup>2</sup>
G.F.A. - Kitchen Only	127 m <sup>2</sup>
Dwelling Units:	33

**Total Parking(\*\*)**

	Required	Provided
...underground	73 spaces	74 spaces
...at grade		34 spaces
Min. Number of Spaces for Persons with Disabilities	4 (for 20-99)	4 spaces
...underground		1 space
...at grade		3 spaces
Required Type A (Van)	2 spaces	2 spaces
Required Type B	2 spaces	2 spaces

(\*\*) per Zoning By-Law Provisions 100(8)(b) and 104(1).

**Amenity Area Requirements**  
Table 137 - Total Amenity Area

	Required	Provided
Dwelling amenity area	6m <sup>2</sup> per dwelling unit required	33 units x 6m <sup>2</sup> = 198 m <sup>2</sup> Total Amenity Provided
Communal amenity area	Min. 50% of required total amenity area	198m <sup>2</sup> X 50% = 99m <sup>2</sup> required 58 m <sup>2</sup> provided inside 406m <sup>2</sup> provided outside = 464m <sup>2</sup> Total Communal Provided

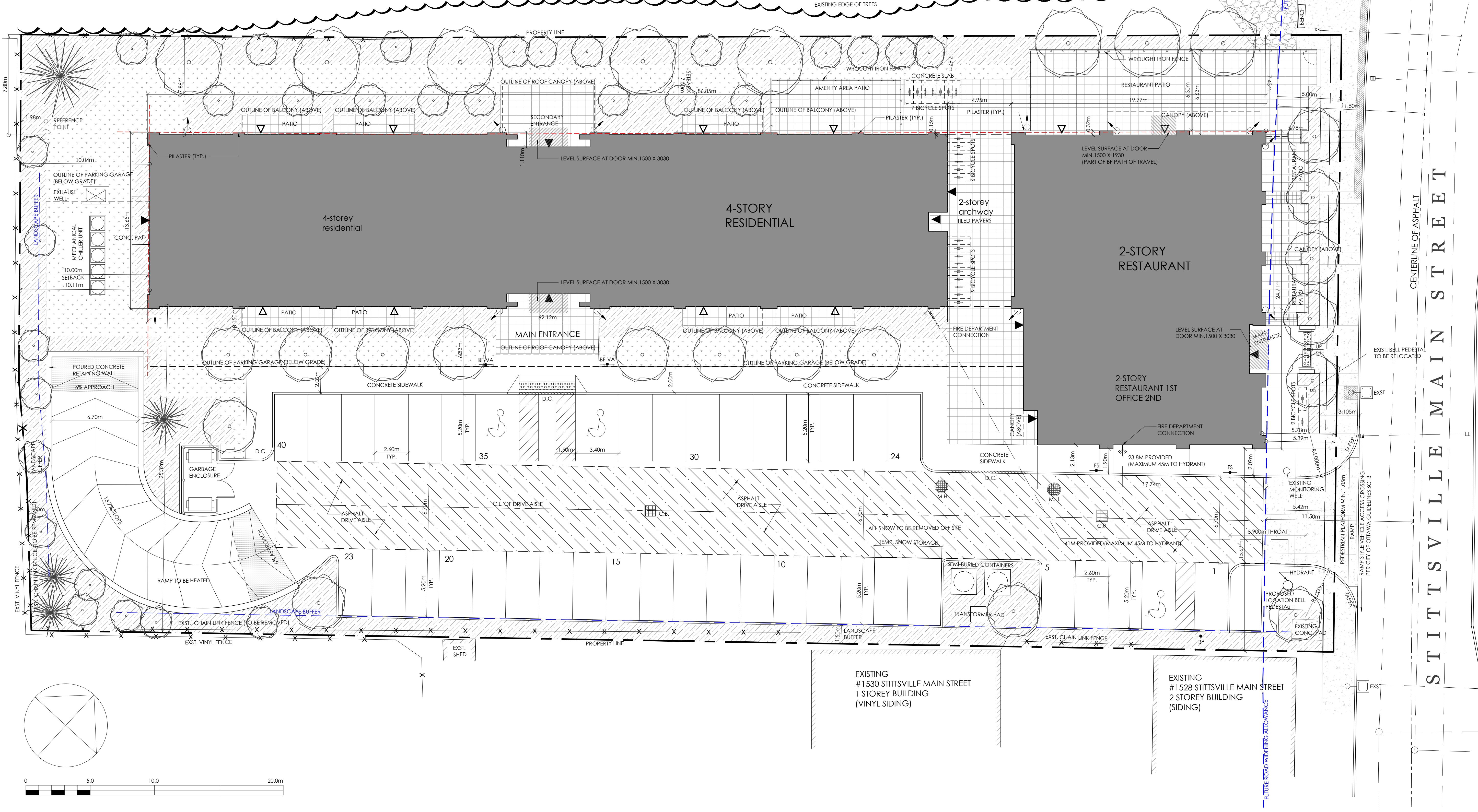
**Bicycle Parking Requirements**  
Table 111A - Bicycle Parking Space Rates

Dwelling	0.5 per dwelling
Low-Rise or Mid-Rise	16.5 spaces
Restaurant and Kitchen (Ground Floor)	1 per 250 m <sup>2</sup> of G.F.A.
Parking - required	1.7 spaces
Office (Second Floor)	1 per 250 m <sup>2</sup> of G.F.A.
Parking - required	0.7 spaces

**Loading Space Requirements**  
Table 113A - Minimum Loading Spaces

Non-Residential Uses (Ground Floor)	0, less than 350 m <sup>2</sup>
Office (Second Floor)	0, less than 350 m <sup>2</sup>

	Required	Provided
Total Bicycle Parking	18.9 spaces	24 spaces
...underground		0 spaces
...at grade		24 spaces



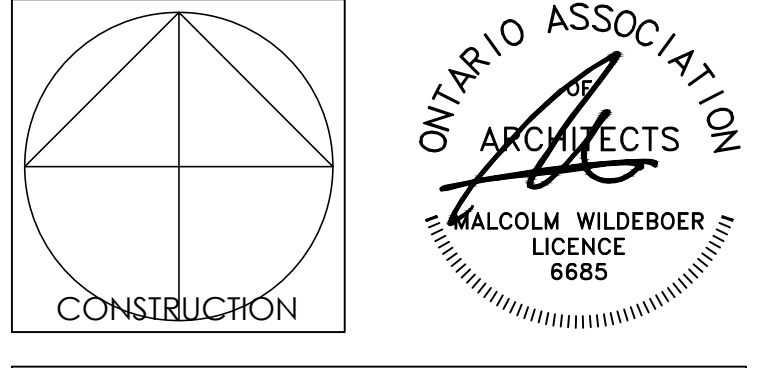
NO.	REVISION	DATE
1	ISSUED FOR REVIEW	JULY 09/2020
2	ISSUED FOR REVIEW	SEPT. 15/2020
3	ISSUED FOR REVIEW	SEPT. 18/2020
4	ISSUED FOR REVIEW	SEPT. 24/2020
5	PARKING GARAGE ACCESS REVIEW	OCT. 08/2020
6	ISSUED FOR SITE PLAN APPROVAL	NOV. 18/2020
7	ISSUED FOR REVISION	MAR. 29/2021
8	ISSUED FOR CITY REVIEW	APR. 23/2021
9	ISSUED FOR REVIEW	JULY 15/2021
10	ISSUED FOR REVIEW	JULY 21/2021
11	ISSUED FOR CO-ORDINATION	SEPT 08/21
12	ISSUED FOR CO-ORDINATION	OCT 06/21
13	ISSUED FOR CITY REVIEW	NOV 24/21

**General Notes**

- Site plan is based on the plan of survey (REF. No. 326-10-COULBOURN, JOB No. AA1560) prepared by Fairhall, Moffatt & Woodland Limited dated April 16, 2020. Refer to legal survey for site specific legal information.
- Refer to civil and landscape drawings for all services and landscape related items.
- Refer to civil for complete grade information.
- Garbage and recycling will be handled and stored in dedicated garbage enclosure areas (2 total). It will be collected by a private waste & recycling operations facility.
- Snow storage: accumulated snow will be trucked off-site.

**LEGEND**

- PROPERTY LINE
- SETBACK / LANDSCAPE BUFFER (AS NOTED)
- CURB (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4)
- DEPRESSED CURB (PEDESTRIAN CURB RAMP) (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4, AND SC6)
- TYPICAL CURB RAMP (SEE SECTION 3.4 OF THE CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR ADDITIONAL INFORMATION)
- DESIGNATED BARRIER FREE PARKING SPACE
- BARRIER FREE PARKING SIGN
- BARRIER FREE PARKING - VAN ACCESSIBLE
- FIRE ROUTE SIGN
- BOLLARD
- DENOTES BUILDING EXIT
- DENOTES BUILDING ENTRY (NON DESIGNATED EXIT)
- FIRE HYDRANT
- UTILITY POLE
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED GAP AND GRATE IN CONCRETE SIDEWALK AT DOWNSPOUT LOCATION (REFER TO CIVIL)
- CATCH BASIN (C.B.) (REFER TO CIVIL)
- STORM (STM) / MAN HOLE (M.H.) COVER (REFER TO CIVIL)
- LIGHT STANDARD W/POLE BASE
- LIGHT FIXTURE
- TURF
- SOFT LANDSCAPING
- CONCRETE
- DENOTES FIRE ROUTE
- LANDSCAPE PAVERS



**Vandenberg & Wildeboer**  
ARCHITECTS

PROJECT TITLE: THE STATION  
1518-1524-1526 STITTSVILLE MAIN STREET

DRAWING TITLE: OVERALL SITE PLAN

DESIGNED BY: MW  
DRAWN BY: SC  
START DATE: JULY 2020  
SCALE: AS SHOWN  
PROJECT NO.: 1932

DRAWING NO: **A001**

D07-12-20-0167