

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

D07-12-16-0118
PLAN NUMBER #18558

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: 16.65m (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 PLA
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 - 56.99 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 = 6 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.

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, Vollebakk Ltd.

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APPROVED
By Allison Hamlin at 4:28 pm, Jul 15, 2022

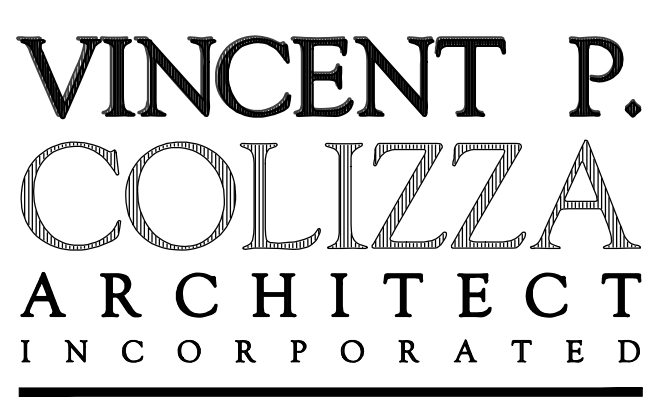
No.	REVISION DESCRIPTION	DATE	CHD
3	ISSUED FOR BUILT HERITAGE COMMITTEE	09NOV17	VPC
2	REVISIONS	22MAR17	VPC
1	ISSUED FOR REVIEW	06MAR17	VPC
Δ	REVISION DESCRIPTION	DDMTHYY ??	

REVISIONS

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

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



MIXED USE DEVELOPMENT
667 BANK STREET
OTTAWA, ON

DWG. TITLE
SITE PLAN

SCALE	DWG. NO.
1:100	SP-0
PROJ. NO. 1414	