



PROPERTY DESCRIPTION:
 Legal Description: Lot 7- Registered plan 127960 City of Ottawa
 Base on survey prepared by Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

DEVELOPMENT DATA:
 Site Zoning Designation: TM11
 Site area: 467,191 m²
 Frontage as per survey: 15.97 m.
 Depth as per survey: 29.45 m.
 Site Plan Control Approval for: three storey addition mixed use building
 Existing floor area : 349.3 m²
 New floor addition area : 527.8 m²
 New building footprint: 396.13 m² (85% lot coverage)

ZONING INFORMATION		
TM11		
PRINCIPAL DWELLING TYPE	REQUIRED FOR MIXED USE BUILDING	PROPOSED 3 STOREY
MINIMUM LOT WIDTH	NO	15.97 m
MINIMUM LOT AREA	NO	467,191 m ²
MAXIMUM BUILDING HEIGHT	20m	8.96 m
FRONT YARD SETBACK	MAXIMUM: 3 M	0 m
CORNER SIDE YARD SETBACK	2.66m (AVE. OF EX. BUILDING & 3m)	2.31m (MATCH EXISTING) (ZBA. REQUIRED)
REAR YARD SETBACK	0	0.09
INTERIOR SIDE YARD SETBACK	MAX. 3m	0
ACTIVE ENTRANCES	MIN. ONE ACTIVE ENTRANCE PER EACH RESIDENTIAL OR NON-RESIDENTIAL USE ON GROUND FLR.	RESIDENTIAL: NOT REQUIRED AS RESIDENTIAL USE NOT ON GROUND FLOOR NON-RESIDENTIAL: ONE ENTRANCE/UNIT
Parking Rate Area Y of Schedule 1A (Section 101, Table 101)		
Motor Vehicle	0	0
Min. Bicycle Parking (0.5/unit)	Residential: 0.5/unit = 1space (for new 2 unit only) Commercial: 1/250 m ² = 1 space	2

NOTE: SNOW WILL BE REMOVED FROM THE SITE

LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- NEW BUILDING ADDITION
- LANDSCAPE AREA
- RIVER ROCK
- INTERLOCK WALKWAY

SCALE:
 0 1 2 3 4 5 6 7 8 9 10 12
 0.5

PROJECT NORTH

ADRIAN VAN WYK
 PLANNER I
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Adrian van Wyk at 9:27 am, Jul 07, 2023

1 SITE PLAN
 SCALE: 1/100
 NOTE: SNOW WILL BE REMOVED FROM THE SITE

CLIENT:
 WELLINGTON HURON COMMERCIAL INC.
 371A RICHMOND RD. SUITE 1,
 OTTAWA, ONTARIO
 K2A 0B7

LRL ENGINEERING
 5430 CANOTEK ROAD
 OTTAWA, ONTARIO K1J 9G2
 T (613) 842-3434

FOTENN PLANNING + DESIGN
 396 Cooper Street, Suite 300
 Ottawa, ON K2P 2H7

SURVEYOR
 ANNIS, O'SULLIVAN,
 VOLLEBEKK Ltd.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850
 Fax: (613) 727-1079

SUSAN D. SMITH ARCHITECT
 941 Merivale
 Ottawa, Ontario
 K1Z 6A1
 613-722-5327
 s.smith@sdsarch.ca

NOTES:
 1. All dimensions are to be checked on site. Discrepancies or ambiguities should be reported prior to work on site or ordering of materials.
 2. All work to be in accordance with the Ontario Building Code, latest edition.
 3. All interior dimensions are to face of gypsum board

3	ISSUED FOR SITE PLAN CONTROL	MAR. 29/23
2	ISSUED FOR REVIEW	OCT. 11/22
1	ISSUED FOR SITE PLAN CONTROL	APR. 11/22
0	ISSUED FOR REVIEW	OCT. 22/21
No.	REVISION	DATE

PROPOSED ADDITION MIXED USE BUILDING
 1248-1252 Wellington W

SITE PLAN

DRAWN BY: TD & S.C.

JOB #: 2160

DATE: SEP/2021

SCALE: AS NOTED

SP

D07-12-22-0081