

ZONING TABLE	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	No minimum	---
MINIMUM LOT WIDTH	No minimum	---
MINIMUM FRONT YARD SETBACK	Section 186 - 11 (i)(ii) & (i) Setback = 3.0m 50% of frontage along front lot line must be occupied by building walls located within 3.0m of the front lot line.	Building setback = 5.11m from lot line (to accommodate required hydro clearance high voltage line clearance) Building frontage = 14.5m Length of frontage located at 3.0m setback = 0m
MINIMUM INTERIOR SIDE YARD SETBACK	Section 186 - 3 (v)(vi) In all other cases = No minimum	Building setback at AM-11 zone = 11.90m Building setback at HE H(15) = 0m
MINIMUM REAR YARD SETBACK	Section 186 - 11 (i)(ii) In all other cases = 10m	Building setback = 13.33m
MAXIMUM BUILDING HEIGHT	Section 186 - 11 (f) In all other cases = 30m	Building height = 17.90m
FIRST FLOOR HEIGHT & GLAZING	Section 186 - 11 (iv)(v) First storey of any building < 11m in height = 4.5m 50% of surface area of the ground floor facade, facing public street to be transparent glazing and customer/resident entrance doors.	First storey height = 4.5m % transparent glazed area of ground floor facade facing public street = 60%
LANDSCAPED AREA	Section 110 - 1 15% of the area of any parking lot must be provided as perimeter or interior landscaped area. Section 110 - 1(i) + Table 110 (iii), column III Landscape buffer = 1.5m not abutting a street, 10-100 parking spaces. Section 110 - 1(i)(v) 15% of the area of any parking lot must be provided as perimeter or interior landscaped area. Section 110 - 1(i) + Table 110 (iii), column III Landscape buffer = 1.5m not abutting a street, 10-100 parking spaces.	Parking Lot Area = 800.4 m ² (8,615.6 sq ft) Landscape Buffer Area = 139.6 m ² (1,497.4 sq ft) Other Landscaped Area = 105.2 m ² Total Landscaped Area = 244.8 m ² Total Vehicle Parking Spaces provided = 29 Residential = 18 spaces Shared Visitor/Commercial = 11 spaces Accessible Parking provided = 2 (Type A and Type B)
VEHICLE PARKING REQ'TS (AREA C, SCHEDULE 1A)	Table 101 - R15, column III: 1 per dwelling unit = 18 parking N59, column III: 2.4 per 100m ² of GFA (96.88m ²) = 2.4 Rounded to 2 parking N76, column III: 3.4 per 100m ² of GFA (152.7m ²) = 6.8 Rounded to 7 parking Section 104: Visitor, office and retail use spaces permitted to be shared 11 parking during noon/afternoon on weekends.	Visitor Parking Spaces provided = 4 (per Section 104) Included within shared parking
VISITOR PARKING REQ'TS (AREA C, SCHEDULE 1A)	Table 102 - Dwelling units in a mixed use building = 0.2 parking spaces per dwelling unit = 4 spaces required	Visitor Parking Spaces provided = 4 (per Section 104) Included within shared parking
AMENITY AREA REQUIREMENTS	6m ² per dwelling units (per Section 137(5), column II) (x18) = 108m ²	Amenity Area provided = 130.1 m ² (1,400.40 sq ft), areas located at north landscape buffer and basement rooms.
BICYCLE PARKING REQ'TS (AREA C, SCHEDULE 1A)	0.5 per dwelling unit = 9 bicycle parking spaces Office/retail = 1 per 250 m ² of gross floor area Total bicycle parking required = 10 bicycle parking spaces	Bicycle parking spaces provided = 11

SITE PLANNING INFO	
LOT AREA = 1,992.45m ² (17,141ft ²)	
BUILDING AREA = 603m ² (6,491ft ²)	
RESIDENTIAL AREA = 449m ² (4,834ft ²)	
COMMERCIAL AREA = 154m ² (1,657ft ²)	
GROSS FLOOR AREA = 2,121m ² (22,830ft ²)	
RESIDENTIAL GROSS FLOOR AREA = 1,871m ² (20,139ft ²)	
COMMERCIAL GROSS FLOOR AREA = 250m ² (2,691ft ²)	
GROSS FLOOR AREA DWELLING UNITS ONLY = 1,201m ² (12,927ft ²)	
MAXIMUM FLOOR SPACE INDEX = NONE	

LEGAL DESCRIPTION
PART OF LOT 13 CONCESSION (OTTAWA FRONT), BEING ALL OF PIN 04398-0045 (LT), IN THE CITY OF OTTAWA.

REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE.

SURVEYOR'S PLAN COMPLETED BY J.D. BARNES LTD. JULY 27, 2022.

RESIDENTIAL UNIT BREAKDOWN	
LEVEL 01 (GROUND)	2 UNITS (1-BED + DEN BF x1, 1-BED x1)
LEVEL 02	4 UNITS (1-BED x1, 1-BED-DEN x1, 2-BED x2)
LEVEL 03	6 UNITS (1-BED x3, 1-BED-DEN x1, 2-BED x2)
LEVEL 04	6 UNITS (1-BED x3, 1-BED-DEN x1, 2-BED x2)
TOTAL	18 UNITS

COMMERCIAL UNIT BREAKDOWN	
LEVEL 01	2 RETAIL UNITS
LEVEL 02	1 OFFICE UNIT
TOTAL	3 UNITS

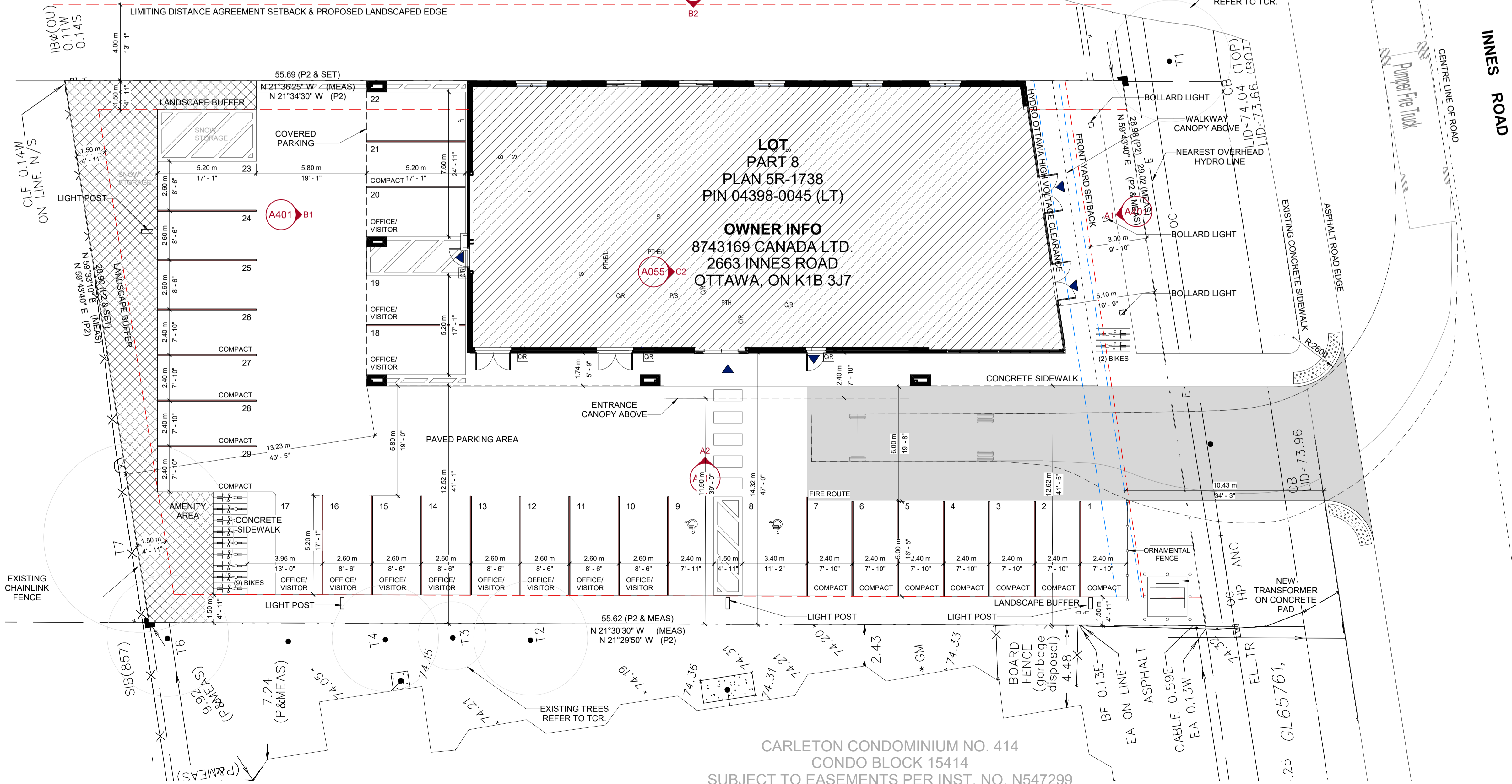
2 GARBAGE COLLECTION ACCESS

A101 1:300

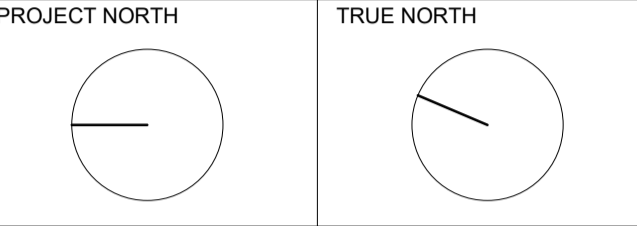
7 PART 8 PLAN 5R-2330

LOT PART 8
PLAN 5R-1738
PIN 04398-0045 (LT)

OWNER INFO
8743169 CANADA LTD.
2663 INNES ROAD
OTTAWA, ON K1B 3J7



GENERAL NOTES
DO NOT SCALE DRAWINGS.
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES.



LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
▣	DENOTES STANDARD IRON BAR
⊙	DENOTES ROUND IRON BAR
⊕	DENOTES CUT CROSS
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
WT	DENOTES WITNESS
No.	DENOTES NUMBER
P	DENOTES CARLETON CONDO PLAN No. 414
P1	DENOTES PLAN 4R-5898
P2	DENOTES PLAN 5R-1738
P3	DENOTES PLAN 5R-3330
P4	DENOTES PLAN 5R-368
P5	DENOTES INSTRUMENT No. GL65761
647	DENOTES H.R. FARLEY, O.L.S.
671	DENOTES F.H. GOOCH, O.L.S.
857	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD
	DENOTES PROPERTY LINE
N	= NORTH / S = SOUTH E = EAST / W = WEST
▲	DENOTES BUILDING ENTRY/EXIT

TOPOGRAPHIC LEGEND

CONC	DENOTES CONCRETE
C/L	DENOTES CENTERLINE
TOW	DENOTES TOP OF WALL
TOR	DENOTES TOP OF ROOF
D_SILL	DENOTES DOOR SILL
EA	DENOTES EDGE OF ASPHALT
INT BR	DENOTES INTERLOCK BRICK
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
HP	DENOTES HYDRO POLE
ANC	DENOTES ANCHOR
GM	DENOTES GAS METER
CB	DENOTES CATCH BASIN
E_JB	DENOTES HYDRO JUNCTION BOX
E_TRANS	DENOTES HYDRO TRANSFORMER
TE_PED	DENOTES TELEPHONE PEDESTAL
MH_SAN	DENOTES SANITARY MANHOLE
E	DENOTES OVERHEAD HYDRO CABLE
OC	DENOTES OVERHEAD CABLE
SAN	DENOTES UNDERGROUND SANI SEWER
○	DENOTES TREES

No.	DATE	DESCRIPTION
G	2023-07-10	ISSUED FOR SITE PLAN RESUBMISSION
F	2023-06-29	ISSUED FOR COORDINATION
E	2023-06-28	ISSUED FOR MINOR VARIANCE APPLICATION
D	2023-04-21	66% ISSUED FOR COORDINATION
C	2023-03-31	33% ISSUED FOR COORDINATION
B	2023-01-20	ISSUED FOR SITE PLAN APPLICATION
A	2022-12-21	ISSUED FOR SITE PLAN APPLICATION

REVISIONS
PROJECT
4-Storey Mixed Use Building

8743169 Canada Ltd
PARTIAL PACKAGE ISSUED FOR COORDINATION
2663 Innes Road
Ottawa, Ontario K1B 3J7

IDEA # **22541** CLIENT #

SHEET NAME
SITE PLAN

DATE	SCALE
2023-07-10	AS NOTED.
CHECKED BY DDS	DRAWN BY AR/NJ
SHEET No.	A101



CARLETON CONDOMINIUM NO. 414
CONDO BLOCK 15414
SUBJECT TO EASEMENTS PER INST. NO. N547299