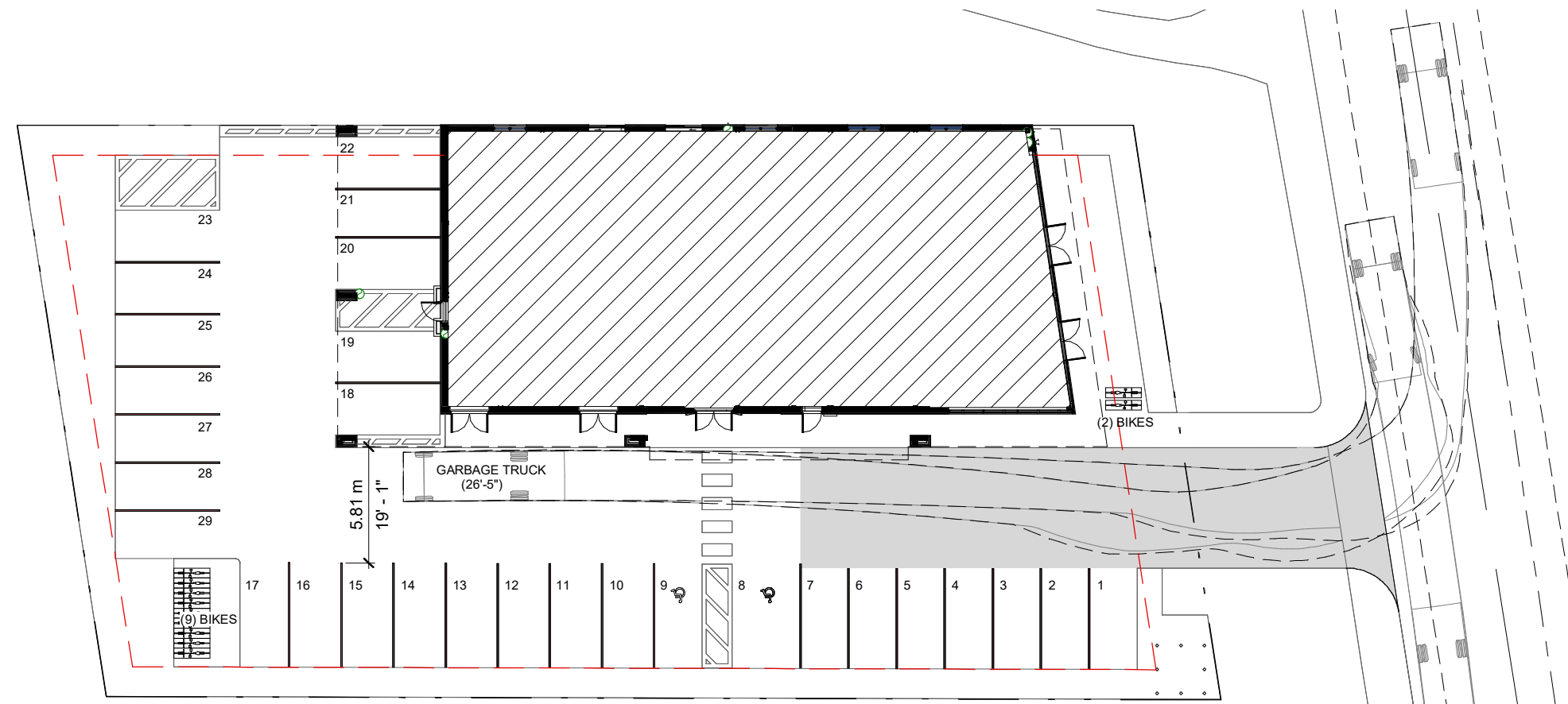


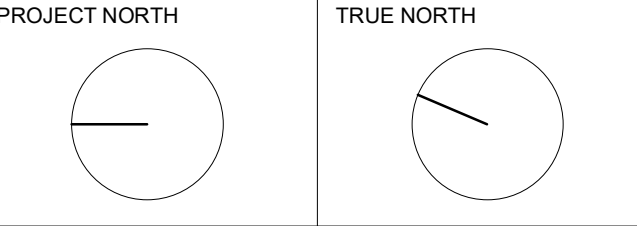
ZONING TABLE	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	No minimum	—
MINIMUM LOT WIDTH	No minimum	—
MINIMUM FRONT YARD SETBACK	Section 186 - 11(d)(i) & (i) Setback = 3.0m 50% of frontage along front lot line must be occupied by building walls located within 3.0m of 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 (9)(i) 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 (9)(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. Total Landscaped Area = 244.8 m <sup>2</sup>	Parking Lot Area = 800.4 m <sup>2</sup> (8,615.6 R) Landscape Buffer Area = 139.6 m <sup>2</sup> (17.4%) Other Landscaped Area = 105.2 m <sup>2</sup> Total Landscaped Area = 244.8 m <sup>2</sup>
VEHICLE PARKING REQTS. (AREA C, SCHEDULE 1A)	Table 101 - R15, column III: 1 per dwelling unit = 18 parking N59, column III: 2.4 per 100m <sup>2</sup> of GFA (177.18m <sup>2</sup> ) = 4.3 Rounded to 4 parking N78, column III: 3.4 per 100m <sup>2</sup> of GFA (99.59m <sup>2</sup> ) = 3.4 Rounded to 3 parking Section 104: Visitor, office and retail use spaces permitted to be shared 10 parking during noon/evening on weekends.	Total Vehicle Parking Spaces provided = 29 Total Vehicle Parking Spaces required = 28 Residential = 18 spaces Shared Visitor/Commercial = 10 spaces Accessible Parking provided = 2 (Type A and Type B)
VISITOR PARKING REQTS. (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 <sup>2</sup> per dwelling units (per Section 137(5), column II) (x18) = 108m <sup>2</sup>	Amenity Area provided = 130.4 m <sup>2</sup> (1,403.6R), areas located at north landscape buffer and basement rooms.
BICYCLE PARKING REQTS. (AREA C, SCHEDULE 1A)	0.5 per dwelling unit = 9 bicycle parking spaces 1 per 250 m <sup>2</sup> of Office/Retail gross floor area = 2 bicycle parking spaces Total bicycle parking required = 11 bicycle parking spaces	Bicycle parking spaces provided = 11

SITE PLANNING INFO	
LOT AREA = 1,992.45m <sup>2</sup> (17,141R)	
BUILDING AREA = 558m <sup>2</sup> (6,008R) (per Ontario Building Code definition)	
GROSS FLOOR AREA = 1,504m <sup>2</sup> (16,189R) (per Zoning By-Law definition)	
RESIDENTIAL GROSS FLOOR AREA = 1,227m <sup>2</sup> (13,207R)	
COMMERCIAL GROSS FLOOR AREA = 277m <sup>2</sup> (2,982R)	
MAXIMUM FLOOR SPACE INDEX = NONE	
LEGAL DESCRIPTION	
PART OF LOT 13 CONCESSIONED (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 x1, 1-BED+DEN x1, 2-BED x2)
LEVEL 04	6 UNITS (1-BED x1, 1-BED+DEN x1, 2-BED x2)
TOTAL	18 UNITS
COMMERCIAL UNIT BREAKDOWN	
LEVEL 01	1 OFFICE UNIT 1 RETAIL UNIT
LEVEL 02	1 OFFICE UNIT
TOTAL	3 UNITS

**2 GARBAGE COLLECTION ACCESS**  
A101 1:300



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
SIB	DENOTES STANDARD IRON BAR
IB#	DENOTES ROUND IRON BAR
CC	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 F.H. GOOCH, O.L.S.
671	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD
857	DENOTES PROPERTY LINE
N=NORTH / S=SOUTH E=East / W=WEST	
▲	DENOTES BUILDING ENTRY/EXIT
▤	AMENITY AREA

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
OC	DENOTES OVERHEAD HYDRO CABLE
SAN	DENOTES UNDERGROUND SANI SEWER
○	DENOTES TREES

DATE	DESCRIPTION
2023-08-30	RE-ISSUED FOR SITE PLAN CONTROL
2023-08-25	ADDENDUM 002
2023-08-11	ISSUED FOR TENDER
2023-07-28	ISSUED FOR BUILDING PERMIT
2023-07-21	99% ISSUED FOR COORDINATION
2023-07-17	RE-ISSUED FOR SITE PLAN RESUBMISSION
2023-07-10	ISSUED FOR SITE PLAN RESUBMISSION
2023-06-29	ISSUED FOR COORDINATION
2023-06-28	ISSUED FOR MINOR VARIANCE APPLICATION
2023-04-21	66% ISSUED FOR COORDINATION
2023-03-31	33% ISSUED FOR COORDINATION
2023-01-20	ISSUED FOR SITE PLAN APPLICATION
2022-12-21	ISSUED FOR SITE PLAN APPLICATION

**4-Storey Mixed Use Building**

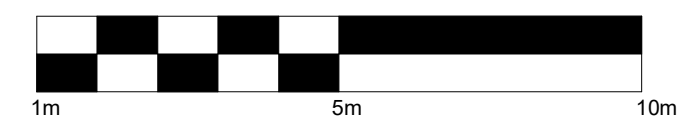
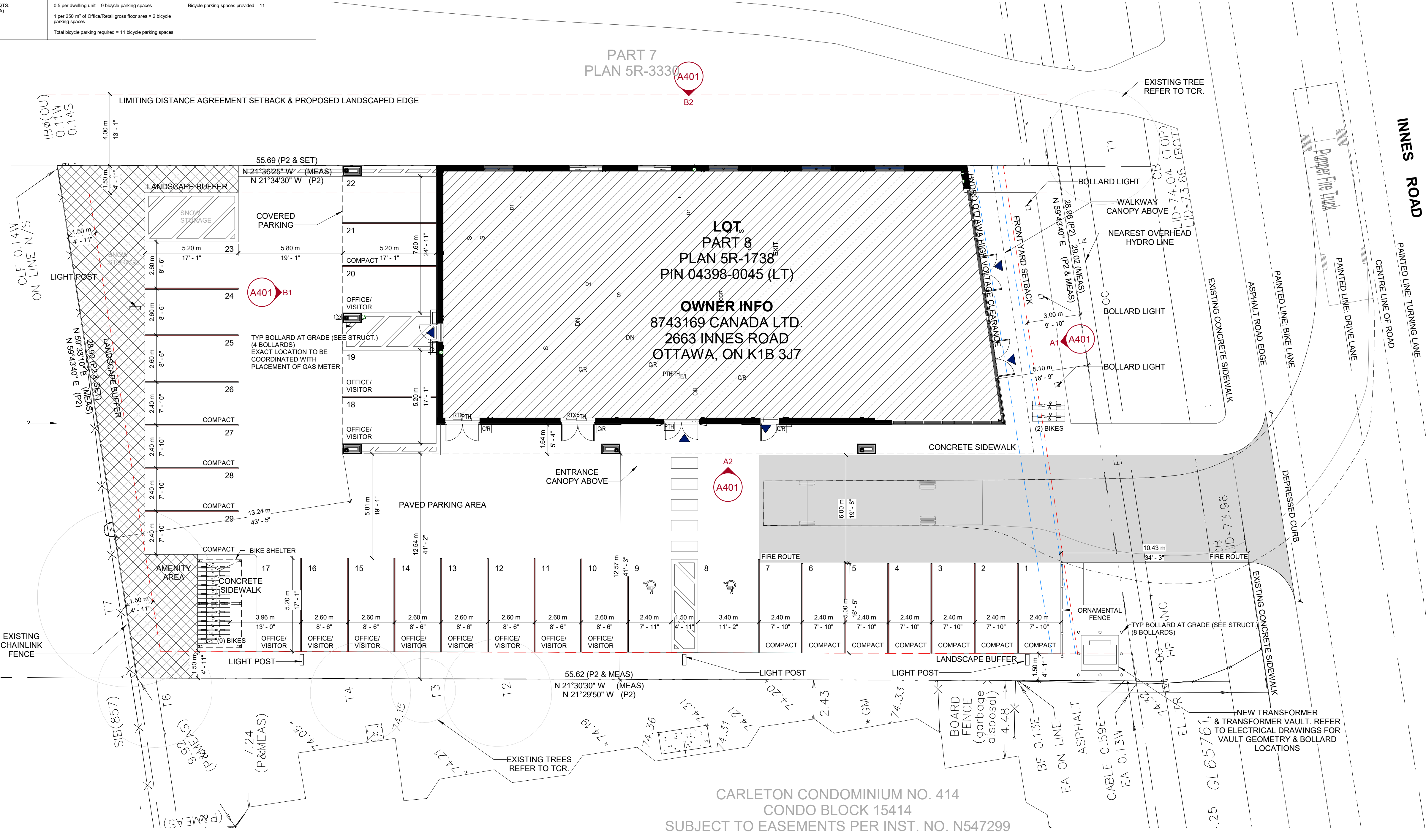
**8743169 Canada Ltd**  
RE-ISSUED FOR SITE PLAN CONTROL  
**2663 Innes Road**  
Ottawa, Ontario K1B 3J7

IDEA # **22541** CLIENT #

**SITE PLAN**

DATE	SCALE
2023-07-21	AS NOTED.
CHECKED BY	DRAWN BY
DDS	AR/NJ
SHEET No.	

**A101**



**A5 SITE PLAN**  
A101 1:125

2023-08-31 3:27:46 PM

18933 D07-12-22-0182

A1 (841x594)