



**Zoning Regulations**  
Site Zoning: M8(227) 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	5.86
j) maximum	3	
Interior Side Yard Setback (m)		
i) minimum	7.5	7.5
j) maximum	N/A	
Rear Yard Setback (m)		
1) at all other cases	10	21.65
Building Height (m)	6.7	14.95
i) minimum		
j) maximum	15m / 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)	Required	Provided
Restaurant and Kitchen (Ground Floor)	10 per 100 m <sup>2</sup> of G.F.A.	
Parking - required(*)	± 17.6 spaces	
Office (First Floor)	2.4 per 100 m <sup>2</sup> of G.F.A.	
Parking - required	± 0 spaces *	
Office (Second Floor)	2.4 per 100 m <sup>2</sup> of G.F.A.	
Parking - required	± 8.3 spaces	
Dwelling, Low-Rise or Mid-Rise	1.2 per dwelling	
Parking - required	33.4 spaces	
Parking - Adjusted for Shared Parking	27.0 spaces	

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

Dwelling, Low-Rise or Mid-Rise	Required	Provided
Parking - required	5.4 spaces	

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

Non-Residential Uses (Ground Floor)	Required	Provided
Office (Second Floor)	0 (350-999 m <sup>2</sup> )	

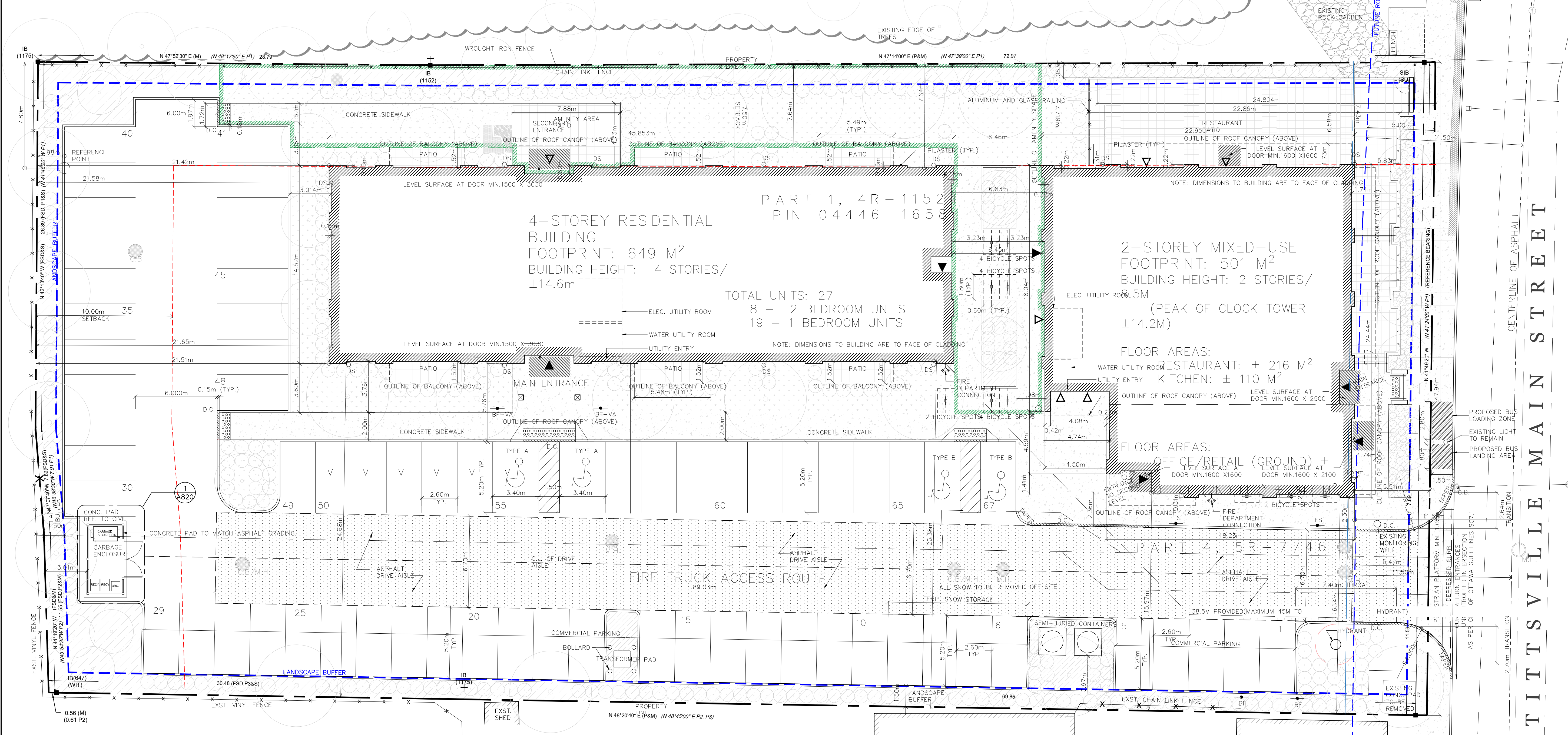
**Amenity Area Requirements**  
Table 137 - Total Amenity Area

Dwelling amenity area	Required	Provided
Communal amenity area	0	

**Site Statistics**

Building Area/Footprint	1,148 m <sup>2</sup>
Grass Floor Area (G.F.A.)	
G.F.A. - Restaurant Only	± 216 m <sup>2</sup>
G.F.A. - Kitchen Only	± 110 m <sup>2</sup>
G.F.A. - Office Only	± 414m <sup>2</sup>
Dwelling Units:	27

- General Notes**
- Topographic and Property Boundary information is cited from REF. No. 326-10-COUBORUN, JOB No. A415600 prepared by Farnell, Moffatt & Woodland Limited dated April 16, 2020 and drawn by John H. Galt. Refer to legal survey for site specific legal information. (Application of Ontario Surveyors Plan Submission form 212007)
  - 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.
  - For vegetation location and information refer to Landscaping.
  - For M.H. and C.B. Locations please refer to Civil.
  - All elevation heights to be confirmed with Civil.

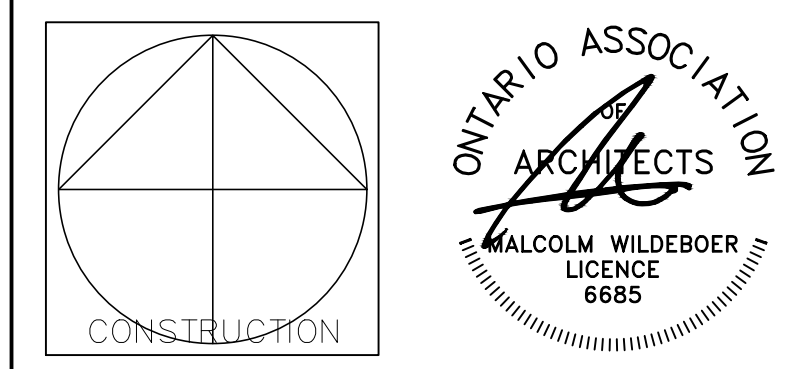


**LEGEND**

- 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 WITH 600 PROPOSED PATIO SPLASH PAD
- PROPOSED GAP AND GRATE IN CONCRETE SIDEWALK AT DOWNSPOUT LOCATION (REFER TO CIVIL)
- CATCH BASIN (C.B.) COVER (REFER TO CIVIL)
- STORM (STM) / MAN HOLE (M.H.) COVER (REFER TO CIVIL)
- LIGHT STANDARD W/POLE BASE
- LIGHT FIXTURE
- DENOTES FIRE ROUTE
- SOFT LANDSCAPING
- CONCRETE
- TURF
- LANDSCAPE PAVERS
- AMENITY AREA

**PROJECT INFORMATION**

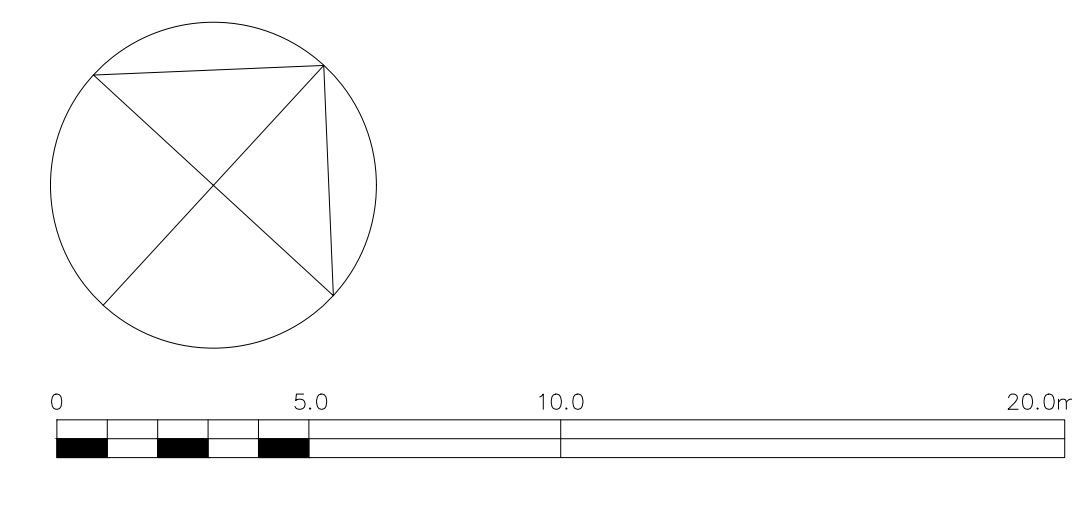
SURVEYOR	FAIRHALL, MOFFATT, AND WOODLAND LIMITED 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
PLANNER/APPLICANT	EQS CANADA LTD. 115 WALGREEN ROAD, CARR, ONTARIO K0A 1L0
CIVIL	MACINTOSH PERRY 115 WALGREEN ROAD, CARR, ONTARIO K0A 1L0
OWNER	KRUMAC HOLDINGS INC. 38 AURIGA DRIVE, SUITE 200, OTTAWA, ONTARIO K2E 8A5
LANDSCAPE	LEVSTECK CONSULTANTS INC. 5871 HIGH CRESCENT, OTTAWA, ONTARIO K0A 2W0



**% of Glazing/Openings on Ground Floor**

Ground Floor Facade (total)	99.5m <sup>2</sup>
Facade Excluding Canopy	85.9m <sup>2</sup>
Area Glazing	46.3m <sup>2</sup> (53.9%)
Area Solid	39.6m <sup>2</sup>

Excluded From Area Calculation.  
 Solid Wall  
 Glazing/Opening



**Vandenberg & Wildeboer ARCHITECTS**

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

DRAWING TITLE: SITE PLAN

DESIGNED BY: MALCOLM WILDEBOER  
DRAWN BY: JE, NC  
START DATE:  
SCALE: AS SHOWN  
PROJECT NO: 2306

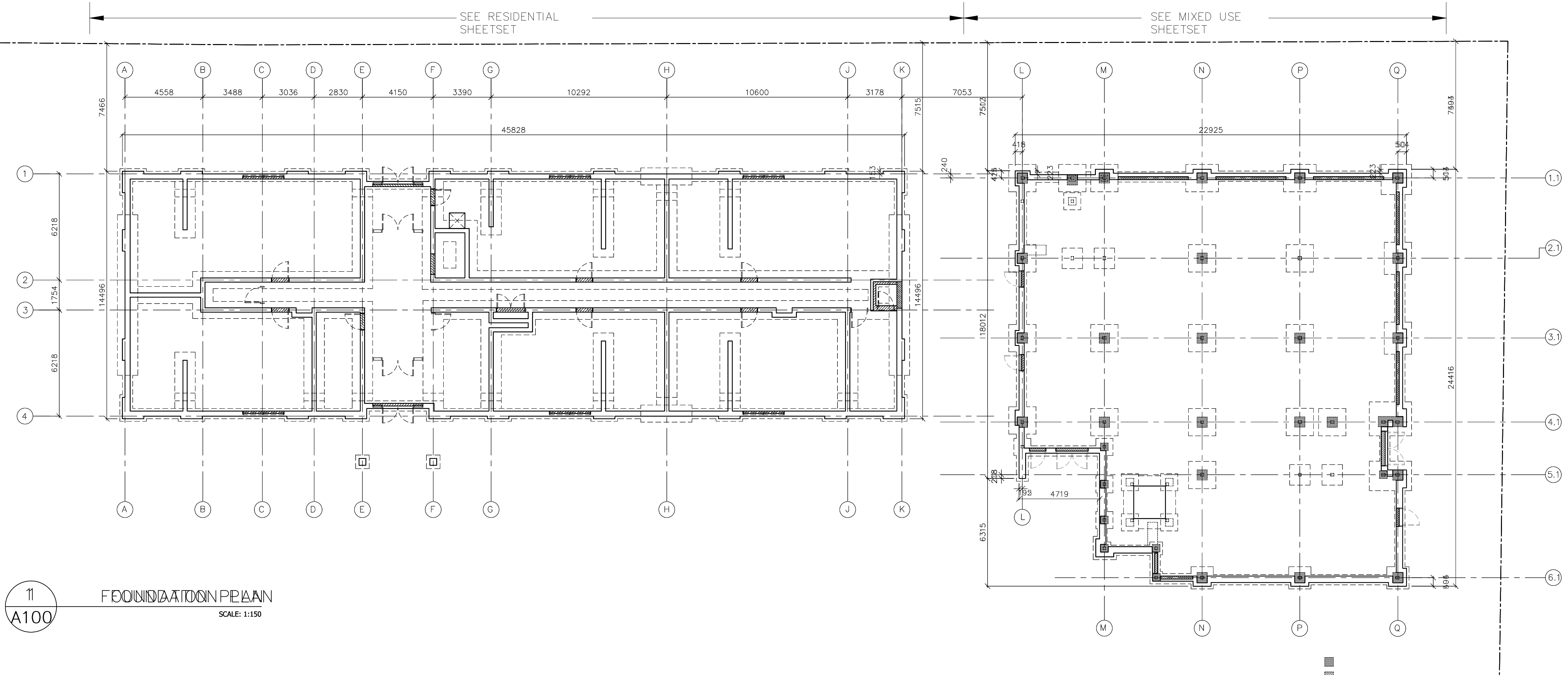
DRAWING NO: **A001**

D07-12-24-0093 PLAN #19180

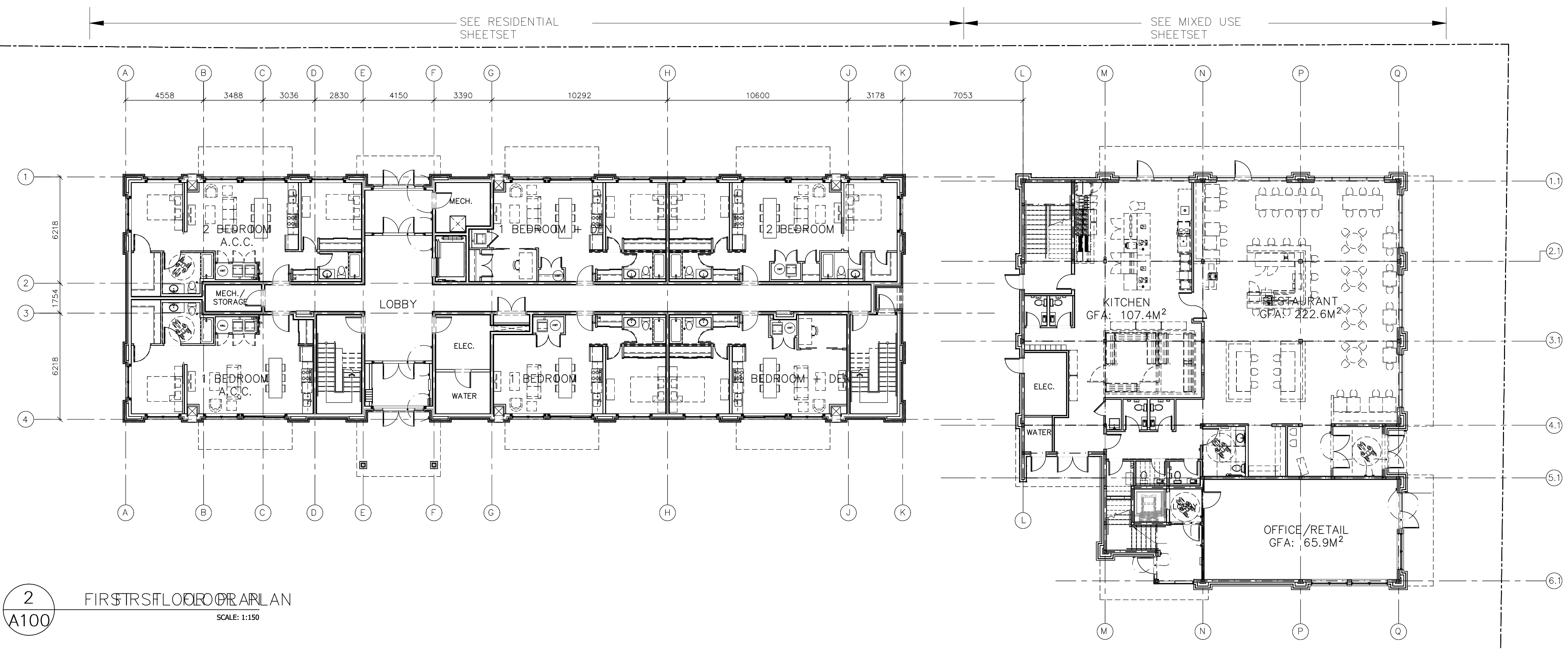


#	REVISION	DATE
1	ISSUED FOR REVIEW	01-02-24
2	ISSUED FOR SITE PLAN	16-02-24
3	ISSUED FOR CO-ORDINATION	21-02-24
4	ISSUED FOR CO-ORDINATION	04-03-24
5	ISSUED FOR CO-ORDINATION	21-03-24
6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR SITE PLAN	24-05-16
9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

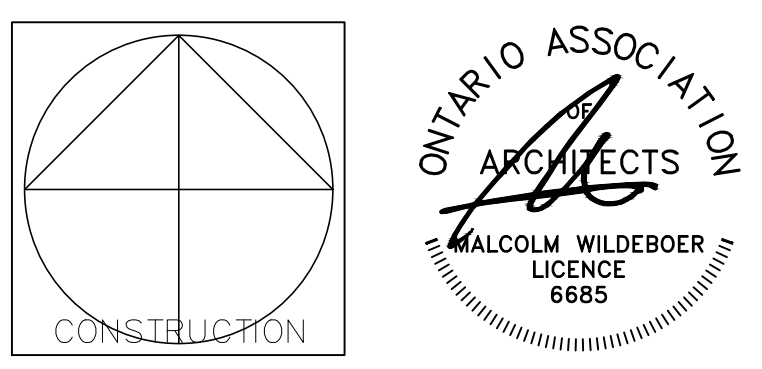
**NOTES:**  
 1. ALL DIMENSIONS ARE TO GRIDLINES, TO FACE OF STUD, FACE OF MASONRY UNIT OR FACE OF CONCRETE WALL/U.O.



**1**  
**A100**  
 FOUNDATION PLAN  
 SCALE: 1:150



**2**  
**A100**  
 FIRST FLOOR PLAN  
 SCALE: 1:150



**Vandenberg & Wildeboer**  
 A.R.C.H.I.T.E.C.T.S

PROJECT TITLE  
 STITTSVILLE STATION  
 1518-1524-1526 STITTSVILLE MAIN STREET,

DRAWING TITLE  
 OVERALL FLOOR PLANS

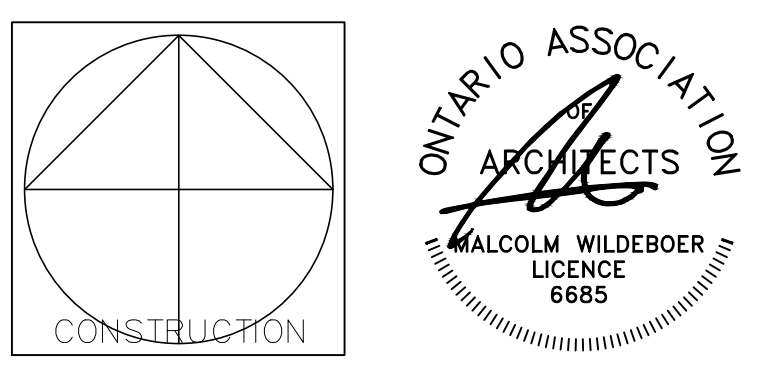
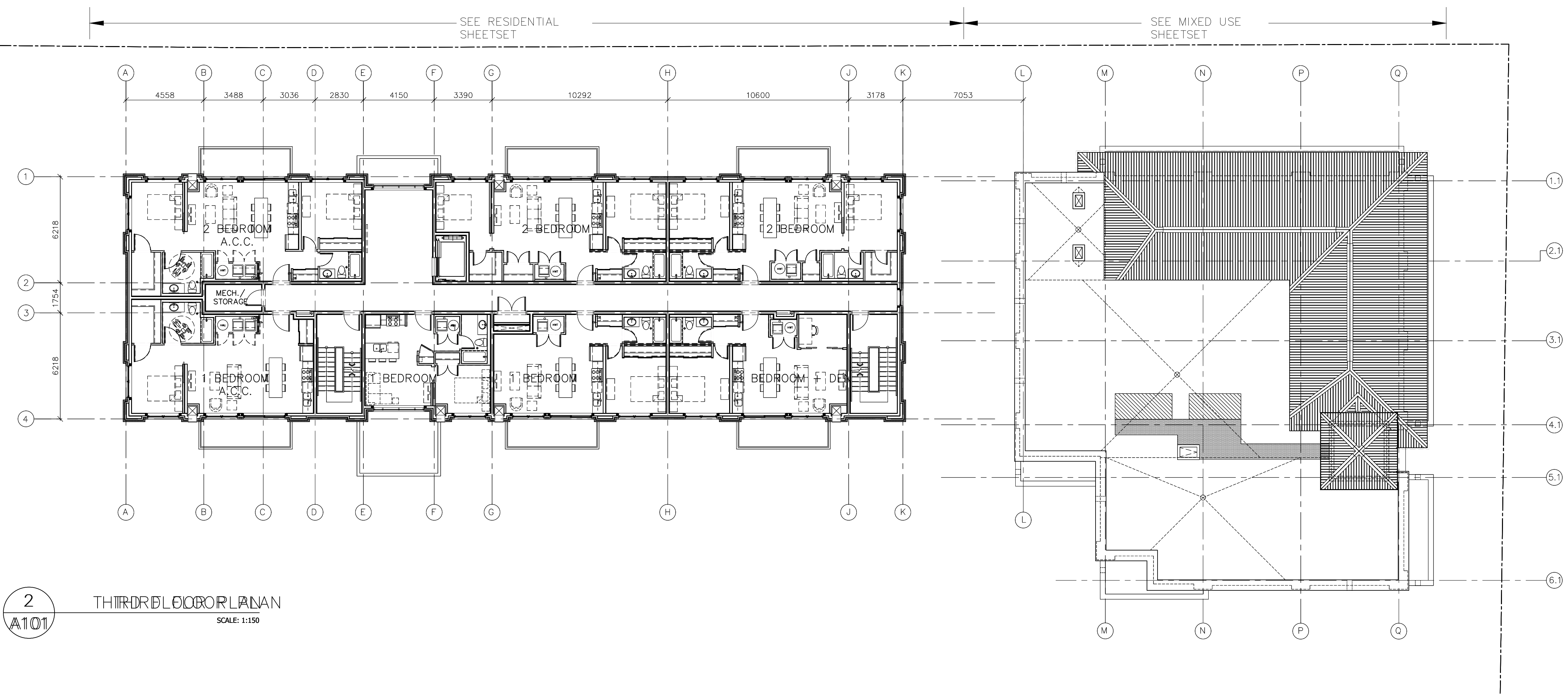
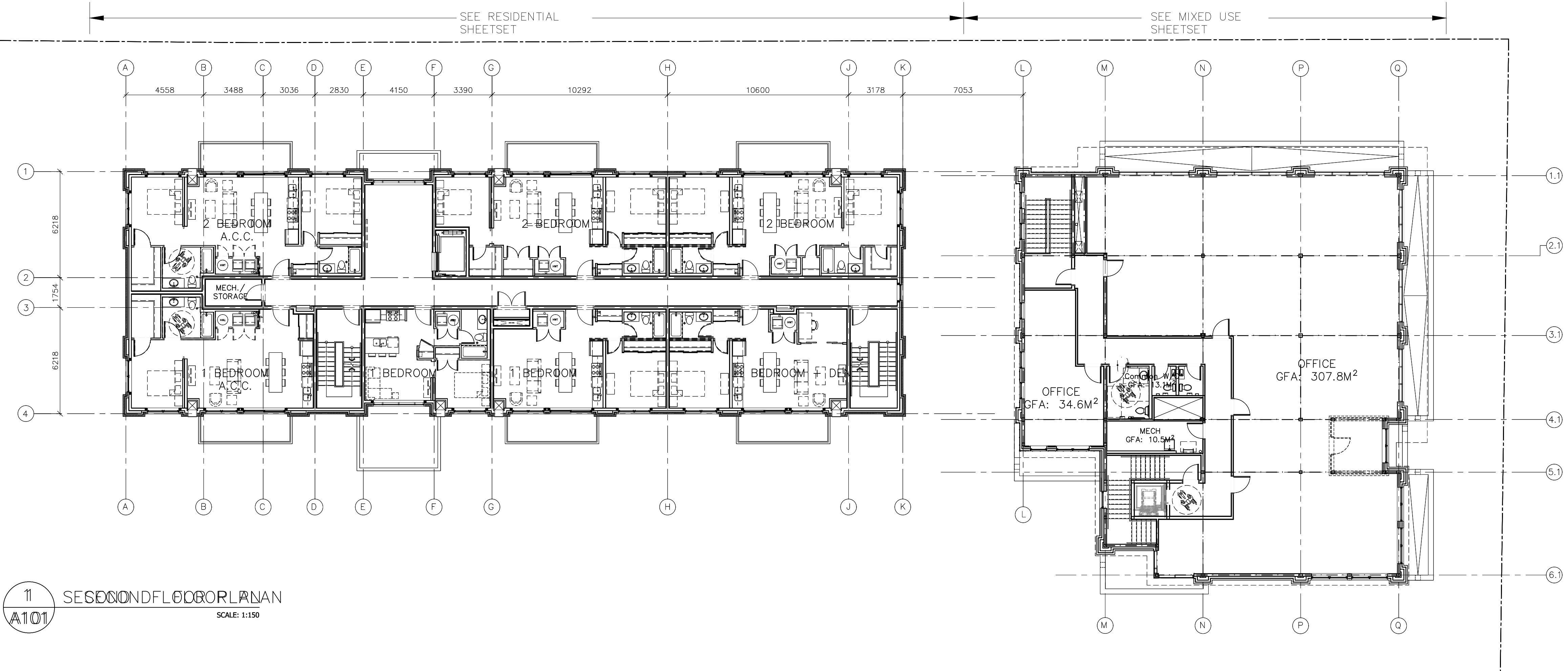
DESIGNED BY: MALCOLM WILDEBOER  
 DRAWN BY: JE, NG, PA, JN, RP  
 START DATE:  
 SCALE: AS SHOWN  
 PROJECT NO. 2306

**A100**

D07-12-24-0093 PLAN #19180

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9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

NOTES:  
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**Vandenberg & Wildeboer**  
 A · R · C · H · I · T · E · C · T · S

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

DRAWING TITLE  
 OVERALL FLOOR PLANS

DESIGNED BY: MALCOLM WILDEBOER  
 DRAWN BY: JE, NG, PA, JN, RP  
 START DATE:  
 SCALE: AS SHOWN  
 PROJECT NO. 2306

DRAWING NO. **A101**

D07-12-24-0093 PLAN #19180



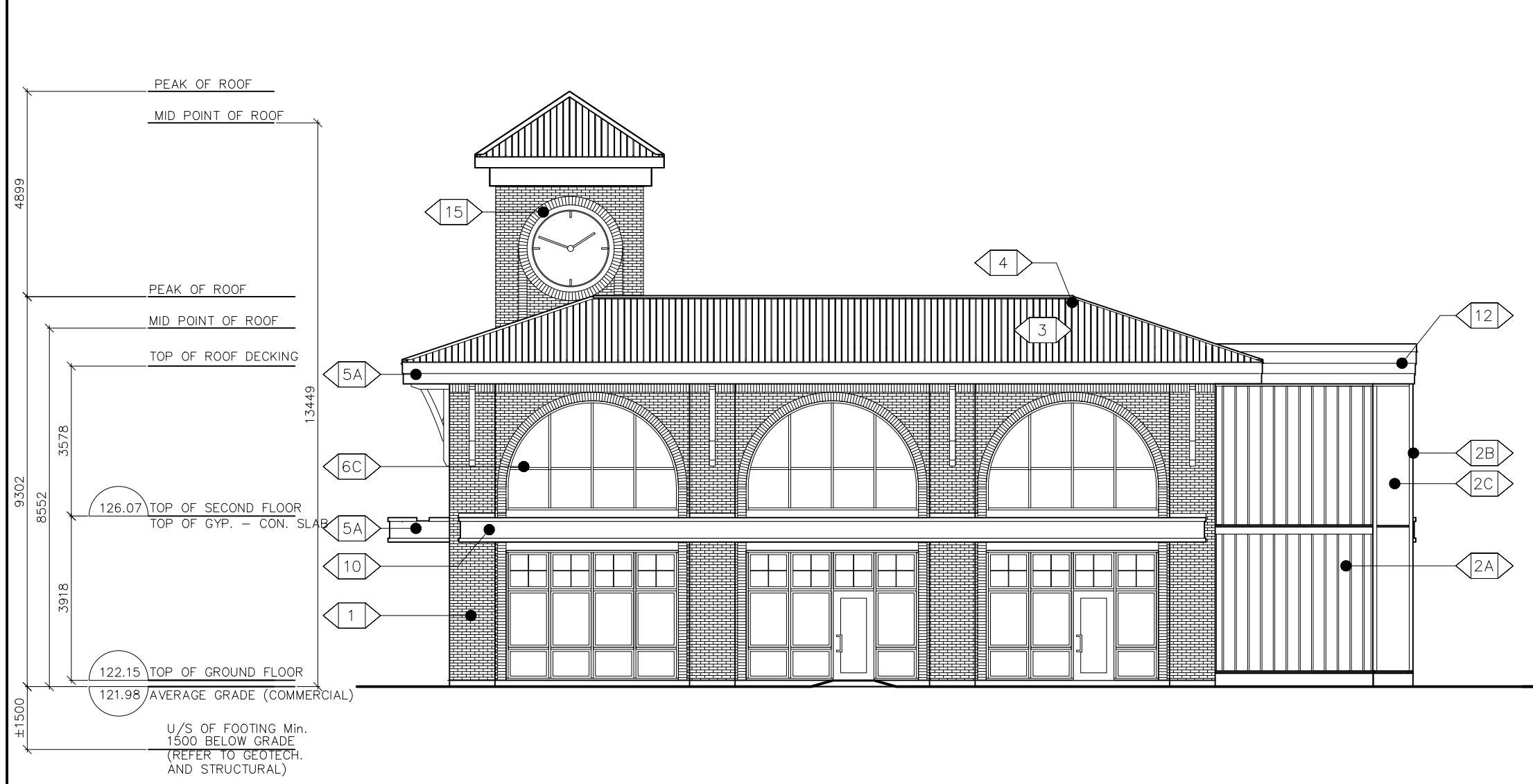




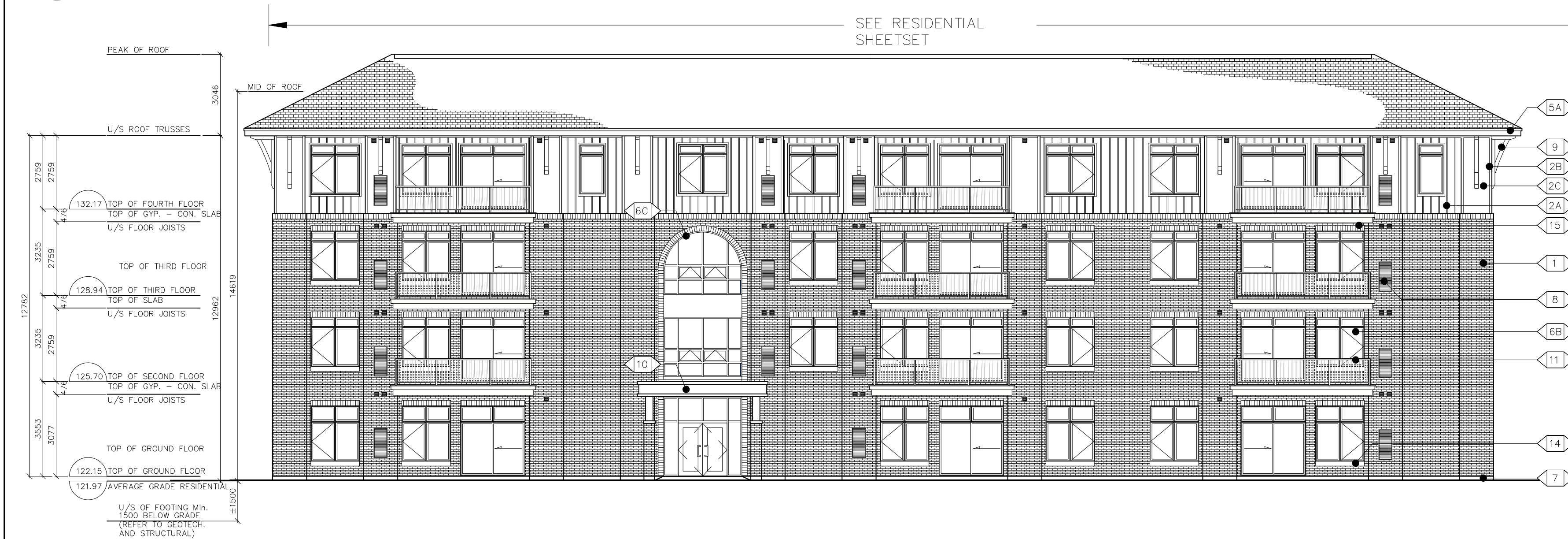
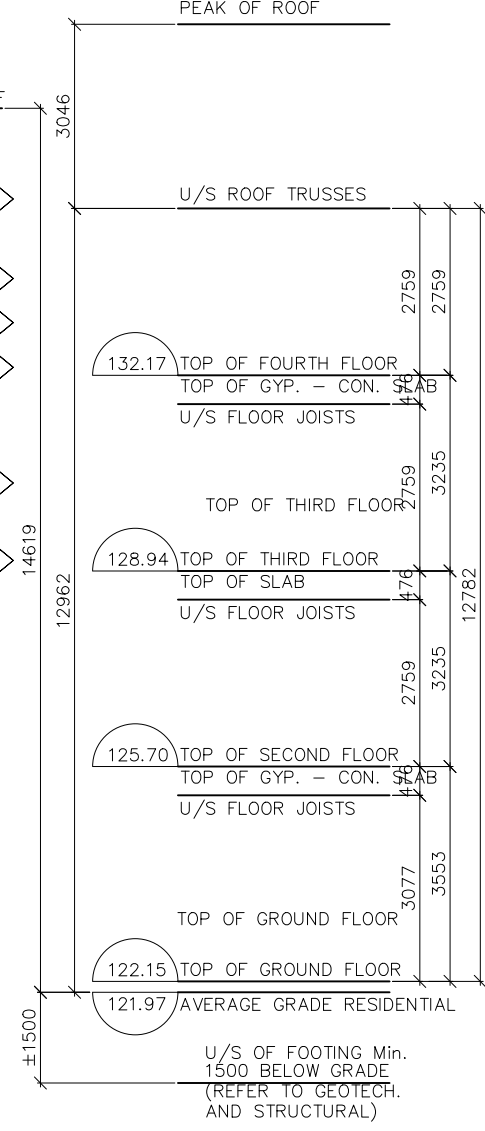
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8	ISSUED FOR SITE PLAN	24-05-16
9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

**LEGEND**

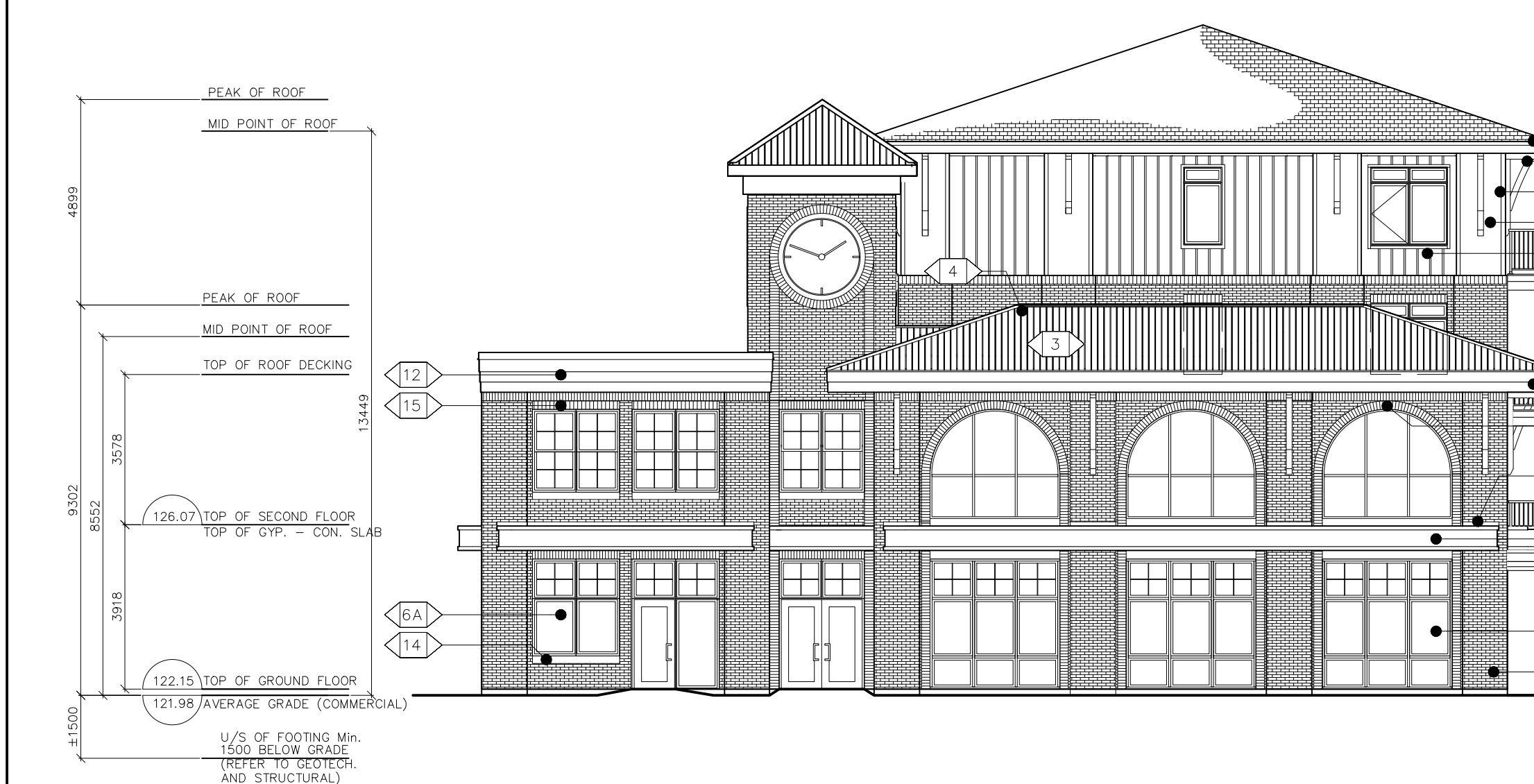
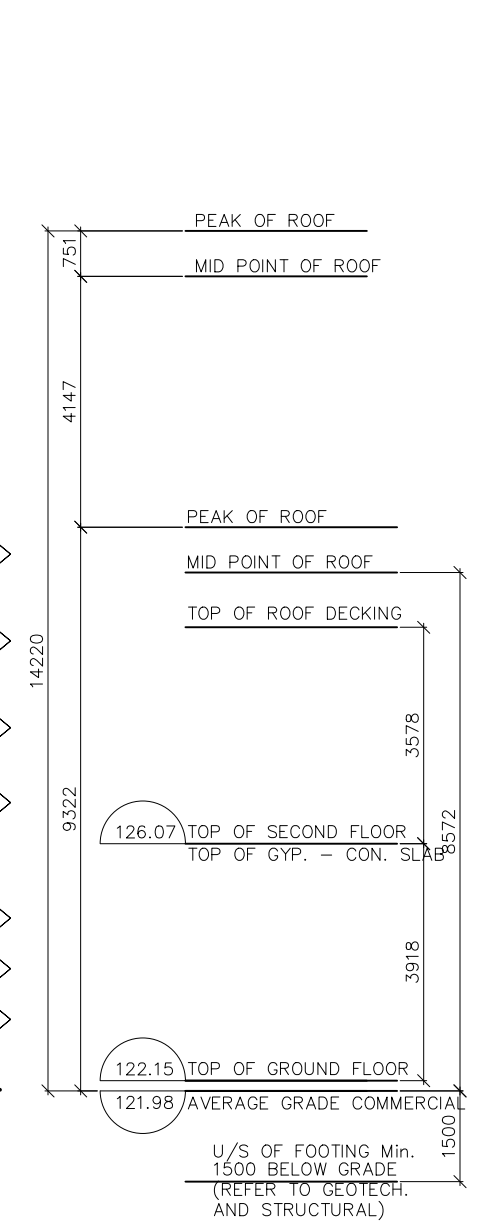
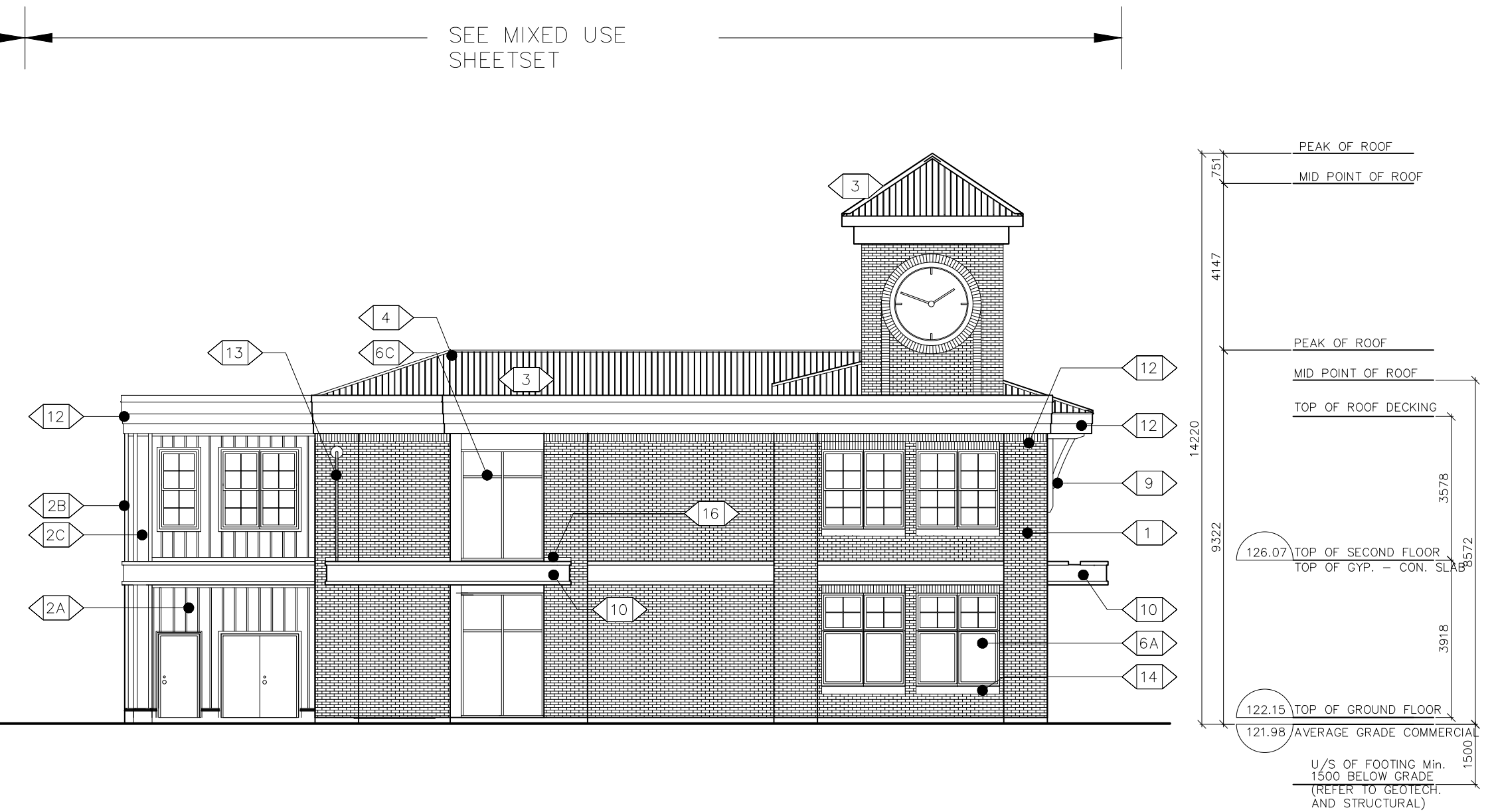
- 1 MASONRY VENEER
- 2 HANSEN WILLIAMSBURG MK2 MAX SIZE OR APPROVED EQ.
- 2A SIDING
- 2B PREFINISHED FIBER CEMENT BOARD & BATTEN
- 2C JAMES HARDIE OR APPROVED EQ.
- 3 PREFINISHED HERITAGE RIB METAL ROOFING
- 4 20" SPACING, MARITIME GREY BY IDEAL ROOFING CO.
- 5 PREFINISHED METAL RIDGE VENT
- 5A PREFINISHED METAL FASCIA
- 6A ALUMINUM CLAD WINDOW
- 6B EXTRUDED VINYL WINDOW
- 6C ALUMINUM CURTAIN WALL
- 7 CEMENTITIOUS PARGING ON CONCRETE FOUNDATION
- 8 MECHANICAL EQUIPMENT
- 9 ROOF BRACKET
- 10 ROOF CANOPY
- 11 PREFINISHED METAL RAILING
- 12 PVC PARAPET MOULDING (SMOOTH FINISH) AZEK OR APPROVED EQ.
- 13 TIE ROD
- 14 PRECAST SILL
- 15 MASONRY SOLDIER
- 16 METAL FLASHING



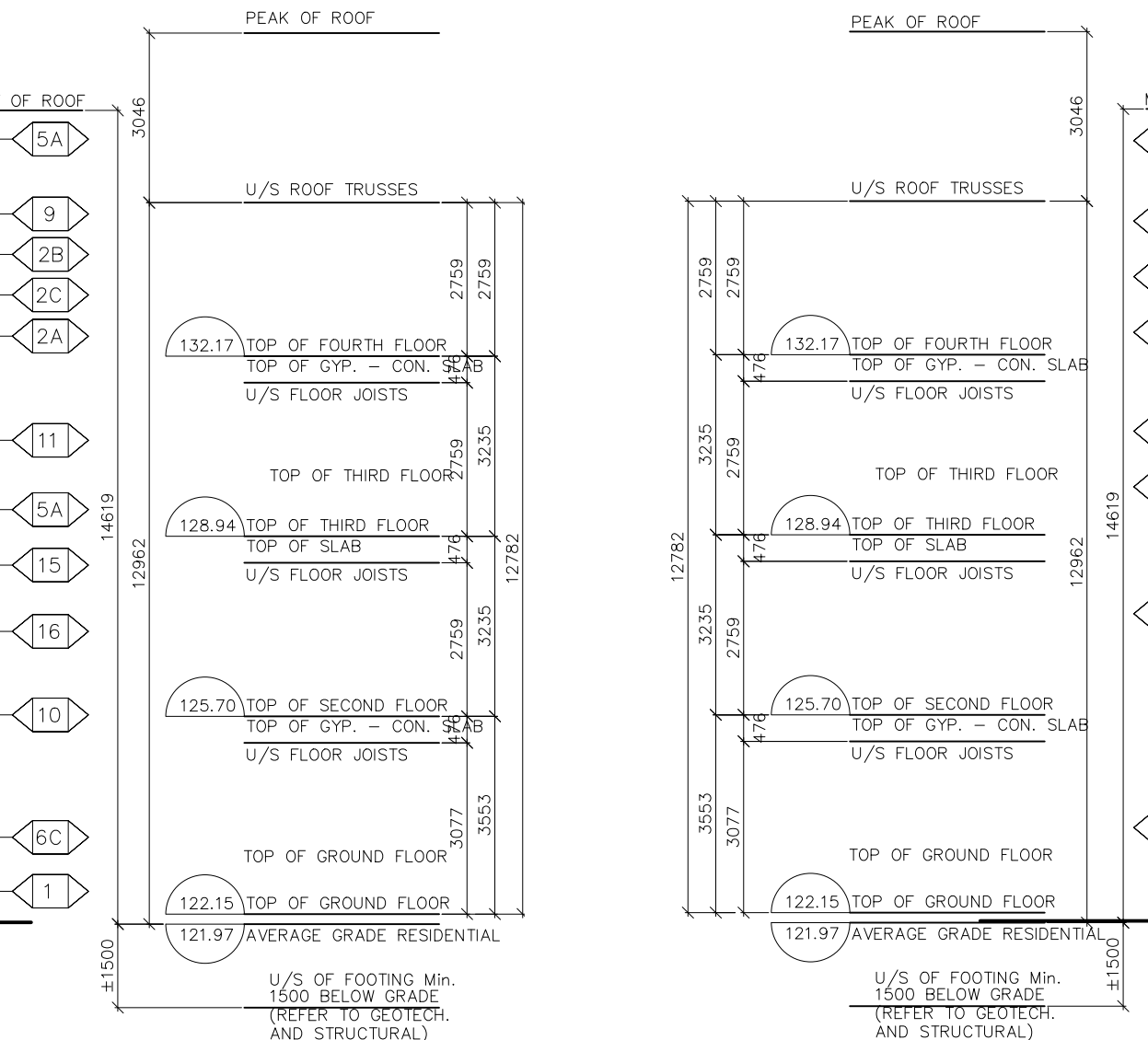
**1 NORTH ELEVATION**  
A200  
SCALE: 1:125



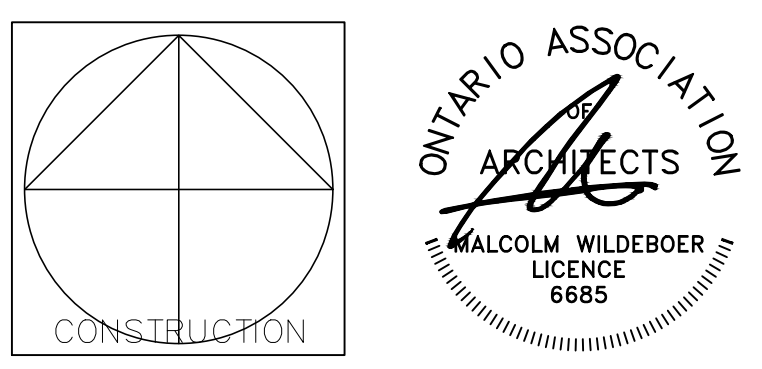
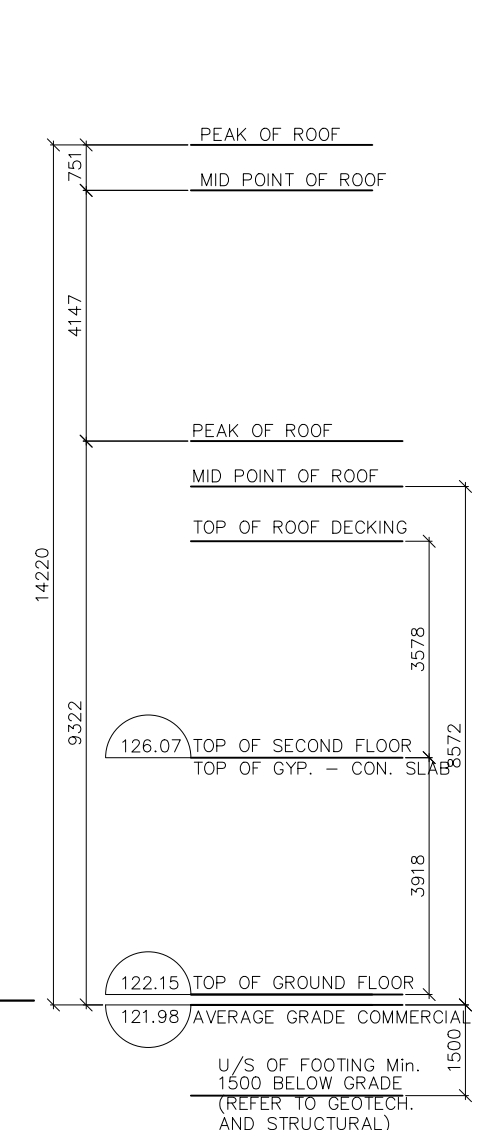
**2 SOUTH ELEVATION: PARKING DRIVE AISLE**  
A200  
SCALE: 1:125



**3 EAST ELEVATION: STITTSVILLE MAIN STREET**  
A200  
SCALE: 1:125



**4 WEST ELEVATION**  
A200  
SCALE: 1:125



**Vandenberg & Wildeboer**  
A R C H I T E C T S

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

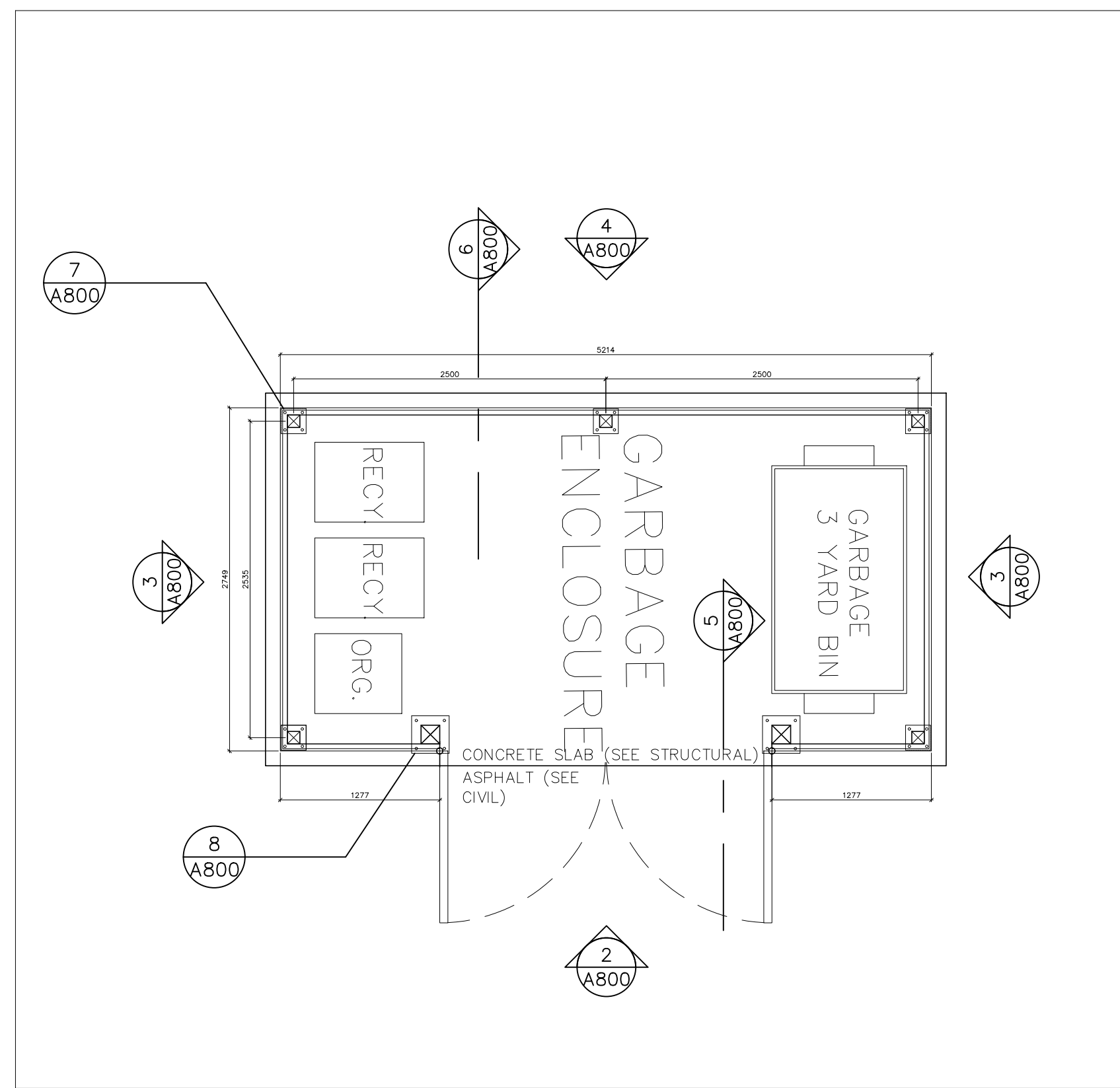
DRAWING TITLE  
BUILDING ELEVATIONS

DESIGNED BY: MALCOLM WILDEBOER  
DRAWN BY: JE  
SCALE: AS SHOWN  
PROJECT NO. 2306

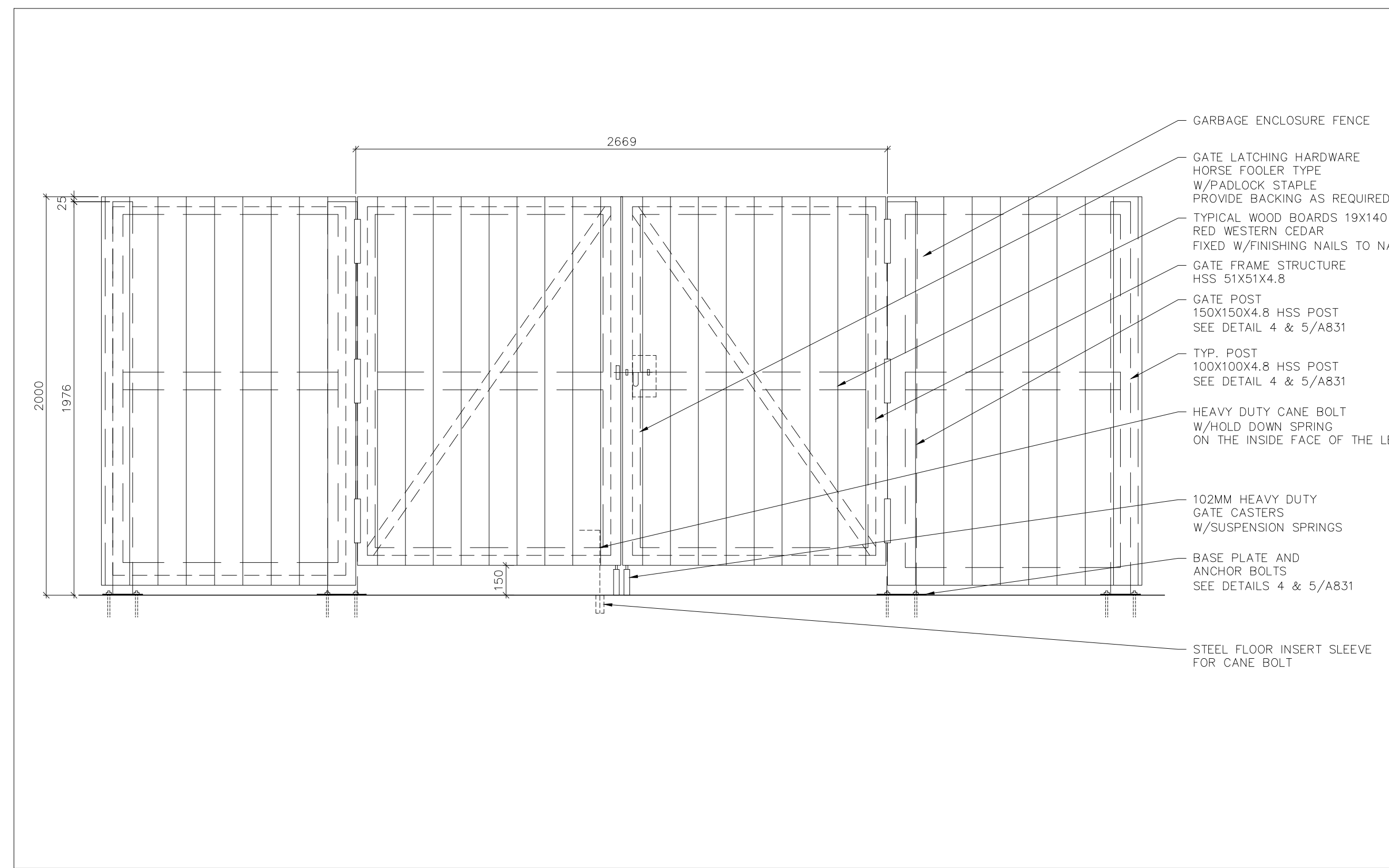
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D07-12-24-0093 PLAN #19180

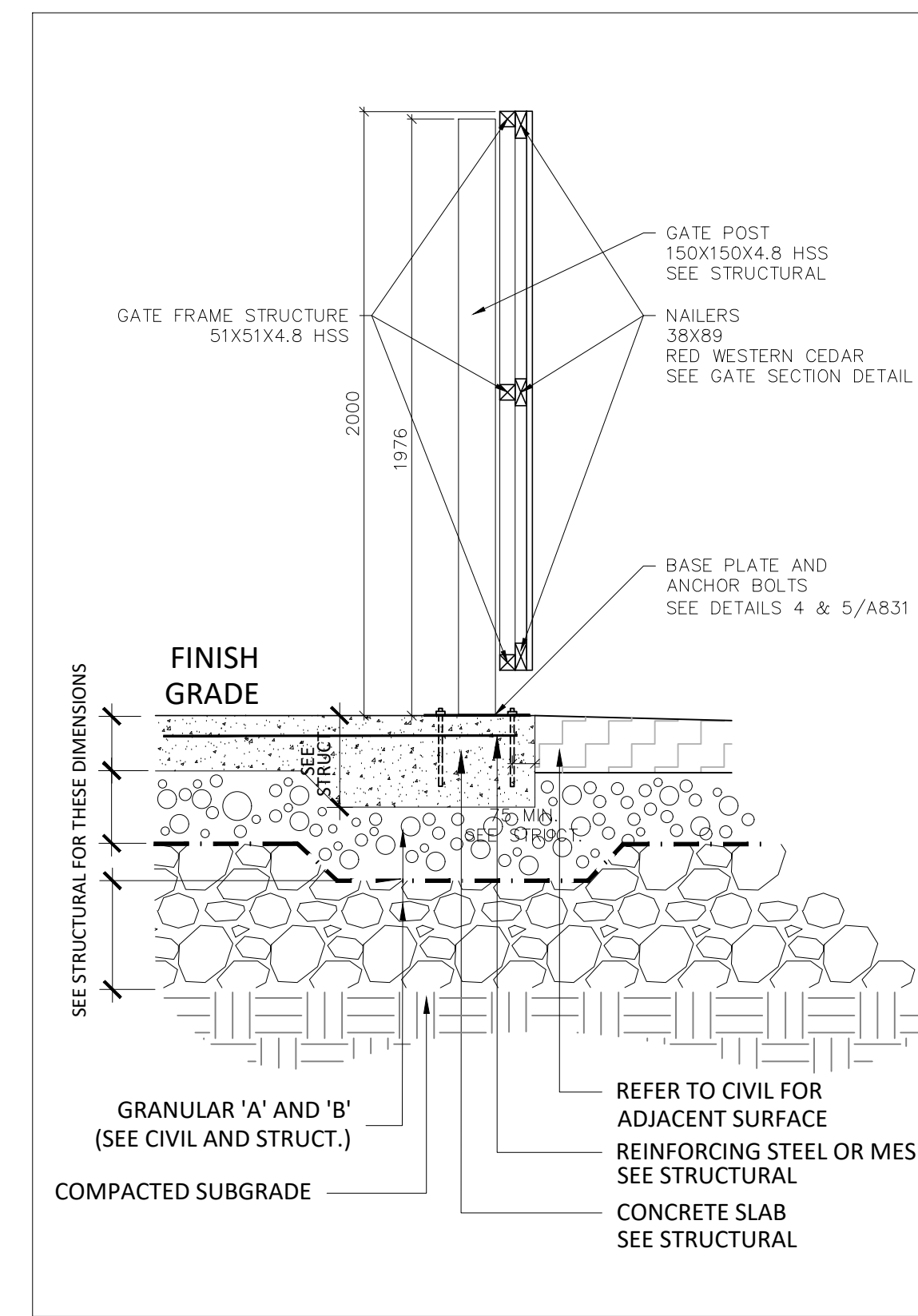




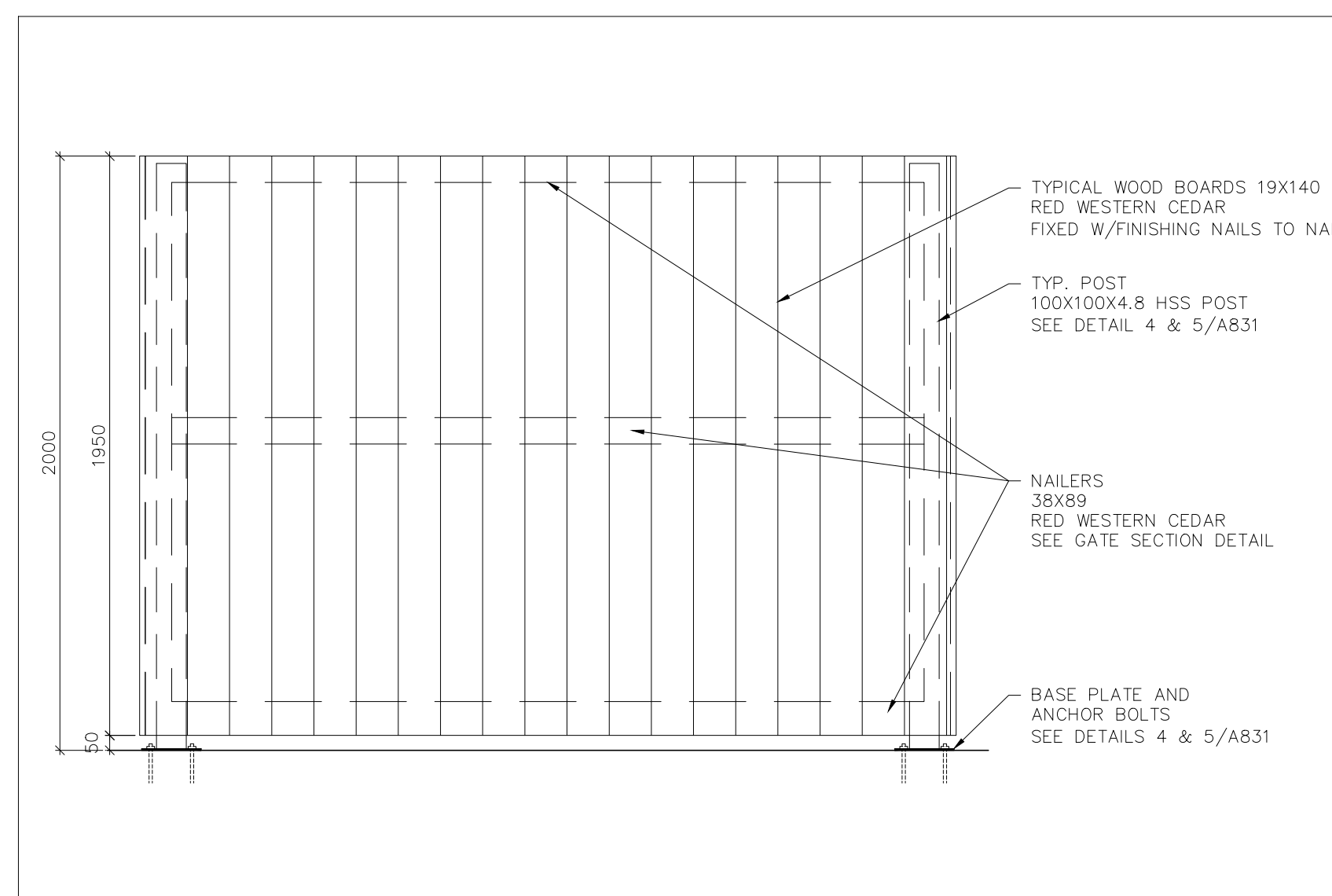
1 GARBAGE ENCLOSURE FLOOR PLAN  
SCALE: 1:40



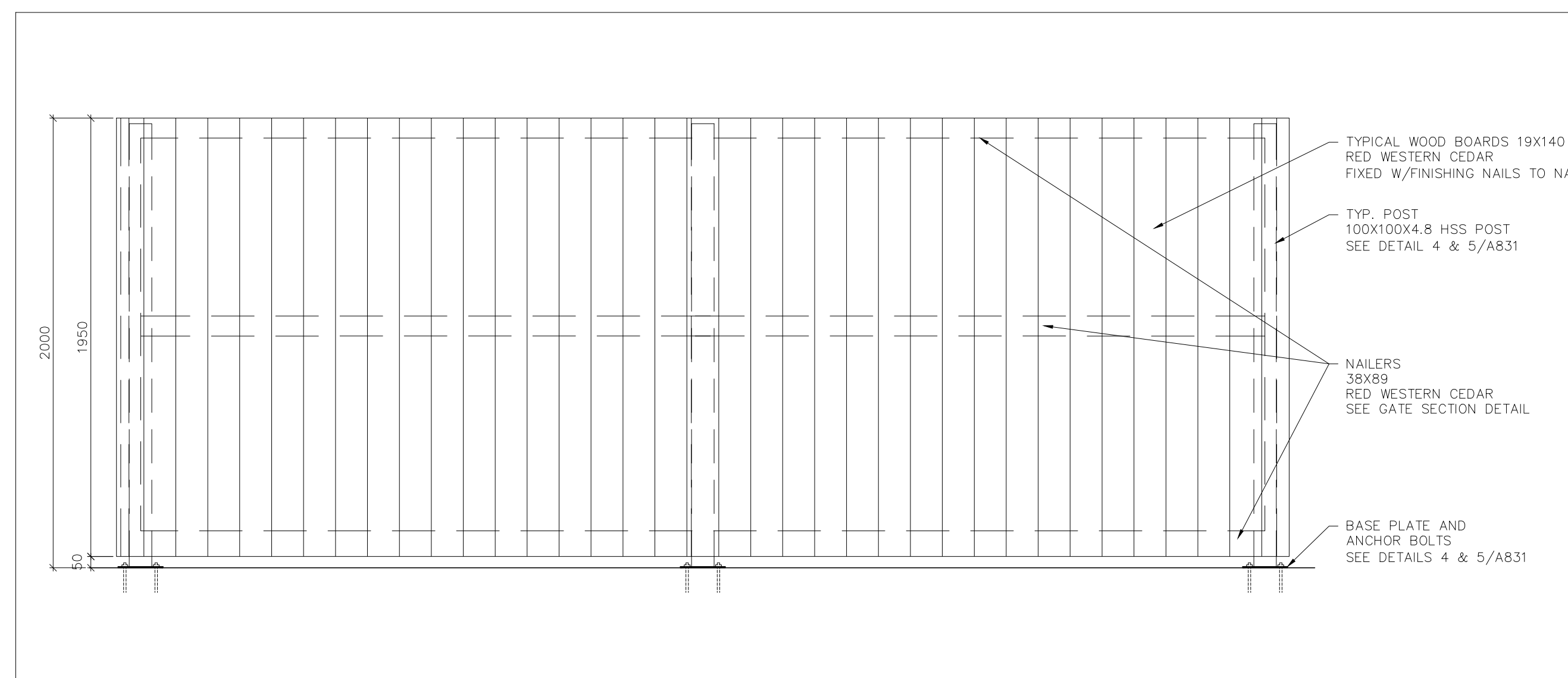
2 GATE VIEW - EAST ELEVATION  
SCALE: 1:20



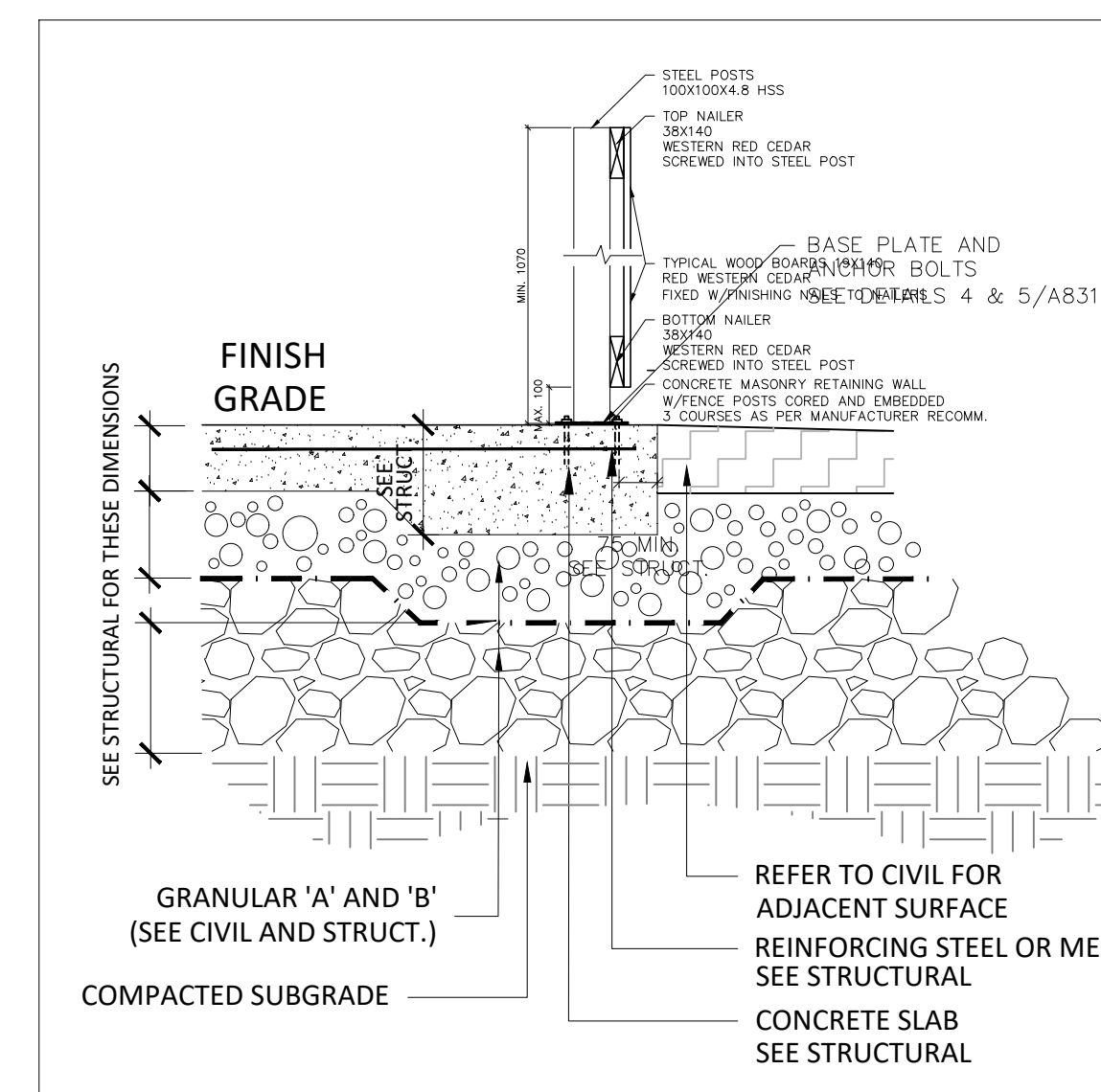
5 GARB. ENCL. GATE & GATE POST DETAIL  
SCALE: 1:20



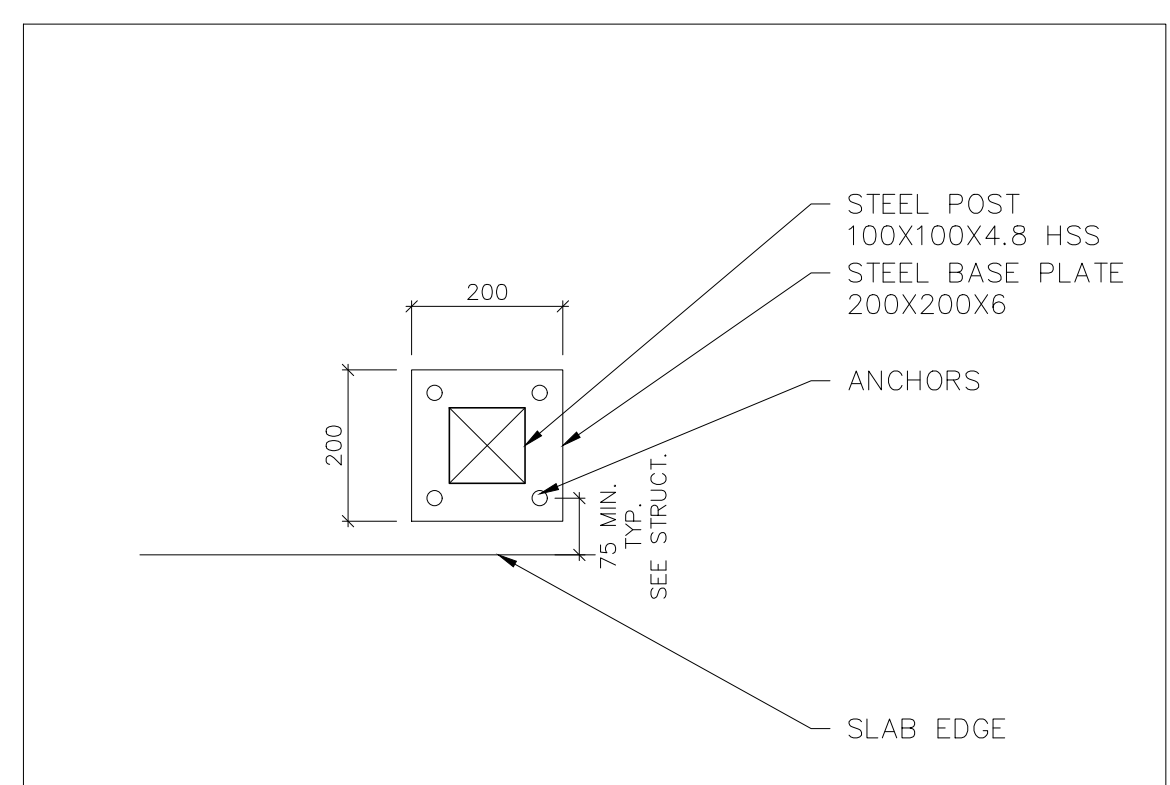
3 NORTH & SOUTH ELEVATION - FENCE VIEW (FROM OUTSIDE)  
SCALE: 1:20



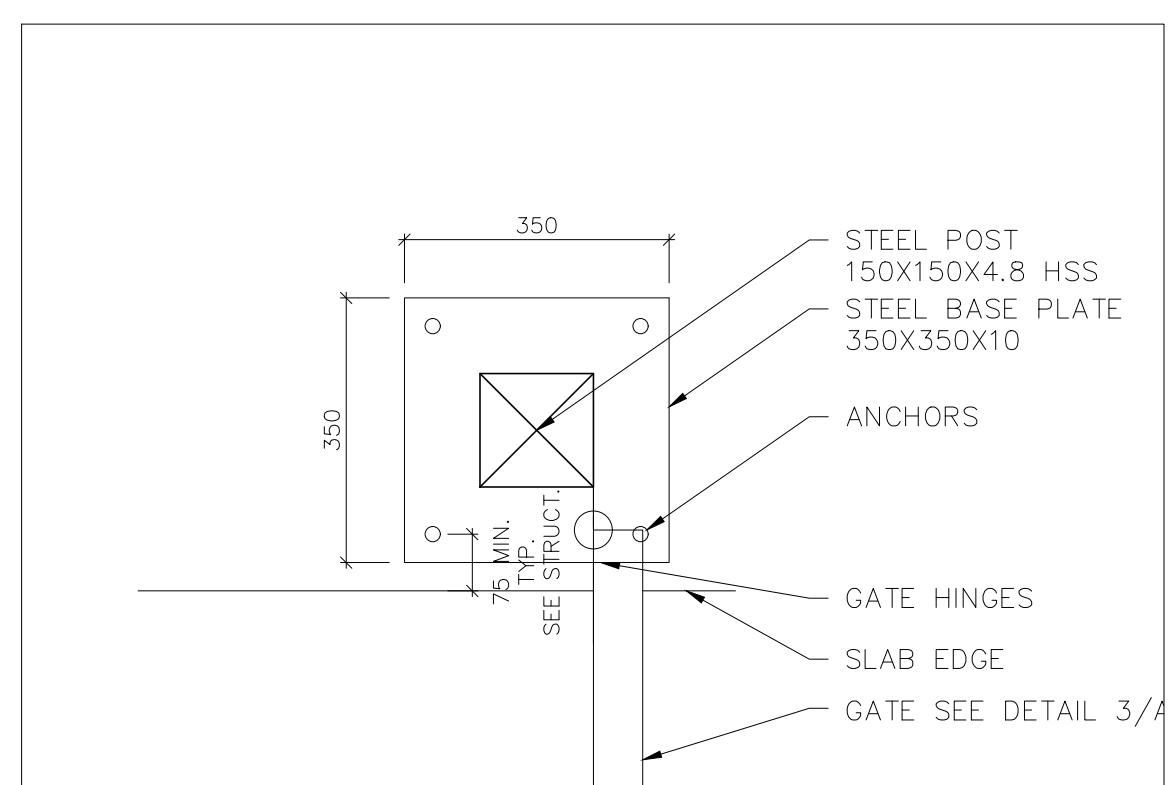
4 WEST ELEVATION - FENCE VIEW (FROM OUTSIDE)  
SCALE: 1:20



6 GARB. ENCL. FENCE DETAIL  
SCALE: 1:10

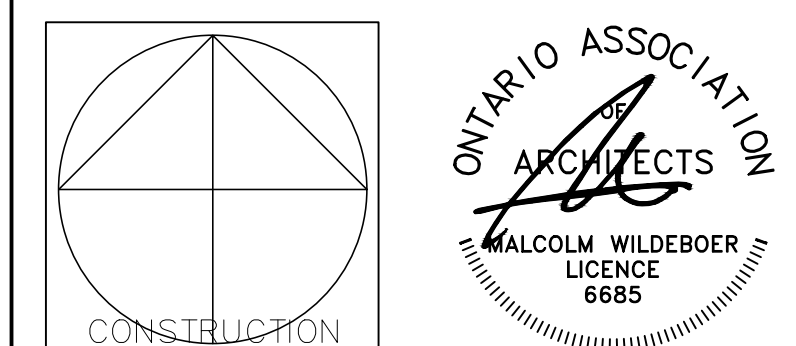


7 BASE PLATE DETAIL  
SCALE: 1:10



8 BASE PLATE DETAIL  
SCALE: 1:10

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6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR PERMIT	24-05-30
9		
10		



**Vandenberg & Wildeboer**  
ARCHITECTS

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

DRAWING TITLE  
GARBAGE GATE AND FENCE DETAILS

DESIGNED BY: MALCOLM WILDEBOER  
DRAWN BY: JE  
START DATE:  
SCALE: AS SHOWN  
PROJECT NO. 2306

CONSTRUCTION

SCALE: 1:10

D07-12-24-0093 PLAN #19180