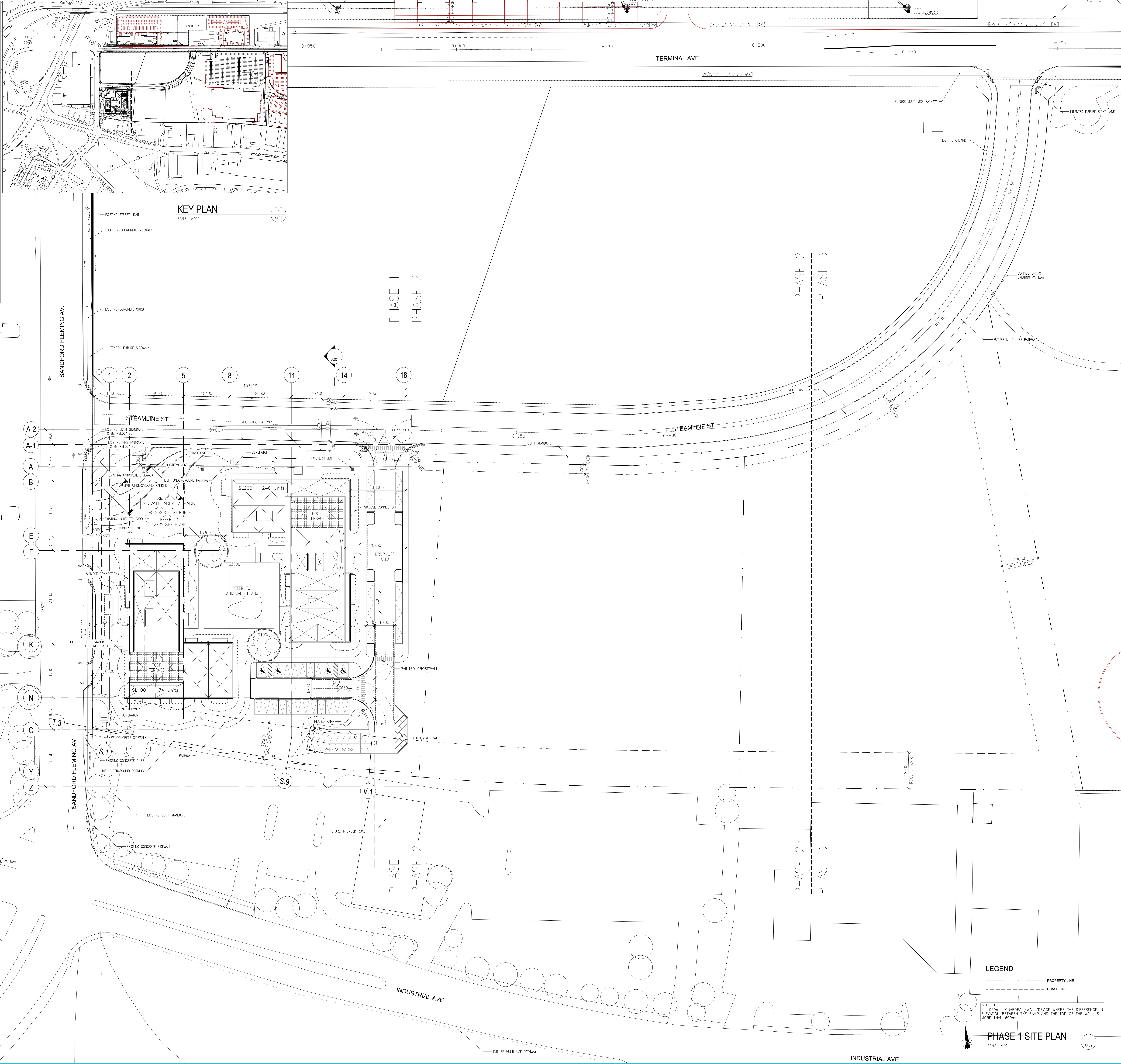


I:\P_10600\10610\CAD\A102_Phase 1 Site Plan.dwg

Appendix A T20 (1978) Zoning Compliance Chart		
Site Plan : 420 units - Phase 1 - SL100 & SL200		
Applicable sections from Bylaw 2009-250	Requirement	Provided
Property area Phase 1		
Table 196 - TO Zone Provisions		
Minimum Lot Width (m)	No minimum	104.3 m
Minimum Lot Area (m ²)	No minimum	10 315 m ²
Minimum Building Height	40 m	20 stories
Minimum Front Yard Setback (m)	3.0 m	≥ 6.0 m
Minimum Corner Yard Setback (m)	3.0 m	≥ 6.0 m
Minimum Interior Side Yard Setback (m)	12.0 m	N/A m
Minimum Rear Yard Setback (m)	12.0 m	≥ 12.0 m
Minimum required spacing between part of two buildings greater than 6 stories tall	24.0 m	33.6 m
Minimum of total lot area as outdoor communal space	2.0 %	45.4 %
Section 101 and 102		
Minimum number of parking spaces (total)	(ratio = 0.0) 0	(ratio = 1.2) 508
Minimum number of visitor parking spaces (total)	(ratio = 0.1) 42	(ratio = 0.1) 42
Total: 550		
ADD - Ontario Regulation 191/11 - Section 90.34		
Type A (parking space)	6	6
Type B (parking space)	7	7
Section 106		
Parking space width (m) (per section 106 (3)(a) applicable to up to 50% of parking spaces)	2.4 min.	2.4 min.
Parking space width (m)	2.8 min 2.75 max.	2.6
Minimum parking space depth (m)	5.2	5.2
Section 107		
Driveway access - min width (m) one way	3.0 m	N/A m
Driveway access - parking lot - min width (m) two way	6.7 m	6.7 m
Driveway access - parking garage - min width (m) two way	6.0 m	6.0 m
Section 110		
Minimum landscaped area provided, or parking lot	15 %	≥ 15 %
Minimum landscape buffer width of parking lot not abutting street (m), 1.5 ft lower than 100 spaces; 3 meters if more than 100 spaces	1.5 / 3 m	≥ 13.5 m
Minimum landscape buffer width of parking lot abutting street (m)	3.0 m	≥ 9.5 m
Minimum distance between all outdoor loading and refuse collection areas, not abutting a public street	3.0 m	≥ 55.6 m
Section 111		
Bicycle Parking Space Requirement (total)	(ratio = 0.5) = 208	208
Bicycle Parking Spaces located in a landscaped area (up to 50%)	24 (11.5%)	24 (11.5%)
Section 137		
Total amenity area (required) : 6 m ² / units	2 484 m ²	5583.0 m ²
Communal amenity area : 50% of total required total amenity area (total)	1 242 m ²	4687.5 m ²



NOTES GÉNÉRALES / General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architectes et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite au préalable.
2. Les dimensions approuvées aux documents doivent être vérifiées par le contrepartie avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before starting the work.
3. Veuillez éviter l'architecte de toute dimension enroulées descriptives, entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of other professionals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

ARCHITECTURE DE PAYSAGE / Landscape architect

James B. Lennox & Associates Inc.
3332 Carling Avenue, Ottawa ON K2H 6A8
T 613 722 5168 jbl@aia.ca

CIVIL / CIVIL

EXP Services Inc.
6100-2600 Queenway Drive, Ottawa ON K2B 9H6
T 613 688 1899 exp.com

ARCHITECTES / Architect

NEUF architect(e)s
630, boul. René-Lévesque O. 3^{de} étage, Montréal QC H3B 1S6
T 514 847 1117 NEUF@neufarchitectes.com

SCEAU / Seal



DCYSA devient / becomes

NEUF
ARCHITECTES

CLIENT / Client

CONTROLEX

OUVRAGE / Project

Ottawa Train Yards - PH1

EMPLACEMENT / Location

OTTAWA, CANADA

NO. PROJET / No.

10618

NO. REVISION

DATE (aa.mm.jj)

Preliminary
DO NOT USE FOR
CONSTRUCTION

01 FORMAL SPA APP. 2018.06.26
00 FORMAL SPA SUB. 2018.01.17

DESIGNÉ PAR / Drawn by

ACA

VÉRIFIÉ PAR / Checked by

ACA

DATE (aa.mm.jj)

18.06.20

AS INDICATED

TITRE DU DESSIN / Drawing Title

PHASE 1 SITE PLAN

REVISION / Revision

NO. DESSIN / Draw Number

00

A102