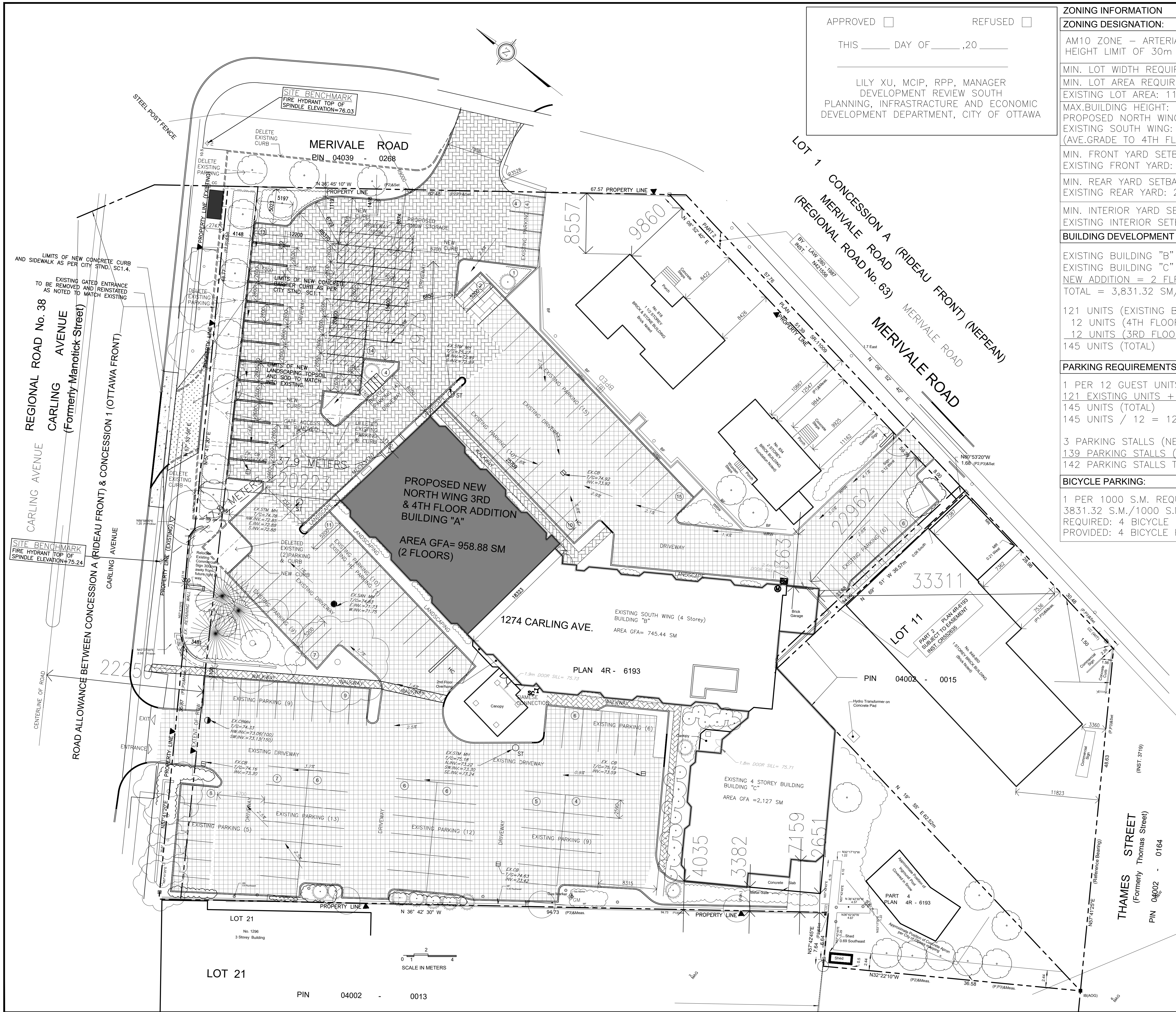




APPROVED ☐ REFUSED ☐

THIS ____ DAY OF ____, 20__

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

ZONING INFORMATION
ZONING DESIGNATION:
AM10 ZONE – ARTERIAL MAINSTREET ZONE,
HEIGHT LIMIT OF 30m

MIN. LOT WIDTH REQUIRED: N/A
MIN. LOT AREA REQUIRED: N/A
EXISTING LOT AREA: 11,431.25 SM
MAX. BUILDING HEIGHT: 30m
PROPOSED NORTH WING ADDITION: 10.4m
EXISTING SOUTH WING: 10.4m
(AVE. GRADE TO 4TH FLOOR U/S OF CEILING)

MIN. FRONT YARD SETBACK REQUIRED: N/A
EXISTING FRONT YARD: 20.22m

MIN. REAR YARD SETBACK: 7.5m
EXISTING REAR YARD: 22.9m

MIN. INTERIOR YARD SETBACK: N/A
EXISTING INTERIOR SETBACK: 3.4m/21.9m VARIES

BUILDING DEVELOPMENT INFORMATION:

EXISTING BUILDING "B" = 745.44 SM/8,019 SF
EXISTING BUILDING "C" = 2,127 SM/22,894.83 SF
NEW ADDITION = 2 FLRS. X 479.44 SM/5,160.64 SF
TOTAL = 3,831.32 SM/41,239.98 SF

121 UNITS (EXISTING BUILDING "B" & "C")
12 UNITS (4TH FLOOR NEW ADDITION)
12 UNITS (3RD FLOOR NEW ADDITION)
145 UNITS (TOTAL)

PARKING REQUIREMENTS

1 PER 12 GUEST UNITS (OVER 40 GUEST)
121 EXISTING UNITS + 24 NEW UNITS
145 UNITS (TOTAL)
145 UNITS / 12 = 12 STALLS REQUIRED PARKING

3 PARKING STALLS (NEW)
139 PARKING STALLS (EXIST)
142 PARKING STALLS TOTAL PROVIDED

BICYCLE PARKING:

1 PER 1000 S.M. REQUIRED
3831.32 S.M./1000 S.M.=3.83 PARKING
REQUIRED: 4 BICYCLE PARKING
PROVIDED: 4 BICYCLE PARKING

- LEGEND:**
- EXISTING ASPHALT PARKING
 - NEW ASPHALT PARKING/WALKWAY
 - PROPOSED BLDG. ADDITION
 - PROPERTY LINE
 - PROPOSED SNOW STORAGE
 - LANDSCAPING



ANGELO MATTIA SPADOLA
ARCHITECT

200-1645 RUSSELL ROAD, OTTAWA, ONTARIO K1G 4G5
TEL 613 228 7190

NO.	REVISIONS	DATE
1	ISSUED FOR COORDINATION	01-27-19
2	ISSUED FOR SITE PLAN APPLICATION	08-26-19
3	ISSUED FOR BUILDING PERMIT	12-10-19
4	RESPONSE TO SITE PLAN CITY COMMENTS	02-22-20
5	RESPONSE TO SITE PLAN CITY COMMENTS	04-29-20
6		
7		
8		
9		
10		
11		
12		

NOTE:
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS
AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT FOR
HIS WRITTEN PERMISSION BEFORE PROCEEDING WITH WORK.
NOT FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

CONSULTANTS:
STRUCTURAL/MECHANICAL
ELECTRICAL/CIVIL

exp. EXP. 2650 QUEENSVIEW DR., SUITE 100
OTTAWA, ONTARIO K2B 8H6 CANADA
PHONE (613) 688-1899

LANDSCAPE:
STANTEC
1331 CLYDE AVE., SUITE 400
OTTAWA, ONTARIO K2C 3G4
PHONE (613) 722-4420

SURVEYOR:

ANNIS O' SULLIVAN VOLLEBEKK
14 CONCOURSE GATE, SUITE 500
OTTAWA, ONTARIO K2E 7S6 CANADA
PHONE (613) 727-0850

PROJECT:
BEST WESTERN PLUS
ADDITION

LOCATION:
1272 CARLING AVE.
OTTAWA, ONTARIO

DWG TITLE:
SITE PLAN

DATE: 2018-08-22
SCALE: 1:20
FILE NAME: PROJECT #: 000

DESIGNED BY: AMS
DRAWN BY: JV
APPROVED BY: AMS

DRAWING NO:
SP-1

ONTARIO ASSOCIATION
OF
ARCHITECTS
ANGELO M. SPADOLA
LICENCE
4339

OF:

D07-12-19-0153