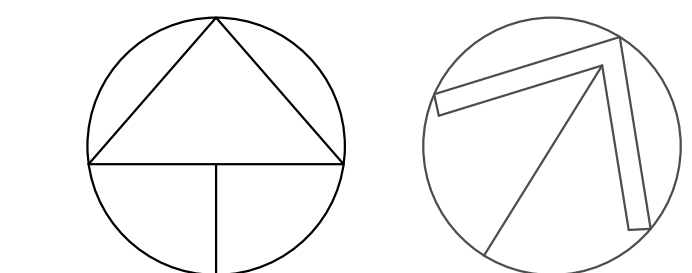


STANDARD ZONING MECHANISM - AM1		
PROVISION	REQUIREMENT	PROPOSED
MINIMUM LOT WIDTH	No Minimum	39.14 m
MINIMUM LOT AREA	No Minimum	3628 m <sup>2</sup>
MINIMUM FRONT YARD SETBACK	No Minimum	5.50 m
MINIMUM INTERIOR SIDE YARD SETBACKS	No minimum unless abutting a residential zone (7.5 m)	4.24 m
MINIMUM REAR YARD SETBACK	3 m	3 m
MAXIMUM BUILDING HEIGHT*	Ranges from 11 to 25 m	39.25 m
MAXIMUM FLOOR SPACE INDEX*	3.5 (if 80% of parking is below grade), 2 (otherwise)	2.98
MINIMUM WIDTH OF LANDSCAPED AREA (abutting a residential zone)*	3 m	4.24 m
MINIMUM RESIDENT PARKING RATE	0.5 spaces per dwelling unit (91 spaces)	
MINIMUM VISITOR PARKING RATE*	0.2 spaces per dwelling unit, first 12 units exempt (34 spaces)	31 spaces
MINIMUM BICYCLE PARKING RATE	0.5 spaces per dwelling unit (91 spaces)	95 spaces
PARKING SPACE SIZE PROVISION	2.6 m (width) by 5.2 m (length)	2.6 m by 5.2 m
PARKING AISLE AND DRIVEWAY SIZE PROVISION	6.7 m minimum width for double traffic lane	6.7 m minimum
BICYCLE PARKING SPACE SIZE PROVISION	0.6 m by 1.8 m	0.6 m by 1.8 m
MINIMUM AMENITY AREA	6m <sup>2</sup> per dwelling unit, 50% minimum communal amenity area (1,086m <sup>2</sup> )	686.97 m <sup>2</sup> (interior) + 599.92 m <sup>2</sup> (exterior) = 1,286.89 m <sup>2</sup>

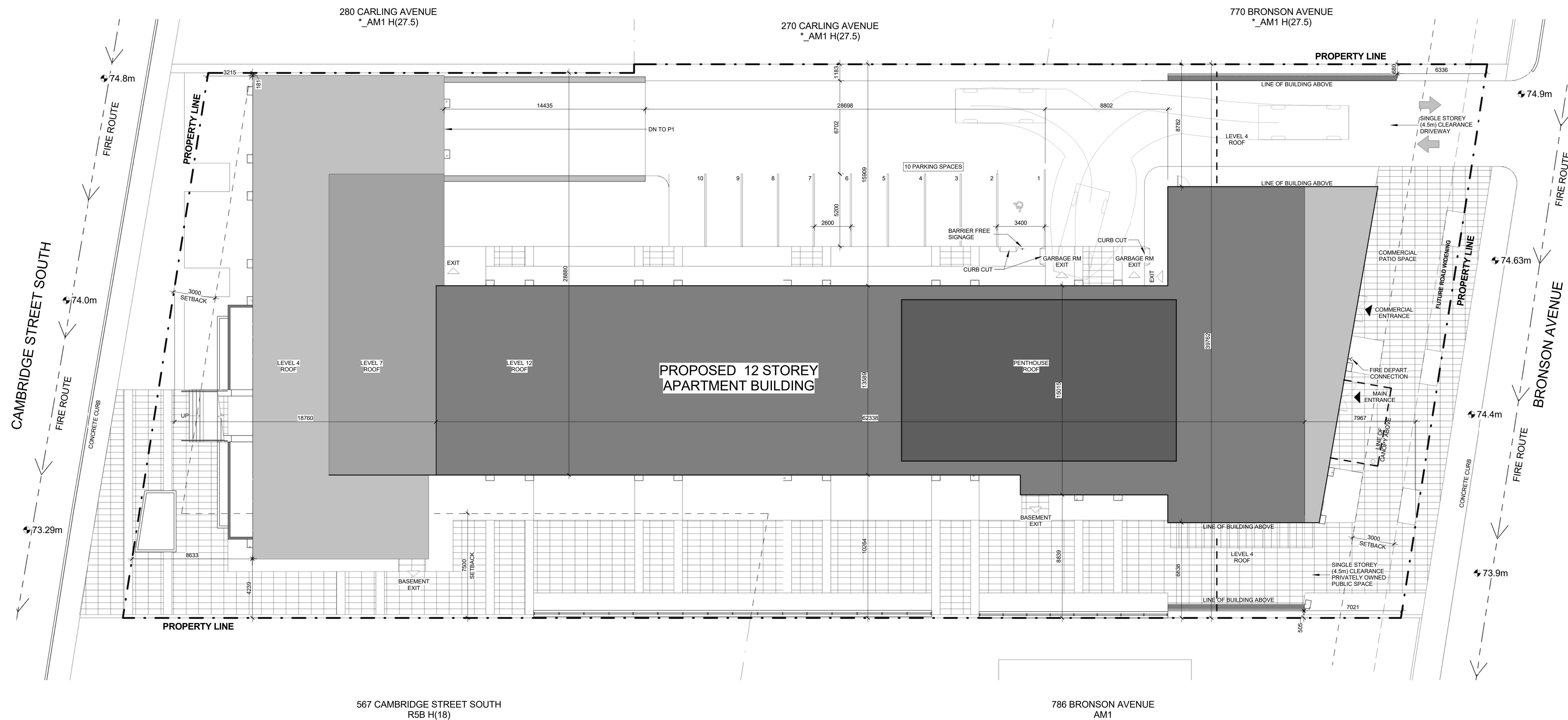
SITE DATA CHART		
DATA	REQUIREMENT	PROPOSED
ZONING	Arterial Main Street - AM1 Zone	
LOT AREA	3,628.09 m <sup>2</sup>	
TOTAL DENSITY	181 units (341 beds)	
GROSS FLOOR AREA (m <sup>2</sup> )	10,802.16 m <sup>2</sup>	
NUMBER OF STOREYS	12	
BUILDING HEIGHT (m)	maximum 41.5 m	39.25 m
COMMERCIAL / RETAIL AREA (m)	135.62 m <sup>2</sup>	
AMENITY AREA	minimum 6m <sup>2</sup> / unit	1,286.89 m <sup>2</sup>
LANDSCAPE AREA (%)	1,088 m <sup>2</sup> ÷ 3,628 m <sup>2</sup> = 29.9%	
LANDSCAPE AREA (m <sup>2</sup> )	1,088 m <sup>2</sup>	
PARKING	RESIDENTIAL	0.5 / unit = 91
	VISITOR (first 12 units exempt)	0.2 / unit = 34
	TOTAL	125
BICYCLE PARKING	BARRIER FREE SPACES	1 (incl.)
	RESIDENTIAL	0.5 / unit = 91
	COMMERCIAL	2.5 / 100 m <sup>2</sup> = 4
TOTAL	95	



1 SPA - KEY PLAN  
1:2000



- Project North**      **True North**
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**SITE PLAN LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- FIRE ROUTE
- EASEMENT
- PRIMARY BUILDING ENTRANCE/ EXIT
- BUILDING EXIT ONLY
- PROPOSED ELEVATION
- EXISTING ELEVATION

No.	Date	Revision
01	12/11/2015	ISSUED FOR SPA & ZBA

Project No. 15076  
Issue Date  
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**srm**  
ARCHITECTS INC.

**774 BRONSON AVENUE, OTTAWA**

**SITE PLAN**

Ontario Association of Architects  
Edward Thomas  
Licence 5572

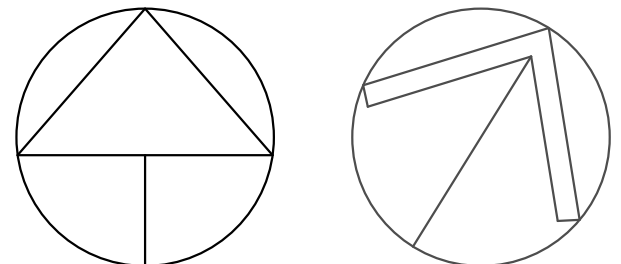
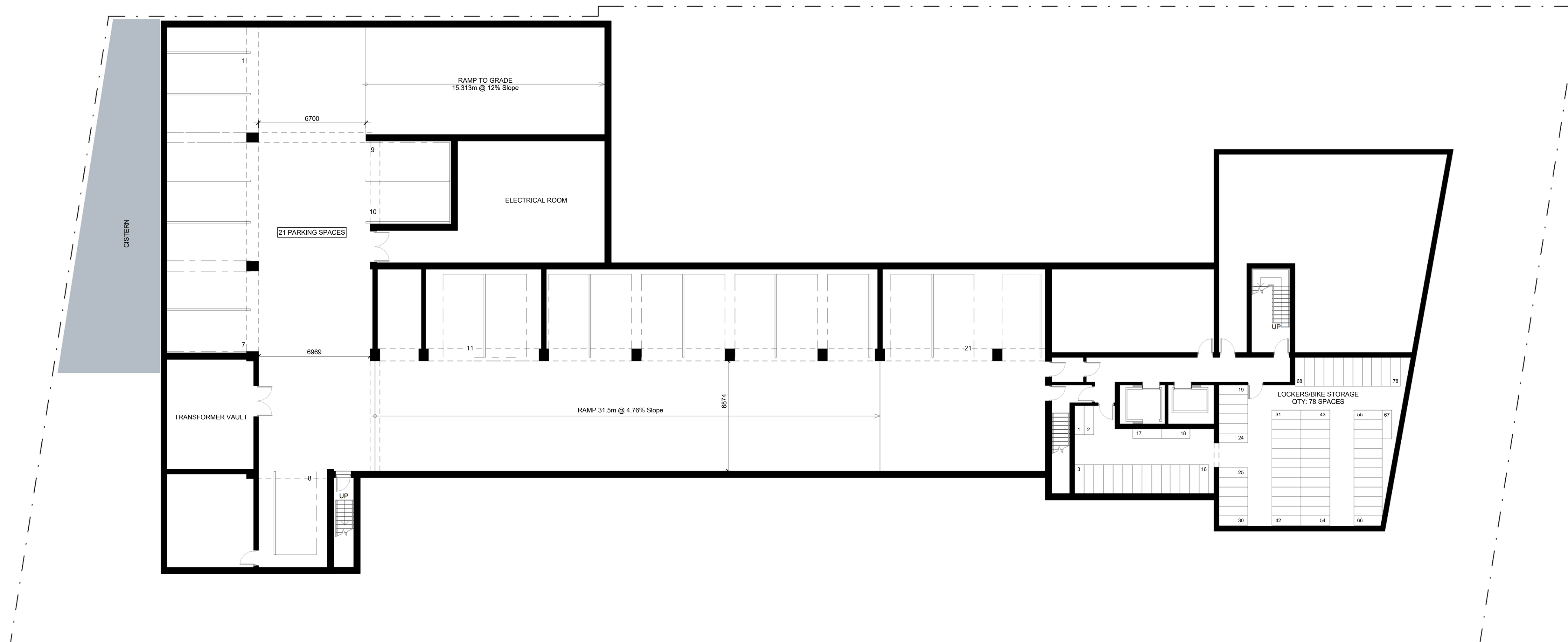
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Status  
Drawing No. Revision No.

**A-1.1**

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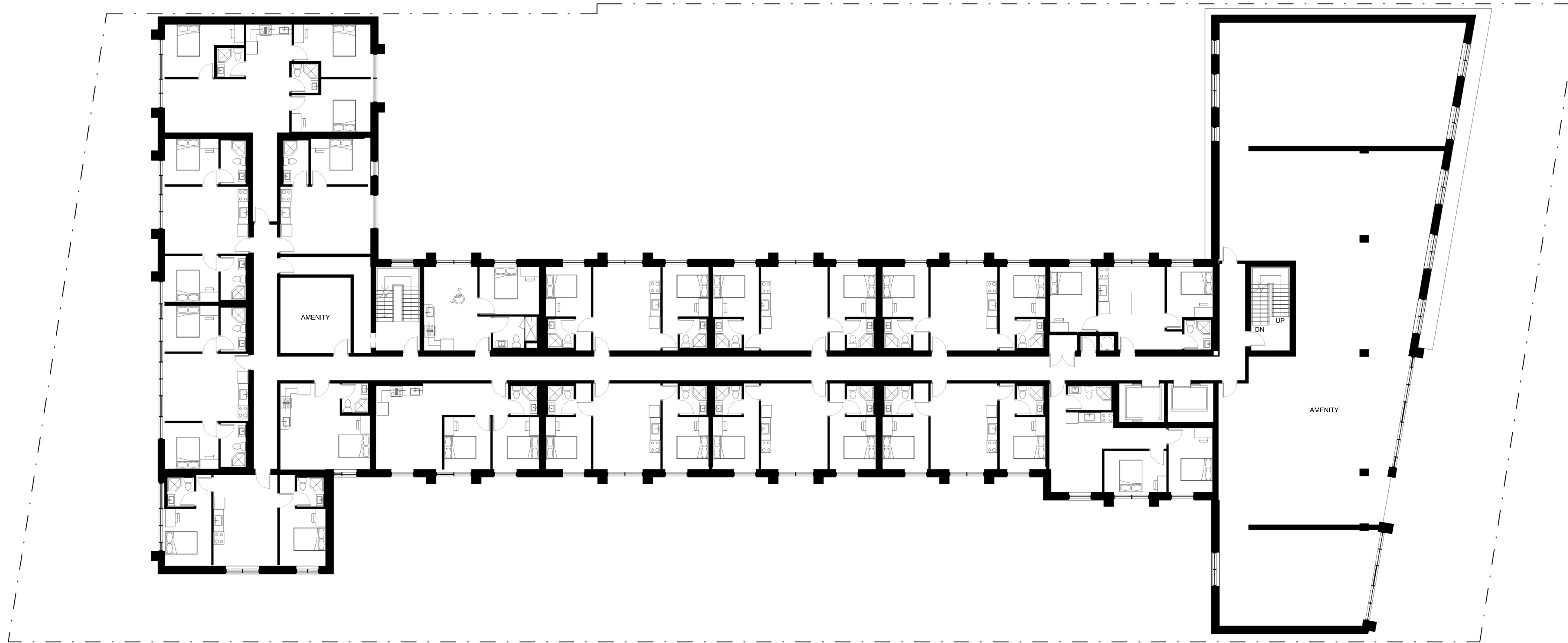
Project No.	15076
Issue Date	
Drawn by	Author
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Plot Date / Time	2015-12-11 11:54:26 AM

**774 BRONSON AVENUE,  
OTTAWA**

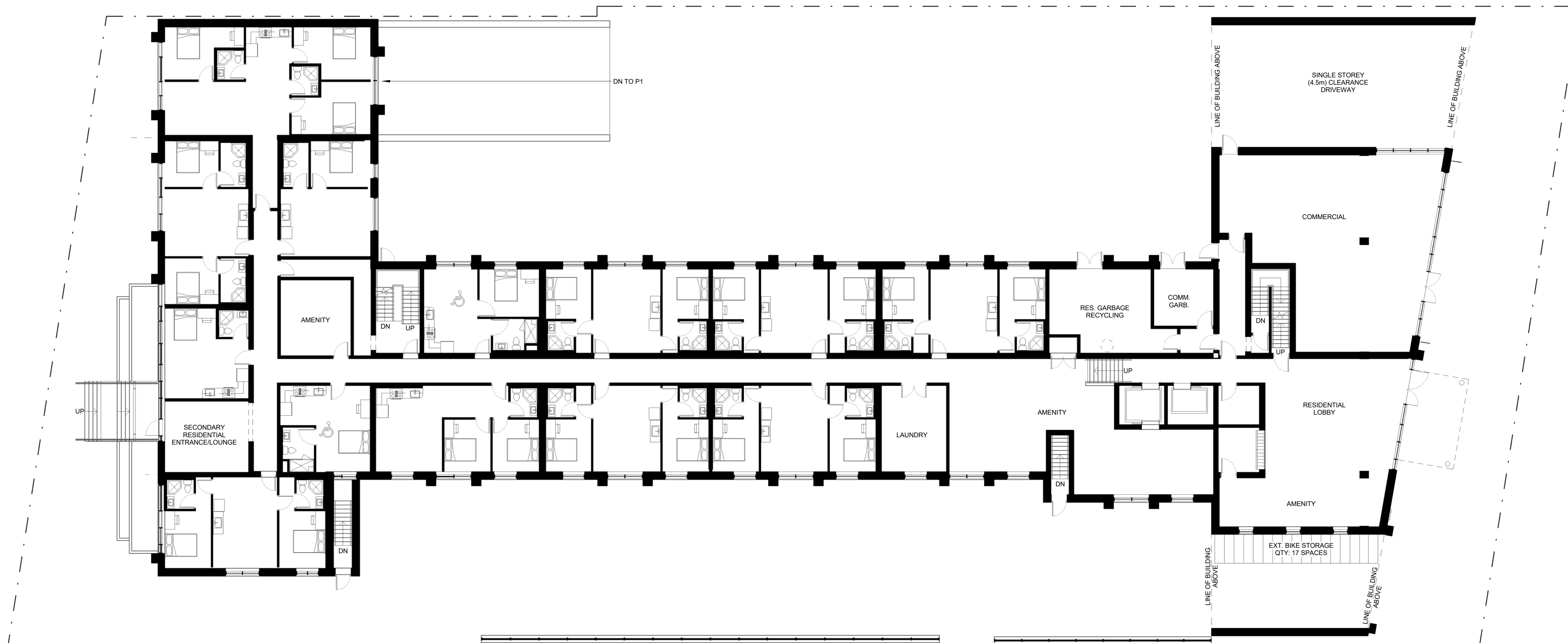
**BASEMENT FLOOR PLAN**

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Drawing No.	Revision No.

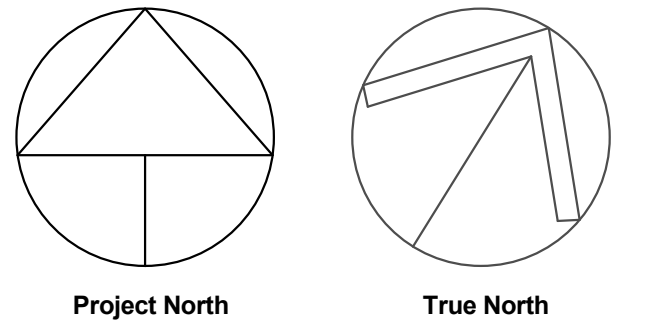
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**2 SPA - LEVEL 2**  
1:150



**1 SPA - LEVEL 1**  
1:150



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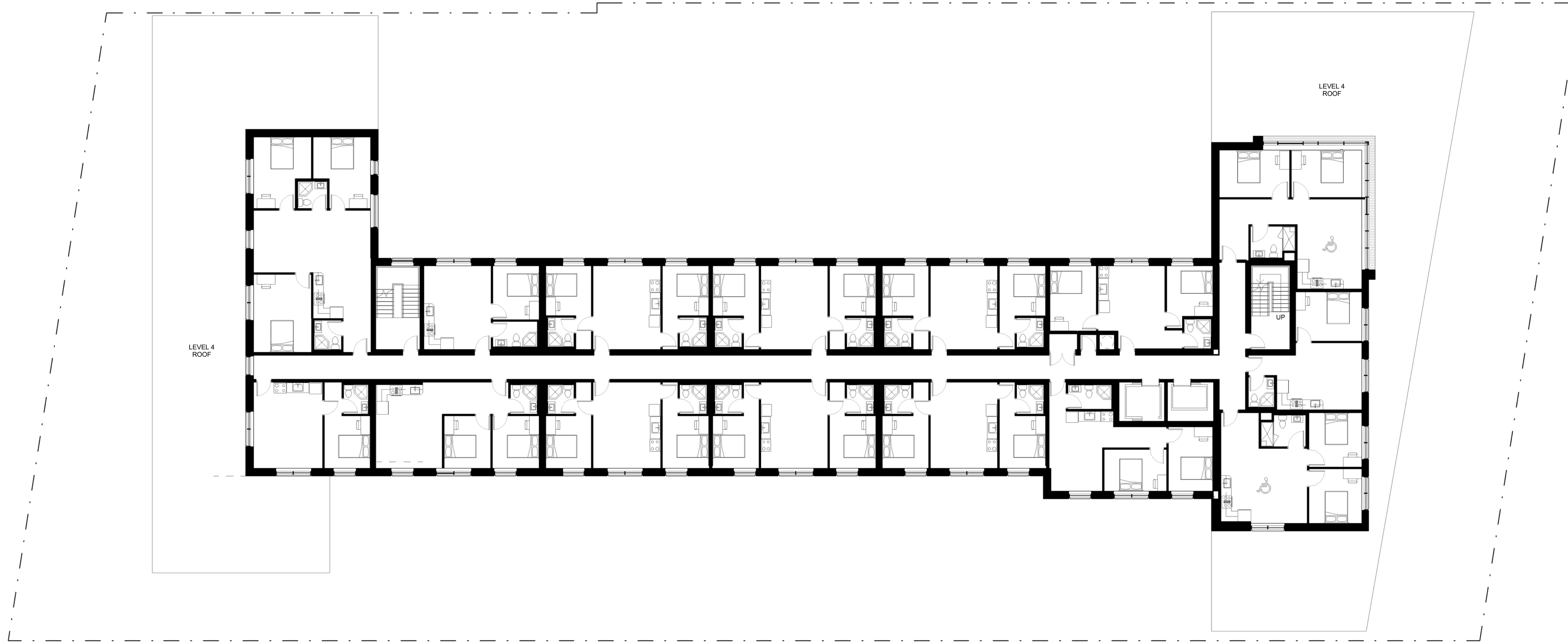
**774 BRONSON AVENUE,  
OTTAWA**

**LEVEL 1 & 2 FLOOR PLANS**

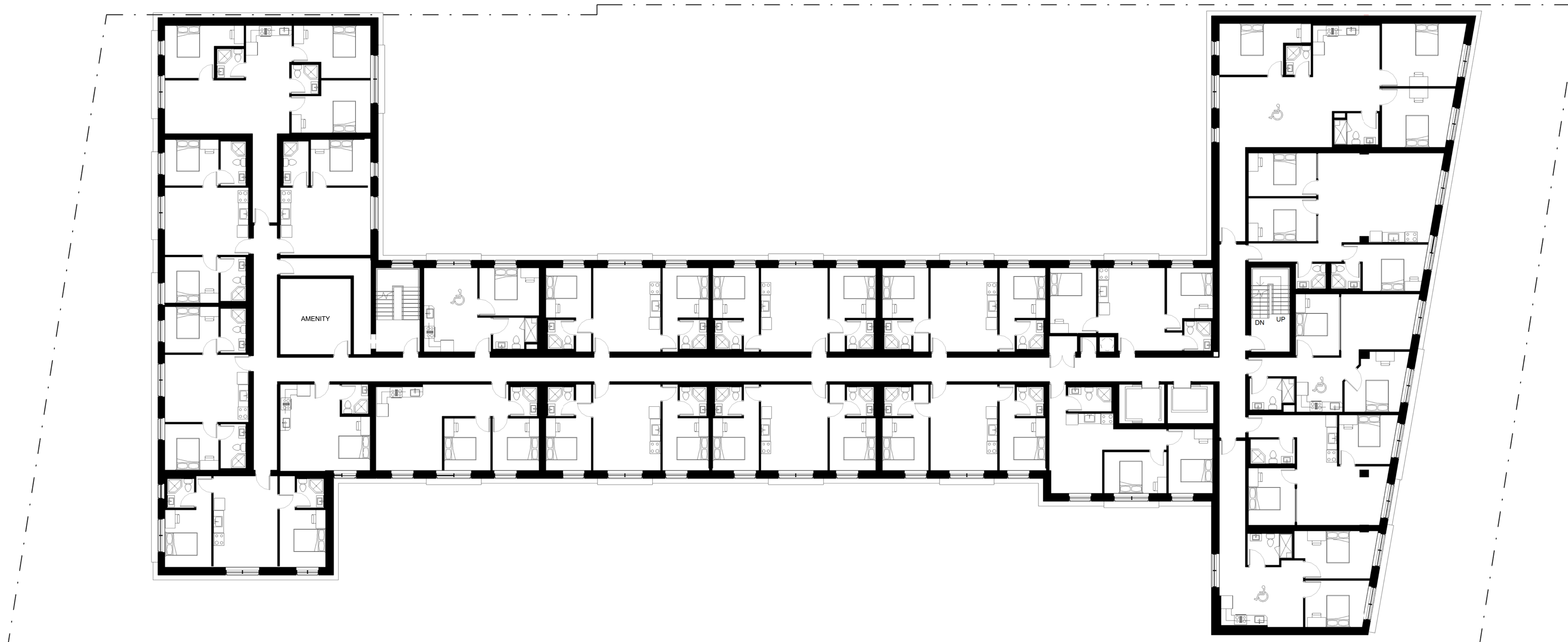
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Drawing No. \_\_\_\_\_ Revision No. \_\_\_\_\_

**A-2.2**

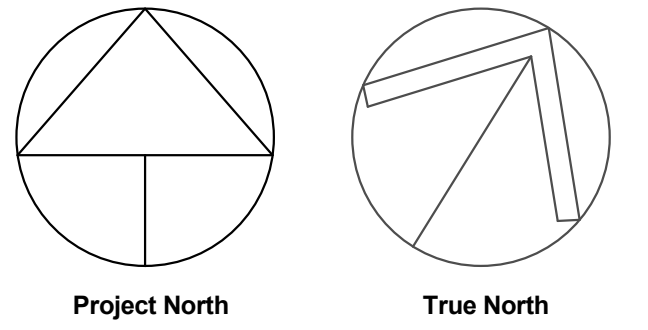
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**2 SPA - LEVELS 5-7 TYPICAL**  
1:150




**1 SPA - LEVELS 3-4 TYPICAL**  
1:150



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Project No. 15076

Issue Date

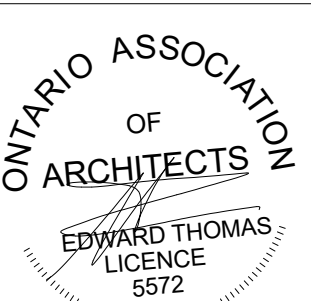
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**LEVELS 3-4 & 5-7 FLOOR  
PLANS**



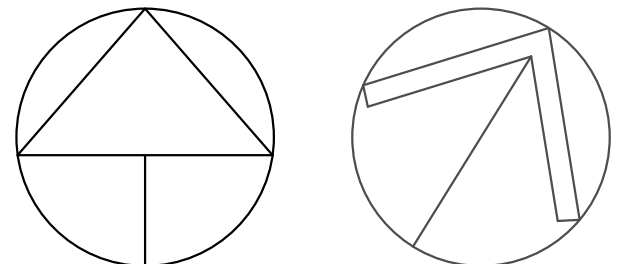
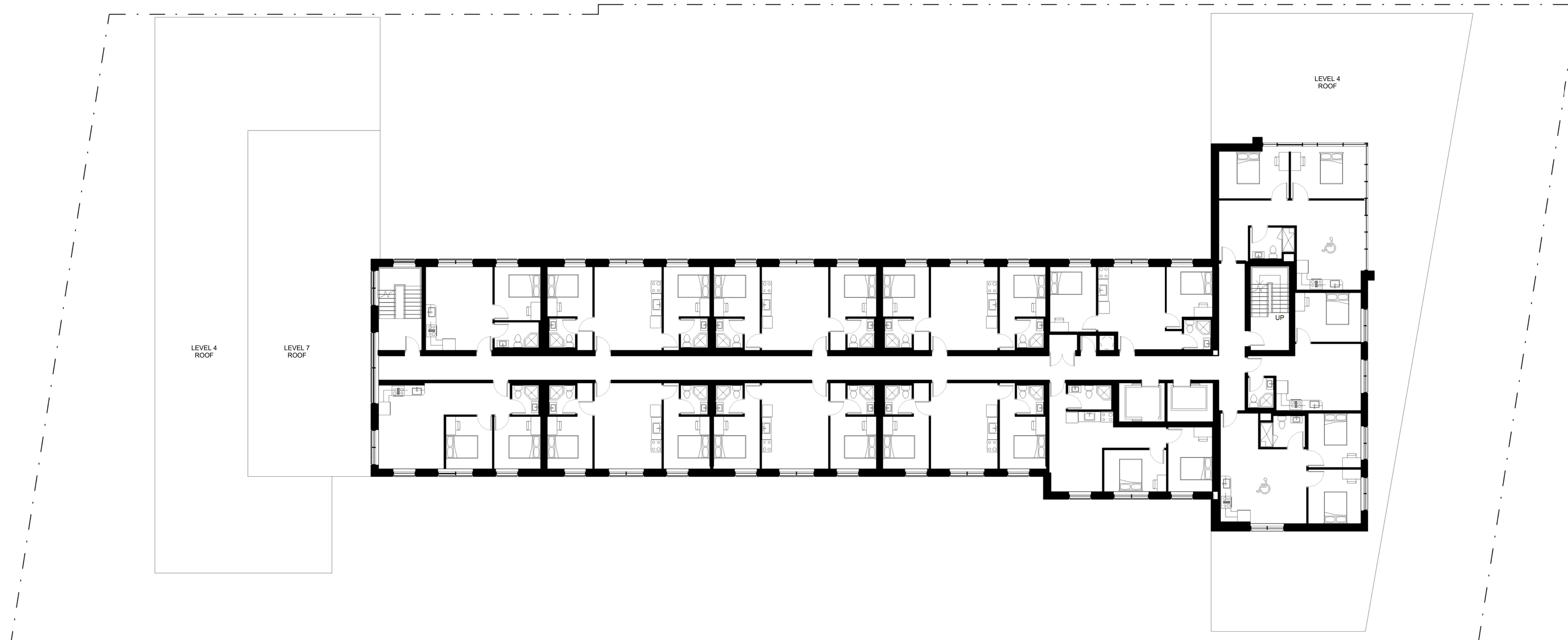
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Status

Drawing No. Revision No.

**A-2.3**

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**Project North**      **True North**

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**774 BRONSON AVENUE,  
OTTAWA**

**LEVELS 8-12 FLOOR PLANS**

	Drawing Scale	1 : 150
	Status	
	Drawing No.	Revision No.
	<b>A-2.4</b>	