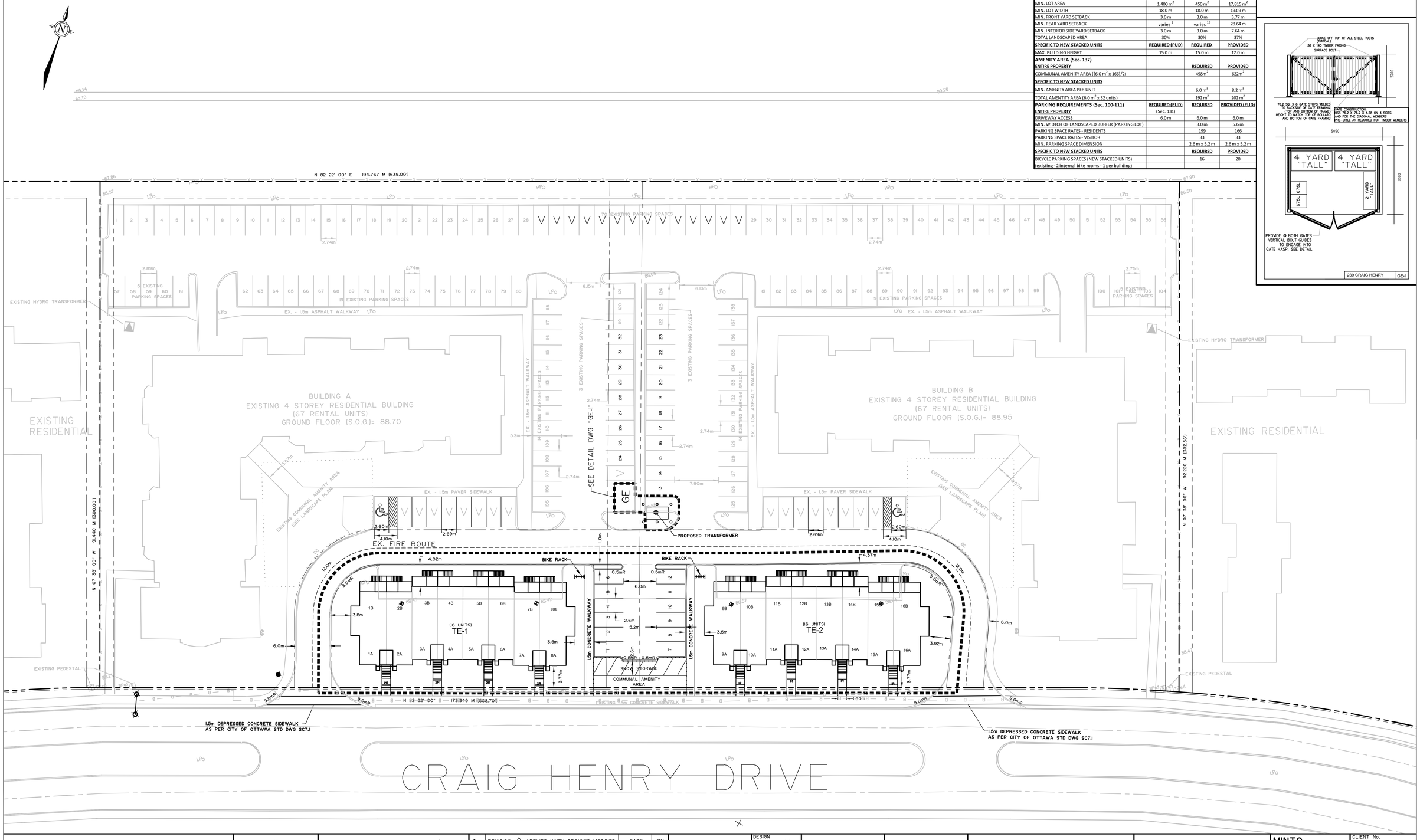
239 CRAIG HENRY DRIVE - ZONING PROVISIONS TABLE

TOTAL NUMBER OF UNITS: 166 EXISTING - 134 APARTMENT UNITS
NEW - 32 STACKED UNITS

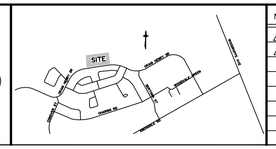
R4 - SUBZONE Z (Sec. 161-162)	REQUIRED (PUD)	REQUIRED	PROVIDED (PUD)
ENTIRE PROPERTY	(Sec. 131)	(Stacked Apts.)	
MIN. LOT AREA	1,400 m^2	450 m^2	17,815 m^2
MIN. LOT WIDTH	18.0 m	18.0 m	193.9 m
MIN. FRONT YARD SETBACK	3.0 m	3.0 m	3.77 m
MIN. REAR YARD SETBACK	varies [1]	varies [2]	28.64 m
MIN. INTERIOR SIDE YARD SETBACK	3.0 m	3.0 m	7.64 m
TOTAL LANDSCAPED AREA	30%	30%	37%
SPECIFIC TO NEW STACKED UNITS	**REQUIRED (PUD)**	**REQUIRED**	**PROVIDED**
MAX. BUILDING HEIGHT	15.0 m	15.0 m	12.0 m
AMENITY AREA (Sec. 137)			
ENTIRE PROPERTY		**REQUIRED**	**PROVIDED**
COMMUNAL AMENITY AREA ((6.0 m^2 x 166)/2)		498 m^2	622 m^2
SPECIFIC TO NEW STACKED UNITS			
MIN. AMENITY AREA PER UNIT		6.0 m^2	8.2 m^2
TOTAL AMENTITY AREA (6.0 m^2 x 32 units)		192 m^2	202 m^2
PARKING REQUIREMENTS (Sec. 100-111)	**REQUIRED (PUD)**	**REQUIRED**	**PROVIDED (PUD)**
ENTIRE PROPERTY	(Sec. 131)		
DRIVEWAY ACCESS	6.0 m	6.0 m	6.0 m
MIN. WIDTCH OF LANDSCAPED BUFFER (PARKING LOT)		3.0 m	5.6 m
PARKING SPACE RATES - RESIDENTS		199	166
PARKING SPACE RATES - VISITOR		33	33
MIN. PARKING SPACE DIMENSION		2.6 m x 5.2 m	2.6 m x 5.2 m
SPECIFIC TO NEW STACKED UNITS		**REQUIRED**	**PROVIDED**
BICYCLE PARKING SPACES (NEW STACKED UNITS)		16	20
(existing - 2 interntal bike rooms - 1 per building)			

LEGEND

LANDS TO BE MODIFIED/SUBJET TO SITE PLAN CONTROL AS REVISION TO SITE PLAN No. SP 50-109, FORMER CITY OF NEPEAN.



THE POSITION OF ALL POLE LINES, CONDUITS, WATERMAINS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, DETERMINE THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND ASSUME ALL LIABILITY FOR DAMAGE TO THEM.



No.	REVISION △-APPLIES WHEN DRAWING MODIFIED	DATE	BY
1	AS PER CITY COMMENTS	FEB 7/14	JMD
2	AS PER CITY COMMENTS	JUNE 4/14	JMD

SCALE
1:300
5m 0 8m
HORIZONTAL

DESIGN AGS
CHECKED
DRAWN PGG
CHECKED
APPROVED JMD

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CITY OF OTTAWA
239 CRAIG HENRY DRIVE
SITE PLAN

MINTO PROPERTIES INC.
180 KENT STREET, SUITE 200
OTTAWA, ONTARIO K1P 0B6

CLIENT No. 148
PROJECT No. 130101
DATE SEPTEMBER, 2013

PLAN
SITE PLAN

DRAWING No. 130101-SP-1