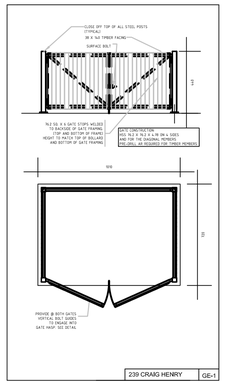

239 CRAIG HENRY – R4Z ZONING REQUIREMENTS – TERRACE HOMES
PROPOSED – 32 TERRACE UNITS EXISTING – 134 APARTMENTS UNITS

	REQUIRED (PUD)	REQUIRED (APT. & STACKED)	PROVIDED	
MIN. LOT AREA	1 400m²	450m²	17 806m²	*
MIN. LOT WIDTH	18.0m	18.0m	193.9m	*
MAX. BUILDING HEIGHT	15.0m	15.0m	12.0m	
MIN. FRONT YARD SETBACK	3.0m	3.0m	3.77m	
MIN. REAR YARD SETBACK	varies 1	varies 12	28.64m	*
MIN. INTERIOR SIDE YARD SETBACK	3.0m	3.0m	7.64m	*
MIN. EXTERIOR SIDE YARD SETBACK	N/A	N/A	N/A	
LANDSCAPED AREA	30%	30%	36%	*
MIN. AMENITY AREA PER UNIT	6.0m²	6.0m²	8.2m²	
TOTAL AMENITY AREA	192m²	192m²	300m²	
COMMUNITY AMENITY AREA	99.6m²	99.6m²	202m²	*
DRIVEWAY ACCESS	6.0m	6.7m	6.0m	
PARKING LOT ABUTTING A STREET BUFFER	3.0m	3.0m	3.0m	
PARKING SPACE DIMENSION (MIN)	2.6m x 5.2m	2.6m x 5.2m	2.6m x 5.2m	
PARKING SPACE RATES – RESIDENTS	38	38	32	**
PARKING SPACE RATES – VISITOR	6	6	6	
BICYCLE PARKING SPACES	16	16	16	

* ENTIRE SITE
** MINOR VARIANCE REQUIRED

N 82° 22' 00" E
194.77

89.137
89.104

70 EXISTING PARKING SPACES (INCLUDING 27 VISITORS PARKING SPACES)

5 EXISTING PARKING SPACES

19 EXISTING PARKING SPACES

8 EXISTING PARKING SPACES

3 EXISTING PARKING SPACES

4 EXISTING PARKING SPACES

19 EXISTING PARKING SPACES

EXISTING 4 STOREY RESIDENTIAL BUILDING
(67 RENTAL UNITS)

EXISTING 4 STOREY RESIDENTIAL BUILDING
(67 RENTAL UNITS)

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

N7°38'00"W
91.44

N7°38'00"W
92.22

COMMUNITY AMENITY AREA APPROX. 150m²

COMMUNITY AMENITY AREA APPROX. 150m²

9 EXISTING PARKING SPACES

9 EXISTING PARKING SPACES

SEE DETAIL DWG "GE-1"

GE

BIKE RACK

12.0m

1.19m

1.48m

12.0m

6.0m

6.0m

3.80m

TE-1
(16 UNITS)

3.50m

6.0m

1.5M CONCRETE SIDEWALK

6.0m

5.20m

2.60m

3.0m

SNOW STORAGE

1.5M CONCRETE SIDEWALK

3.50m

TE-2
(16 UNITS)

3.92m

3.77m

3.77m

173.27
N 82° 22' 00" E

EXISTING CONCRETE SIDEWALK

21.45
N84°27'14"E
C=21.44 (P2,P3,PLAN3)
A=21.45 (P2,P3,PLAN3)

CRAIG HENRY DRIVE

EXISTING RESIDENTIAL

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

SCALE
1:300
5m 0 8m
HORIZONTAL

DESIGN AGS
CHECKED
DRAWN PGG
CHECKED
APPROVED JMD

ATREL Engineering Ltd Ltée
Engineers - Ingénieurs
380 LAURIER ST., ROCKLAND, ONTARIO K4K 1G2
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CITY OF OTTAWA
239 CRAIG HENRY DRIVE
SITE PLAN

MINTO PROPERTIES INC.

PLAN
SITE PLAN

CLIENT No. 148
PROJECT No. 130101
DATE SEPTEMBER, 2013
DRAWING No. 130101-SP-1