

ZONING INFORMATION

ZONE DESIGNATION

TM H(15) - TRADITIONAL MAINSTREET ZONE (Sec.197-198)

PLANNED UNIT DEVELOPMENT REQUIREMENTS:

MIN. LOT WIDTH REQUIRED: No minimum
 MIN. LOT AREA REQUIRED: No minimum
 LOT AREA PROVIDED: 450.20 S.M. 4,845.91 SQ.F.

MAX. BUILDING HEIGHT: 15.0m
 PROPOSED NEW BUILDING HEIGHT: 17.2 m (T.O. MECH. ROOM ROOF MEMBRANE)

MAX. FRONT YARD SETBACK: 2.0m
 PROPOSED NEW BUILDING FRONT YARD SETBACK: 2.162 m
 ANY PART OF BUILDING ABOVE 15M, FOR WHICH A MIN. FRONT YARD SETBACK OF 2M MUST BE PROVIDED; AND IN THE CASE OF HYDRO POLE, THE SETBACK MAY BE 2M, AND FROM A HIGH VOLTAGE POWER LINE, THE SETBACK MAY BE 5M FOR THE PORTION OF THE BUILDING AFFECTED BY THE HIGH VOLTAGE POWER LINE.

REQUIRED YARDS:
 MIN. REAR YARD SETBACK: 7.5m (max.)
 PROPOSED NEW BUILDING REAR YARD SETBACK: 3 m
 REQUIRED CORNER SIDE YARD SETBACK: 3m (max.) UP TO 15M IN HEIGHT ADDITIONAL 2M SETBACK.
 PROPOSED DIM. AT 4TH FLOOR PROVIDED SETBACK 1.1M FOR PARTIAL TERRACE.
 MIN. INTERIOR SIDE YARD SETBACK: 3m (max.)
 PROPOSED SIDE YARD SETBACK: 3 m
 MAX. FLOOR SPACE INDEX: No maximum

PARKING REQUIREMENTS

MIN. RESIDENT PARKING STALLS REQ'D: 0.5 STALLS/DWELLING UNIT
 MIN. VISITOR PARKING STALLS REQ'D: 0.2 STALLS/DWELLING UNIT

DEVELOPMENT INFORMATION

PROPOSED DEVELOPMENT: COMMERCIAL

RETAIL 1 - 100.06 sq.m. - NO PARKING REQUIRED
 RETAIL 2 - 52.40 sq.m. - NO PARKING REQUIRED
 RETAIL 3 - 69.23 sq.m. - NO PARKING REQUIRED
 PROPOSED GROUND FLOOR G.F.A.: 2 386.35 sq.ft./221.70 sq.m.

RESIDENTIAL:

PROPOSED G.F.A., FLOOR 2ND: 2,673.97 sq.ft./248.42 sq.m.
 PROPOSED G.F.A., FLOOR 3RD: 2,505.84 sq.ft./232.80 sq.m.
 PROPOSED G.F.A., FLOOR 4TH: 1,905.75 sq.ft./177.05 sq.m.
 PROPOSED G.F.A., FLOOR 5TH: 1,779.81 sq.ft./165.35 sq.m.
 TOTAL BUILDING RESIDENTIAL G.F.A.: 8,865.37 sq.ft./823.62 sq.m.

GRAND TOTAL BUILDING G.F.A.: 11,251.73 sq.ft./1,045.32 sq.m.

PROPOSED # UNITS:
 FLOORS 2 : 4 UNITS / FLOOR (1 BACHELOR, 2 - 1 BEDROOM, 1 - 2 BEDROOM) = 4 UNITS
 FLOOR 3 : 3 UNITS / FLOOR (1 BACHELOR, 3 - 1 BEDROOM) = 4
 FLOOR 4 : 3 UNITS / FLOOR (3 - 1 BEDROOM) = 3
 FLOOR 5 : 3 UNITS / FLOOR (3 - 1 BEDROOM) = 3
 TOTAL UNITS: 14 (2 BACHELOR, 11 - 1 BEDROOM, 1 - 2 BEDROOM)

REQUIRED PARKING

PROPOSED BUILDING:
 REQ'D RESIDENCE PARKING: 14 UNITS X 0.5 STALLS/UNIT = 7 REQ'D STALL
 REQ'D VISITOR PARKING: (14 UNITS - 12 UNITS) X 0.2 STALLS/UNIT = 0 REQ'D STALLS
 TOTAL REQUIRED: 7 STALLS

PROVIDED PARKING

PROPOSED BUILDING:
 GARAGE PARKING: 8 STALLS
 TOTAL PARKING PROVIDED: 8 STALLS

PROPOSED BICYCLE PARKING:
 PROPOSED BUILDING BICYCLE STALLS REQUIRED: 12 UNITS X .5 STALLS/UNIT = 6 STALLS
 BICYCLE STALLS PROVIDED: 6 STALLS

AMENITY AREA CALCULATIONS - PROPOSED:

CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008, SECTION 137 - AMENITY AREA

TOTAL AMENITY AREA REQUIRED

RESIDENTIAL
 14 UNITS @ 6.0 sq.m./unit: 84.0 sq.m.

COMMUNAL
 50% OF REQ'D TOTAL AMENITY AREA: 42.0 sq.m.

AMENITY AREA PROVIDED

RESIDENTIAL
 TOTAL RESIDENTIAL AMENITY AREA PROVIDED: 84.0 sq.m.

COMMUNAL

ROOF AMENITY AREA : 42.0 sq.m

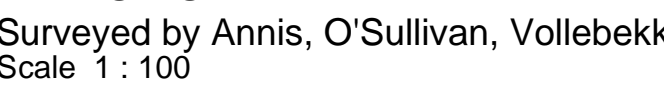
TOTAL COMMUNAL AMENITY AREA PROVIDED: 42.0 sq.m.

TOTAL AMENITY AREA REQUIRED: 84.0 sq.m.
 TOTAL AMENITY AREA PROVIDED: 84.0 sq.m.

ALL INFORMATION TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT

PART 1 Plan of **LOT 2 REGISTERED PLAN M-62**

CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.
 Scale 1 : 100



Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 14th day of November, 2014.

Date: E. H. Herveyer
 Ontario Land Surveyor

No.	REVISION DESCRIPTION	DATE	CHD
2	ISSUED FOR COMMITTEE OF ADJUSTMENT	29/07/16 WCP	
1	ISSUED FOR SITE PLAN APPROVAL	03/08/16 WCP	
A	REVISION DESCRIPTION	DDMMYY ??	

REVISIONS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

DATE

-

DRAWN

B.R.

DATE

2016-07-29

CHECKED

V.P.C.

DATE PRINTED

2016-07-29

VINCENT P. COLIZZA ARCHITECT INCORPORATED

MIXED USE DEVELOPMENT
 667 BANK STREET
 OTTAWA, ON

DWG. TITLE
 SITE PLAN

SCALE
 1:100
 PROJ. NO.
 1414

DWG. NO.
 SP-0