

**CITY OF OTTAWA ZONING BY-LAW 2008-250**

ZONE PROVISION	CURRENT ZONING (G1 H (11)) REQUIRED	EXISTING (BUILDING AND WAREHOUSE USE)	PROPOSED ZONING (RESIDENTIAL FIFTH DENSITY ZONE - R5) MID RISE APARTMENT
MINIMUM LOT WIDTH	0 m	18.47 m	18.47 m
MINIMUM LOT AREA	1000 m <sup>2</sup>	2949.4 m <sup>2</sup>	2949.4 m <sup>2</sup>
MINIMUM BUILDING HEIGHT	11 m	11 m	30 m
MINIMUM FRONT YARD SETBACK	3 m	N/A	3 m
MINIMUM REAR YARD SETBACK	ABUTTING A RESIDENTIAL ZONE: 7.5 m ALL OTHER ZONES: 3 m	0.05 m	3 m
MINIMUM INTERIOR SIDE YARD SETBACK	ABUTTING A RESIDENTIAL ZONE: 7.5 m ALL OTHER ZONES: 3 m	0.12 m (NORTH) 0.05 m (SOUTH)	3 m (NORTH) 1.5 m (SOUTH) 1.5 m & 3 m TO THE RSB ZONE
MAXIMUM LOT COVERAGE	80% OF LOT AREA (2949.4 m <sup>2</sup> x 0.8 = 2360 m <sup>2</sup> )	-	2160 m <sup>2</sup> 2949.4 m <sup>2</sup> / 2160 m <sup>2</sup> = 73%
MAXIMUM FLOOR SPACE INDEX	2	-	17300 m <sup>2</sup> / 2949.4 m <sup>2</sup> = 5.9
MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A RESIDENTIAL ZONE: 3 m ABUTTING A STREET: 3m ALL OTHER CASES: NO MINIMUM	N/A	3 m
PARKING	AS PER USE	WAREHOUSE USE: 0.4 / 100 m <sup>2</sup> GFA	REQUIRED: (176-12) = 164'0.5 = 82 SPACES PROVIDED: 66 PARKING SPACES
VISITOR PARKING	CURRENT ZONE (G1 H (11)) REQUIRED: N/A RESIDENTIAL R5 REQUIRED: 0 FOR FIRST 12 UNITS + 0.1 PER DWELLING UNIT	N/A	REQUIRED: (176-12) = 164'0.5 = 16.4 SPACES PROVIDED: 0 VISITOR SPACES
BICYCLE PARKING	CURRENT ZONE (G1 H (11)) REQUIRED: N/A RESIDENTIAL R5 REQUIRED: 0.5 PER DWELLING UNIT	N/A	REQUIRED: 176'0.5 = 88 STALLS PROVIDED: 88 BICYCLE STALLS

**NOTES:**

**GROSS FLOOR AREA:**

- GROUND FLOOR - 1980 SQ M
- 2ND FLOOR - 2160 SQ M
- 3RD FLOOR - 2160 SQ M
- 4TH FLOOR - 2160 SQ M
- 5TH FLOOR - 1886 SQ M
- 6TH FLOOR - 1886 SQ M
- 7TH FLOOR - 1655 SQ M
- 8TH FLOOR - 1655 SQ M
- 9TH FLOOR - 1485 SQ M
- CONDO GROSS FLOOR AREA - 17027 SQ M

**PARKING (CONDO TOWER):**

- BASEMENT - 66
- SURFACE - 0
- TOTAL PARKING - 66

**AREA OF SITE:**

TOTAL SITE AREA: 2949.4 SQ M

**UNIT TYPES - CONDO TOWER:**

176 CONDOMINIUM APARTMENTS TOTAL

**LEGAL DESCRIPTION:**

PART 1 Plan of  
CARLETON CONDOMINIUM PLAN No. 396  
CITY OF OTTAWA

ORIGINAL SURVEY PREPARED BY ANNIS O'SULLIVAN  
VOLLEBEKK LTD.

SURVEY # 19698-17 Domicile CC No. 396 D F

ALL GRAPHIC INFORMATION SHOWN OUTSIDE THE PARAMETERS OF THE PROPERTY LINE ARE DRAWN FROM GOOGLE EARTH AND ARE FOR CONTEXT ONLY. FOR EXACT LOCATION OF NEIGHBOURING BUILDINGS, WALLS, CURBS AND TREES, DRAWINGS ISSUED FROM A LICENSED SURVEYOR IN THE PROVINCE OF ONTARIO ARE REQUIRED.



**1 SITE PLAN**  
SCALE 1:150

It is the responsibility of the appropriate Contractor to check and verify all dimensions on site and report all errors and/or omissions to the Architect.  
All Contractors must comply with all pertinent codes and by-laws.  
All dimensions are measured from face of stud to face of stud unless indicated otherwise.  
Do not scale drawings.  
This drawing may not be used for construction until signed.  
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01 NOV 27 2017 ISSUED FOR REZONING APPLICATION

no	date	revision

project north	professional stamp

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ARCHITECTURE PLANNING DESIGN BUILD PROJECT MANAGEMENT

consultant  
ANNIS O'SULLIVAN VOLLEBEKK LTD. - SURVEYOR

project  
**112 NELSON ST.**  
DOMICILE DEVELOPMENTS  
112 NELSON STREET  
OTTAWA, ON

drawn	checked
MH, JS	VA

date	project no.
27 NOVEMBER 2017	17-10

drawing title  
**REZONING APPLICATION**

revision	drawing no.
01	<b>A01</b>