



TRADITIONAL MAINSTREET ZONE		
ZONING MECHANISM	REQUIRED	PROVIDED
LOT AREA (MIN)	NO MINIMUM	1365 m <sup>2</sup>
LOT WIDTH (MIN)	NO MINIMUM	45900 m
FRONT YARD SETBACK (MAX)	2 m	0 m
INTERIOR SIDE YARD SETBACK (MIN)	MAXIMUM 3m BETWEEN MIXED USE BUILDINGS MINIMUM 3m FOR A MIXED-USE BUILDING ABUTTING A RESIDENTIAL ZONE	0.5 m (EAST) 1.2 m (WEST)
REAR YARD SETBACK (MIN)	ABUTTING A RESIDENTIAL ZONE: 7.5m	7.5 m
BUILDING HEIGHT (MAX)	20m, BUT NO MORE THAN 6 STOREYS	21m (6 STOREYS)
WIDTH OF LANDSCAPED AREA (MIN)	ABUTTING A RESIDENTIAL ZONE: 3m FOR OTHER CASES: NO MINIMUM	0.5 m

**NOTES:**

RESIDENTIAL UNITS: 35 UNITS

COMMERCIAL SPACE:  
SUITE #01: 35.6 m<sup>2</sup> / 1029 ft<sup>2</sup>  
SUITE #02: 313 m<sup>2</sup> / 3367 ft<sup>2</sup>  
+ 125 m<sup>2</sup> / 3367 ft<sup>2</sup> (UPPER LEVEL)  
438 m<sup>2</sup> / 4714 ft<sup>2</sup>

HEIGHT OF BUILDING (ROOF):  
21 m ABOVE AVERAGE GRADE

PARKING:  
BASEMENT (RESIDENTIAL) - 23  
GROUND SURFACE (COMMERCIAL) - 7  
GROUND SURFACE (VISITOR) - 2  
TOTAL PARKING - 32

MINIMUM RESIDENTIAL PARKING SPACE:  
(0 SPACES REQUIRED FOR FIRST 12 UNITS, 0.1 \*  
REMAINING UNITS); 35 UNITS - 12 = 23 UNITS \* 0.5 =  
11.5 PARKING SPACES REQUIRED

MINIMUM VISITOR:  
(0 SPACES REQUIRED FOR FIRST 12 UNITS, 0.1 \*  
REMAINING UNITS); 35 UNITS - 12 = 23 UNITS \* 0.1 =  
2.3 VISITOR SPACES REQUIRED

BICYCLE PARKING:  
RESIDENTIAL: 0.5 PER DWELLING UNIT  
35 UNITS \* 0.5 = 17.5 BICYCLE SPACES

COMMERCIAL PARKING: 1 PER 250 m<sup>2</sup> GFA:  
554 m<sup>2</sup> GFA / 250 m<sup>2</sup> M = 2.2 BICYCLE SPACES

AREA OF SITE:  
TOTAL SITE AREA: 1365 SQ M

LEGAL DESCRIPTION:  
PART 1 Plan of  
LOTS 5, 6 AND 8 REGISTERED PLAN 114  
CITY OF OTTAWA

ORIGINAL SURVEY PREPARED BY ANNIS O'SULLIVAN  
VOLLEBEKK LTD.

SURVEY # 19893-17 Domicile LI 5 PL 114 T.F.

BUILDING AREAS	
BELOW GRADE	1283 m <sup>2</sup> / 13807 ft <sup>2</sup>
ABOVE GRADE COMMERCIAL	406.6 m <sup>2</sup> / 4398 ft <sup>2</sup>
GROUND FLOOR	125 m <sup>2</sup> / 1345 ft <sup>2</sup>
2nd FLOOR	125 m <sup>2</sup> / 1345 ft <sup>2</sup>
TOTAL COMMERCIAL	534 m <sup>2</sup> / 5743 ft <sup>2</sup>
ABOVE GRADE RESIDENTIAL	194.0 m <sup>2</sup> / 2088 ft <sup>2</sup>
GROUND FLOOR	515 m <sup>2</sup> / 5540 ft <sup>2</sup>
2nd FLOOR	912 m <sup>2</sup> / 9816 ft <sup>2</sup>
3rd FLOOR	912 m <sup>2</sup> / 9816 ft <sup>2</sup>
4th FLOOR	810 m <sup>2</sup> / 8616 ft <sup>2</sup>
5th FLOOR	810 m <sup>2</sup> / 8616 ft <sup>2</sup>
6th FLOOR	810 m <sup>2</sup> / 8616 ft <sup>2</sup>
TOTAL RESIDENTIAL	4030 m <sup>2</sup> / 43379 ft <sup>2</sup>
TOTAL RESIDENTIAL + COMMERCIAL	4544 m <sup>2</sup> / 49122 ft <sup>2</sup>
(ABOVE GRADE)	4544 m <sup>2</sup> / 49122 ft <sup>2</sup>
ABOVE + BELOW AREA	5847 m <sup>2</sup> / 62929 ft <sup>2</sup>

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.

02 DEC 15 2017 ISSUED FOR SITE PLAN CONTROL  
01 NOV 29 2017 ISSUED FOR REVIEW

no	date	revision
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project north

professional stamp

ALCAIDE  
WEBSTER  
ARCHITECTS INC  
202-1320 Carling Avenue  
Ottawa, ON K1Z 7K8 www.awa-arch.ca

ARCHITECTURE PLANNING  
DESIGN BUILD PROJECT MANAGEMENT

consultant  
SURVEYOR - ANNIS O'SULLIVAN VOLLEBEKK LTD.  
LANDSCAPE ARCHITECT - GINO J. AIELLO  
CIVIL - DAVID SCHAEFFER ENGINEERING LTD.  
PLANNING - FOTENN CONSULTANTS INC.  
TRAFFIC - DST CONSULTING ENGINEERING  
GEO-TECHNICAL - PATERSON GROUP

project  
**406 ROOSEVELT**  
DOMICILE DEVELOPMENTS  
406 ROOSEVELT STREET.  
OTTAWA, ON

drawn	checked
MH	VA
date	project no.
DEC 15 2017	17-15

drawing title  
SITE PLAN  
SITE PLAN CONTROL

revision	drawing no.
02	<b>SP-1</b>

1 SITE PLAN  
SCALE: 1:75