

255 Mackay St, Ottawa
Existing zoning: I1A

Provision	
Min Lot Area	400 m ²
Min Lot Width	15
Min. Front Yard Setback	3.5 m
Min. Interior Side Yard	7.5 m
Min. Rear Yard Setback	4.5m
Max. building height	15 m

GROSS FLOOR AREA- EXISTING:

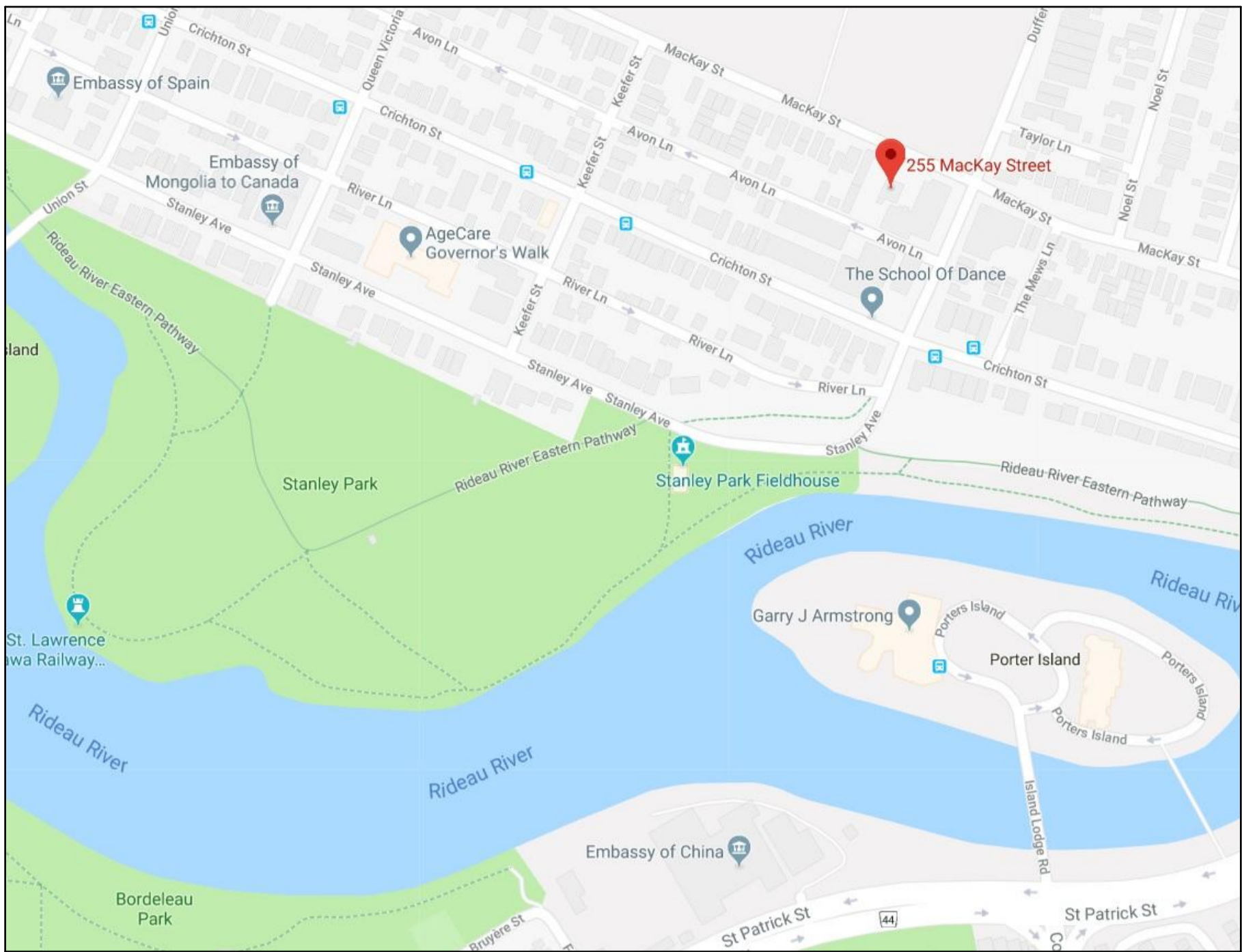
BASEMENT:	147.0 m ² (Z: 112.3 m ³)
GROUND:	145.8 m ² (Z: 124.8 m ³)
SECOND:	125.7 m ² (Z: 107.5 m ³)
THIRD:	125.7 m ² (Z: 112.5 m ³)
TOTAL:	544.2 m ² (Z: 457.1 m ³)

255 Mackay St, Ottawa
Proposed zoning

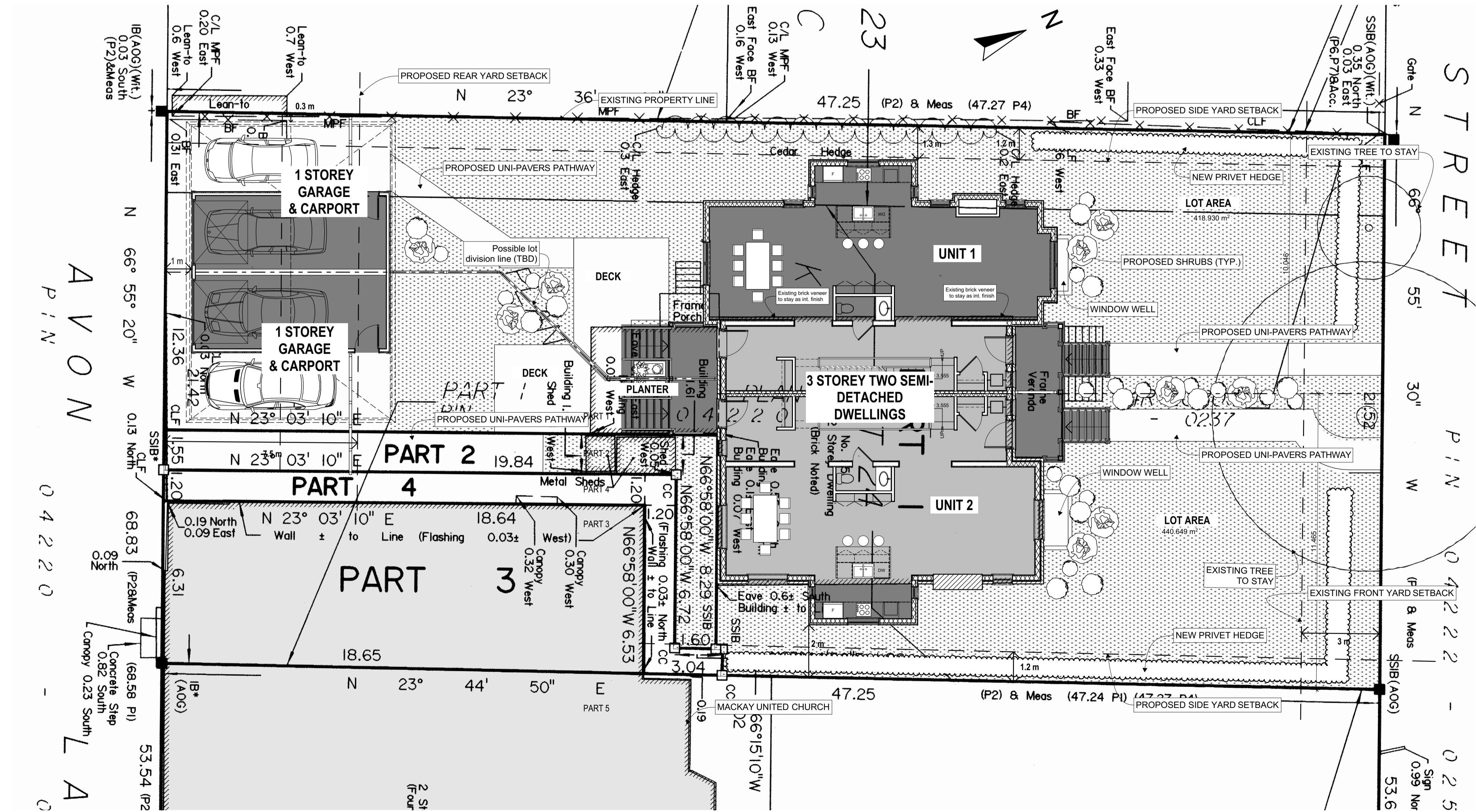
Provision	UNIT 1 - West	UNIT 2 - East
Lot Area	418.930 m ²	440.649 m ²
Building Area	103.2 m ²	98.7 m ²
Lot Width	10.046	11.465 m
Min. Front Yard Setback	3.5 m	3.5 m
Min. Interior Side Yard (West)	1.2 m	0 m
Min. Interior Side Yard (East)	0 m	1.2 m
Min. Rear Yard Setback	7.5m	7.5 m
Landscaped Area	69.61%	72.23%
1 Car garage area	24.1 m ²	24.1 m ²
Parking (off Avon Ln)	1+1	1+1
Min width of driveway	3.6m	3.6m
Width of a walkway	1.25 m	1.25 m

GROSS FLOOR AREA Unit 1- PROPOSED:	
BASEMENT	103.0 m ² (Z: 79.1 m ³)
GROUND:	103.2 m ² (Z: 93.0 m ³)
SECOND:	103.2 m ² (Z: 93.0 m ³)
THIRD:	94.5 m ² (Z: 86.1 m ³)
TOTAL:	403.9 m ² (Z: 351.2 m ³)
GARAGE:	24.1 m ² (Z: 21.1 m ³)

GROSS FLOOR AREA Unit 2 - PROPOSED:	
BASEMENT	98.7 m ² (Z: 69.1 m ³)
GROUND:	97.7 m ² (Z: 86.0 m ³)
SECOND:	97.7 m ² (Z: 86.0 m ³)
THIRD:	90.6 m ² (Z: 81.9 m ³)
TOTAL:	384.7 m ² (Z: 323.0 m ³)
GARAGE:	24.1 m ² (Z: 21.1 m ³)



2 CONTEXT PLAN
MZA-1 SCALE = N.T.S.



4 SITE PLAN - PROPOSED
MZA-1 SCALE = 1:100

DRAWING NOTES:

DRAWING LEGEND:

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION

ROBERTSON MARTIN ARCHITECTS

STAMP:

CLIENT:

REVISIONS:		
No.	DESCRIPTION	DATE
01	ISSUED FOR Major Zoning By-law Amendment	TBD
DRAWINGS COPYRIGHT ROBERTSON MARTIN ARCHITECTS.		
DO NOT COPY. DO NOT SCALE DRAWINGS.		
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE.		
NORTH:		

PROJECT:

CONVERT MANSE TO TWO SEMI-DETACHED UNITS

255 MACKAY STREET OTTAWA ON K1M 2B6 CANADA

DRAWING:

SITE/LANDSCAPE PLAN- PROPOSED

DESIGNED BY: EM APPROVED BY: RM

DRAWN BY: EM

DATE: 2/23/2018 SCALE: AS SHOWN

RMA PROJECT NUMBER SHEET NUMBER:

18022 MZA.1