

**SITE INFORMATION**

PROPOSED ZONING	R3Z		
<b>SITE AREA</b>			
Severed:	6220m <sup>2</sup>		
Retained:	1706m <sup>2</sup>		
Total:	7926m <sup>2</sup>		
<b>HEIGHT</b>			
Stacked Townhouses:	2.5 Storeys (8m)		
Townhouses:	2 Storeys (6m)		
<b>PARKING RATES</b>			
	REQUIRED		
Residential - Townhouses:	1.0 p/unit		
Residential - Stacked townhouses:	1.2 p/unit		
Visitor (stacked townhouses only):	0.2p/unit		
<b>AMENITIES RATE</b>			
Required	6m <sup>2</sup> / unit		
<b>SETBACKS</b>			
	F.Y.	S.Y.	R.Y.
	3.0m	3.0m	6.0m

**DEVELOPMENT STATISTICS**

<b>RESIDENTIAL UNITS</b>	
Stacked Townhouses:	16
Townhouses:	8
Total:	24

Assumes an 85% efficiency

<b>PARKING</b>		Required	Provided
Stacked Townhouse:	19	19	
Townhouses:	8	8	
Visitor (Stacked Townhouses only)	3		
Total :	30	30	

**AMENITY SPACE**

Required (Stacked Townhouses only)	6m <sup>2</sup> x 16 = 96m <sup>2</sup>
Provided	TBD

\*50% of the required amenity area must be communal.

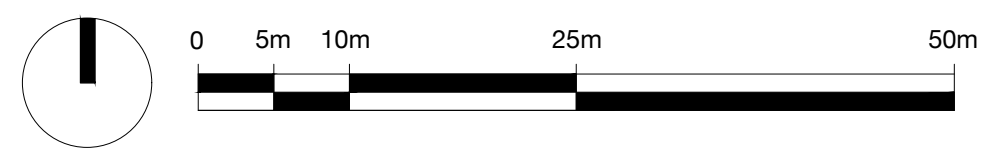
- NOTES**
- Assumes typical Residential floor height of 3m.
  - \*GFA: as defined in City of Ottawa Zoning Bylaw means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls, but excluding areas dedicated for uses such as mechanical and electrical rooms, common hallways, corridors, staircases and elevators, interior amenities, bicycle storage and parking. Assume 85% efficiency for Retail buildings. Areas are approximate.
  - The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
  - This concept is part of a development concept report and should be interpreted as per findings and descriptions of such report. This concept may require minor variances for setback reduction, parking, heights, etc.

# 2504 WHITE ST OTTAWA Concept Plan



**LEGEND**

- TOWNHOUSES
- STACKED TOWNHOUSES
- AMENITY SPACE
- PROPERTY BOUNDARY
- SETBACKS
- POTENTIAL RIGHT-OF-WAY PROTECTION
- EXISTING FIRE HYDRANT TO BE RELOCATED



8	REVISIONS	2022.11.09	DM
7	REVISIONS	2022.08.17	TK
6	FOR CLIENT REVIEW	2022.04.29	TK
5	FOR CLIENT REVIEW	2021.06.07	RP
4	REVISIONS	2021.05.17	TK
3	REVISIONS	2021.05.14	LC
2	CONCEPT PLAN	2021.05.06	TK
1	BASE PLAN	2021.04.05	TK
No.	REVISION	DATE	BY

CLIENT  
**ERIC LONGPRÉ**

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DESIGNED	RP
REVIEWED	RP
DATE	2021.04.05

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