



SITE INFORMATION

ZONING			
Actual Zone:			IP
SITE AREA			
Total Site Area:	33,985m ²	3.40 Ha	
PARKING RATES			
Car sales/service area:	2.0 per 100 m ² of GFA		
HEIGHT			
Maximum:	ZBL 24-36-48m	OP N/A	SP N/A
SETBACKS			
	F.Y.	C.S.Y.	S.Y.
	6.0 m	6.0 m	3.0 m
			R.Y. 6.0 m

DEVELOPMENT STATISTICS

TOTAL BUILDING AREA		Automobile D.
Proposed buildings (A+B):	9,524m ²	
GFA*		Automobile D.
Proposed buildings (A+B):	8,572m ²	
<i>*assumes an 90% efficiency</i>		
PARKING		Required: Provided:
Vehicles:	171	283
Total:	171	283
PARKLAND DEDICATION		Required: Provided:
	680m ²	2%
	Cash-in-Lieu	
NOTES		

- Assumes typical Automobile Store floor height of 12m.
- *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 90% efficiency for Automobile Dealership service 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.

**O'KEEFE COURT
OTTAWA
Concept Plan**



LEGEND

- PROPOSED BUILDING
- LANDSCAPING
- AMENITIES
- EXISTING WOODED AREA
- SURROUNDING OPEN SPACE / PARK
- 14m MTO BUFFER FROM THE HIGHWAY
- WATERBODY
- 30m BUFFER FROM WATER COURSE/CREEK
- 3m DRAINAGE EASEMENT
- SUBJECT PROPERTY BOUNDARY
- PROPERTY BOUNDARY
- SETBACKS
- BUILDING ENTRANCE
- TREES

Scale: 0 5m 10m 20m 35m 50m

6	REVISE CONCEPT PLAN	2024.01.31	TS
5	REVISE CONCEPT PLAN	2023.08.24	GV
4	REVISE CONCEPT PLAN	2023.07.24	GV
3	REVISE CONCEPT PLAN	2023.04.05	GV
2	CONCEPT PLAN	2023.03.20	GV
1	BASE PLAN	2023.03.15	GV
No.	REVISION	DATE	BY

CLIENT
PHOENIX HOMES

FOTENN
Planning + Design

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DESIGNED	GV
REVIEWED	TS
DATE	2023.03.15

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