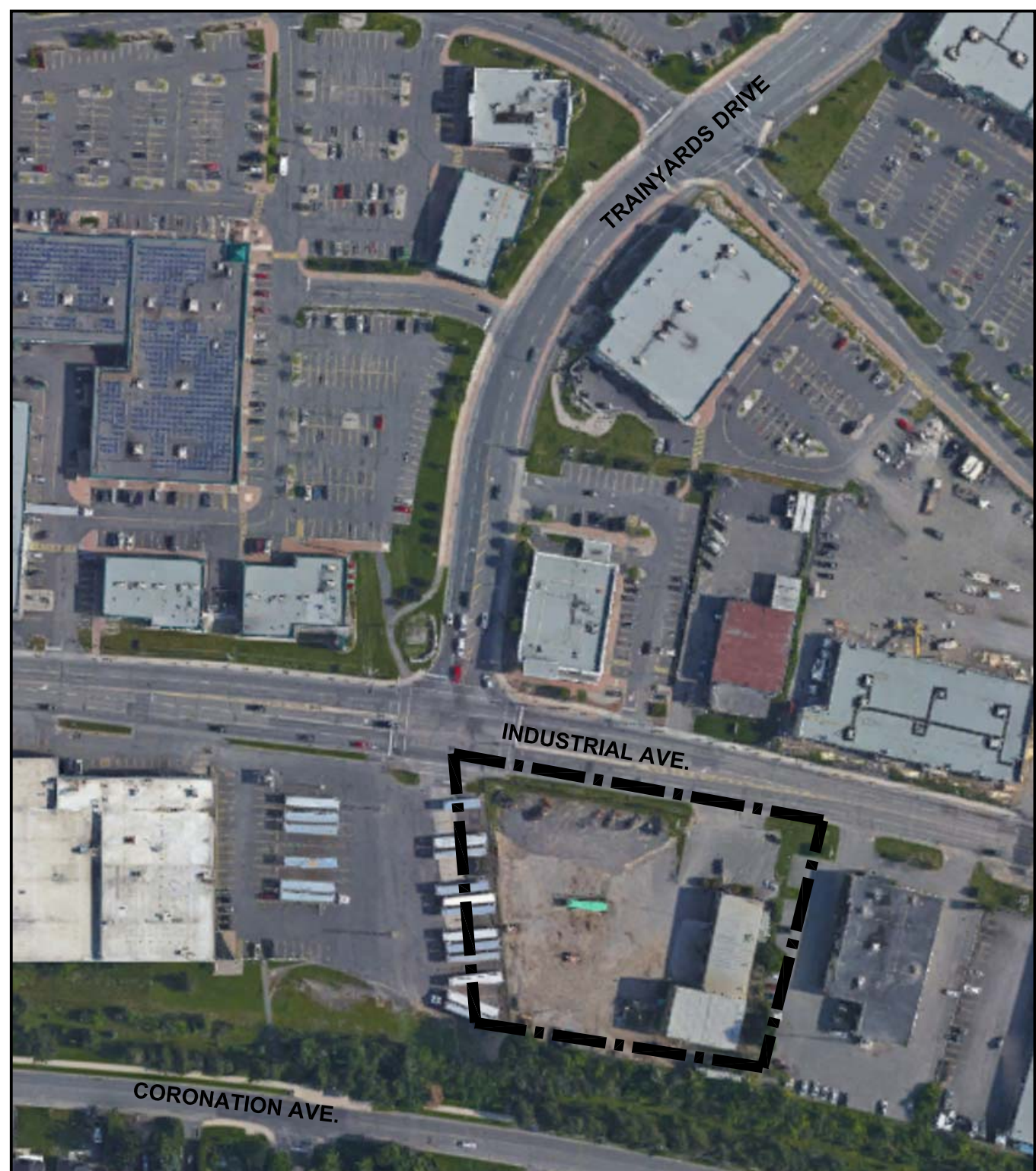


01 SITE PLAN
SP-A01 SCALE: 1:250



02 LOCATION PLAN
SP-A01 SCALE: NTS

SITE INFORMATION

SITE AREA: 5942 m²

BUILDING DATA:

AREA CALCULATIONS:

Gross Area (by Ontario Building Code definition):
The total area of all floors above grade measured between the outside surfaces of exterior walls is:

Ground Floor: 2167 m²

Gross Floor Area (City of Ottawa Zoning Bylaw definition for the purpose of determining maximum building area and parking requirements):
The total floor area measured from the interior of outside walls excluding mechanical/electrical service rooms, stairwells, elevator shafts, parking/loading facilities, washrooms and storage areas:

Ground Floor: 2167 m²

DESIGNATION: GM - GENERAL MIXED USE

PERMITTED NON RESIDENTIAL USES:

- Section 199:
- Amusement Center
 - Medical Facility
 - Amusement Park
 - Municipal Service Center
 - Animal Care Establishment
 - Museum
 - Artist Studio
 - Nightclub
 - Automobile Dealership
 - Office
 - Automobile Rental Establishment
 - Park
 - Automobile Service Station
 - Parking garage
 - Bank
 - Payday Loan Establishment
 - Bank Machine
 - Personal Service Business
 - Bar
 - Place of Assembly
 - Broadcasting Studio
 - Place of Worship
 - Car Wash
 - Post Office
 - Catering Establishment
 - Production Studio
 - Cinema
 - Recreational and Athletic Facility
 - Click and Collect Facility
 - Research and Development Center
 - Community Center
 - Residential Care Facility
 - Community Health and Resource Center
 - Restaurant
 - Convenience Store
 - Retail Food Store
 - Day Care
 - Retail Store
 - Diplomatic Mission
 - School
 - Drive-Through Facility
 - Service and Repair Shop
 - Emergency Service
 - Small Batch Brewery
 - Funeral Home
 - Sports Arena
 - Gas Bar
 - Storefront Industry
 - Hotel
 - Technology Industry
 - Instructional Facility
 - Theatre
 - Library
 - Training Center
 - Urban Agriculture

MAXIMUM FSI:

Table 187: 2 times coverage

Permitted: 11,884 m²

SETBACKS:

Table 187: Front & Corner Yard: 3.0m

Interior Side Yard: 3.0m

Rear Side Yard: 3.0m

MAXIMUM BUILDING HEIGHT:

Table 187: 18m

MINIMUM WIDTH OF LANDSCAPED AREA:

Table 187: Abutting at Street: 3.0m

Abutting and Residential Zone: 3.0m

PARKING (Section 101 and Exception 2071)

Minimum Required: 55 (2.5/100m² of GLA)

Maximum Permitted: 125 (5.75/100m² of GLA)

Provided: 78

BARRIER-FREE PARKING (Bylaw 2017-301):

Part C, Sect. 111: 2 spaces required

BICYCLE PARKING:

Section 111: 1 per 250m² of GFA

Required: 8 spaces

Provided: 12 spaces

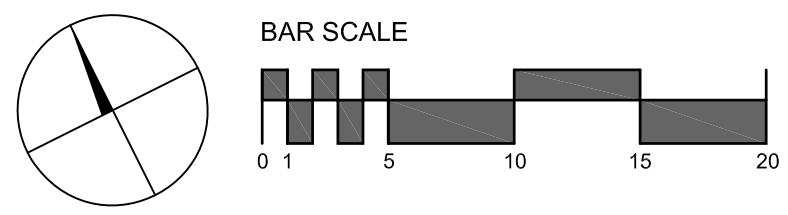
LOADING FACILITIES:

Section 113: Not Required

03 SITE DATA AND ZONING INFORMATION
SP-A01 SCALE: 1:100



North



Revisions

No.	By	Description	Date
01	HAZ	ISSUED FOR REVIEW	2018-12-18
02	HAZ	REVISED FOR REVIEW	2019-01-31
03	HAZ	REVISED FOR REVIEW	2019-03-12

Project

**OTTAWA TRAINYARDS
RETAIL DEVELOPMENT**

564 INDUSTRIAL AVENUE

**Drawing
SITE PLAN - OPTION 6**

Scale: AS SHOWN
Stamp

Drawn: HAZ

Checked: JAS

Project No.: 18 - 231

Date: SEP 17, 2018

Drawing No.: SP-A01

SP-A01