



LOCATION MAP

**SITE INFORMATION**

SURVEY INFORMATION TAKEN FROM:

- TOPOGRAPHICAL PLAN OF LOTS 25 TO 31, 35, 40 TO 46.
- PART OF LOTS 36, 41, 48, 55
- AND PART OF REGINALD STREET (CLOSED BY JUDGE'S ORDER INST. N641356)
- REGISTERED PLAN NO. 246,
- CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBECK LTD. NOVEMBER 30, 2016.

**SITE SUMMARY**

	EXISTING	PROPOSED
ZONING	TM3 H (42)	TM3 H (42)
SITE AREA	6467sq.m	6467sq.m
USE	MOTEL	SHELTER

**ZONING SUMMARY**

	REQUIRED	PROPOSED
MINIMUM LOT AREA	NO MINIMUM	6,698 sq.m
MINIMUM LOT WIDTH	NO MINIMUM	
MAXIMUM FRONT YARD SETBACK	2m	55m
INTERIOR SIDE YARD SETBACK: BETWEEN NON-RES. AND NON-RES.	3m MAX	0m MIN
BETWEEN NON-RES. AND RES.	3m MIN	3m MIN
CORNER SIDE YARD SETBACK	5m MIN	20.042m MIN
REAR YARD SETBACK ABUTTING A RESIDENTIAL ZONE	7.5m MIN	10.25m MIN
BUILDING HEIGHT: FOR A DISTANCE OF 20m FROM FRONT LOT LINE	6.7m MIN	0m MIN
MAXIMUM HEIGHT	42m MAX	21m MAX
MAXIMUM HEIGHT WITH A REAR LOT LINE ABUTTING AN R4 ZONE WITH A 45° ANGULAR PLANE MEASURED AT A HEIGHT OF 15M FROM A POINT 1.5m FROM THE REAR LOT LINE.	AT 16m	21m MAX
MINIMUM WIDTH OF LANDSCAPED AREA ABUTTING A RESIDENTIAL ZONE	1.4m	3m

**PARKING REQUIREMENTS**

	REQUIRED	PROPOSED
SHELTER 333 MONTREAL ROAD PARKING		
VEHICLE PARKING 1 SPACE PER 100 sq.m. OF GFA	62	27
BICYCLE PARKING 1 SPACE PER 1500 sq.m. OF GFA	4	8
COMMERCIAL 325 MONTREAL ROAD PARKING		
	REQUIRED	PROPOSED
	8	13

**BUILDING AREA**

GROSS FLOOR AREA AS PER CITY OF OTTAWA ZONING BYLAW:

BASEMENT :	1265 sq.m
GROUND :	1542 sq.m
2ND :	1170 sq.m
3RD :	802 sq.m
4TH :	450 sq.m
5TH :	465 sq.m
6TH :	465 sq.m
TOTAL :	6,154 sq.m

**CONSULTANTS**

**URBAN PLANNING & DESIGN:**  
FOURM PLANNING & DESIGN  
233 HULLCOO ST  
OTTAWA, ON, K2P 0Z8  
TEL: 613-836-9104

**CIVIL ENGINEERING:**  
J.S.E. - DAVID SCHAFFER ENG. LTD.  
120 ISBER ROAD, SUITE 103  
OTTAWA, ON, K2S 1E1  
TEL: 613-836-0950

**GEOTECHNICAL:**  
PATERSON GROUP  
154 COLONNADE ROAD SOUTH  
OTTAWA, ON, K2E 1J5  
TEL: 613-226-1581

**STRUCTURAL ENGINEER:**  
GAILIFFE & ASSOCIATES  
131 HODDARD DR - SUITE 102  
OTTAWA, ON, K2S 0P4  
TEL: 613-124-1242

**MECH/ELEC ENGINEER:**  
GOODKEY NEEDMARK  
1688 HODDARD DR  
OTTAWA, ON, K2S 3B2  
TEL: 613-121-5111

**ACOUSTICAL CONSULTANTS:**  
GRADIENT KIND ENGINEERING INC.  
121 WALGREEN ROAD  
OTTAWA, ON, K2A 1L2  
TEL: 613-836-0434

**SURVEYOR:**  
ANNIS, O'SULLIVAN, VOLLEBECK, LTD.  
14 CONCORDE GATE  
NEPEAN, ON, K2E 1S6  
TEL: 613-121-0850

**LANDSCAPE ARCHITECT:**  
PROJET PAYSAGE  
24 MOUNT ROYAL GUEST, BUREAU 801  
MONTREAL, QC, H2T 2S2  
TEL: 613-844-1700

**SECURITY CONSULTANTS:**  
SECURITY THROUGH SAFE DESIGN INC.  
2650 GARDENVIEW DRIVE, SUITE 204  
OTTAWA, ON, K2B 8N6  
TEL: 613-963-0253

no.	date	revision
1.	18/05/2017	ISSUED FOR UDRP
2.	06/06/2017	ISSUED FOR SITE PLAN CONTROL

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.

This drawing may not be used for construction until signed.

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613-238-7200 Fax: 613-235-2005  
Email: mail@hobinarc.com

project

**333 MONTREAL ROAD**

drawing title

**SITE PLAN**

drawn	date	scale
BM	17/04/19	1:250

project

1650

drawing no.

**A1.01**

DATE=PLT

NOTE: MONTREAL ROAD RIGHT OF WAY (ROW) SHOWN AS PER CURRENTLY PROPOSED

