

CITY OF OTTAWA ZONING BY-LAW 2008-250

CURRENTLY IGI H (11) (GENERAL INDUSTRIAL, SUBZONE 1)
WITHIN THE MATURE NEIGHBOURHOODS OVERLAY (SECTION 199-200)

ZONE PROVISION	CURRENT ZONING IGI H (11)	EXISTING (BUILDING AND WAREHOUSE USE)	PROPOSED ZONING (RESIDENTIAL FIFTH DENSITY ZONE - R5) MID RISE APARTMENT
MINIMUM LOT WIDTH	0 m	18.47 m	18.47 m
MINIMUM LOT AREA	1000 m ²	2949.4 m ²	2949.4 m ²
MAXIMUM BUILDING HEIGHT	11 m	11 m	30 m
MINIMUM FRONT YARD SETBACK	3 m	N/A	3 m
MINIMUM REAR YARD SETBACK	ABUTTING A RESIDENTIAL ZONE: 7.5 m ALL OTHER ZONES: 3 m	0.05 m	3 m
MINIMUM INTERIOR SIDE YARD SETBACK	ABUTTING A RESIDENTIAL ZONE: 7.5 m ALL OTHER ZONES: 3 m	0.12 m (NORTH) 0.05 m (SOUTH)	3 m (NORTH) 1.5 m (SOUTH) 1.5 m & 3 m TO THE R5B ZONE
MAXIMUM LOT COVERAGE	80% OF LOT AREA (2949.4 m ² x 0.8 = 2360 m ²)	-	1869 m ² 2949.4 m ² / 1869 m ² = 63%
MAXIMUM FLOOR SPACE INDEX	2	-	17300 m ² / 2949.4 m ² = 5.9
MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A RESIDENTIAL ZONE: 3 m ABUTTING A STREET: 3m ALL OTHER CASES: NO MINIMUM	N/A	3 m
PARKING	AS PER USE RESIDENTIAL R5 REQUIRED: 0 FOR FIRST 12 UNITS, + 0.5 PER DWELLING UNIT	WAREHOUSE USE: 0.4 / 100 m ² GFA	REQUIRED: (151 - 12) = 139'0.5 = 69.5 SPACES PROVIDED: 70 PARKING SPACES
VISITOR PARKING	CURRENT ZONING IGI H (11) REQUIRED: N/A RESIDENTIAL R5 REQUIRED: 0 FOR FIRST 12 UNITS, + 0.1 PER DWELLING UNIT	N/A	REQUIRED: (151 - 12) = 139'0.5 = 69.5 SPACES PROVIDED: 14 VISITOR SPACES
BICYCLE PARKING	CURRENT ZONING IGI H (11) REQUIRED: N/A RESIDENTIAL R5 REQUIRED: 0.5 PER DWELLING UNIT	N/A	REQUIRED: 151'0.5 = 75.5 STALLS PROVIDED: 76 BICYCLE STALLS

NOTES:

GROSS FLOOR AREA - BELOW GRADE:
BASEMENT - 2531 SQ M

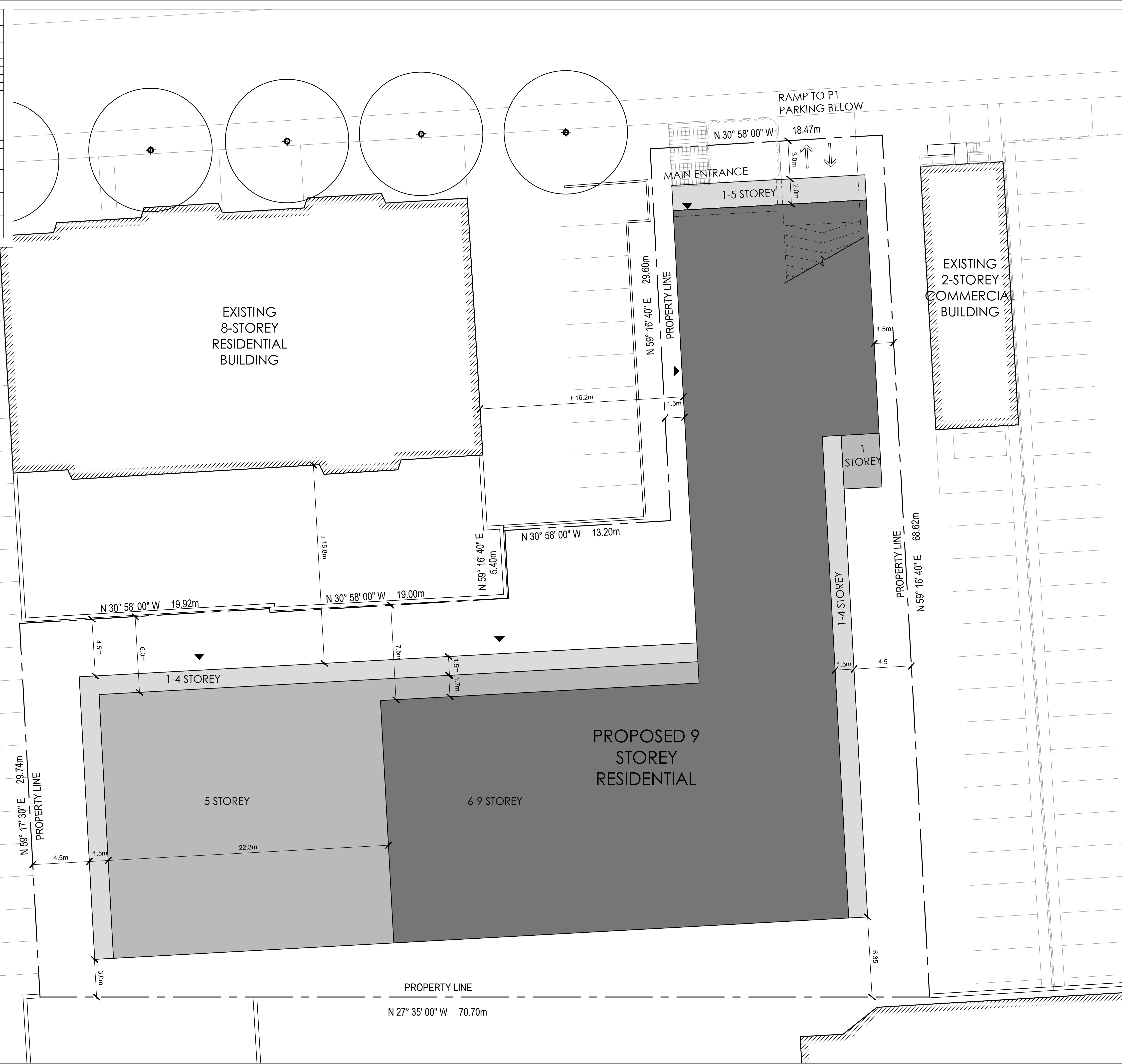
GROSS FLOOR AREA - ABOVE GRADE:
GROUND FLOOR - 1870 SQ M
2ND FLOOR - 1897 SQ M
3RD FLOOR - 1897 SQ M
4TH FLOOR - 1897 SQ M
5TH FLOOR - 1734 SQ M
6TH FLOOR - 1197 SQ M
7TH FLOOR - 1197 SQ M
8TH FLOOR - 1197 SQ M
9TH FLOOR - 1197 SQ M
CONDO GROSS FLOOR AREA - 14083 SQ M

PARKING (CONDO TOWER):
BASEMENT - 67
SURFACE - 0
TOTAL PARKING - 67

AREA OF SITE:
TOTAL SITE AREA: 2949.4 SQ M
UNIT TYPES - RESIDENTIAL TOWER:
151 RESIDENTIAL APARTMENTS TOTAL

LEGAL DESCRIPTION:
PART 4 Plan of
CARLETON CONDOMINIUM PLAN No. 396
CITY OF OTTAWA
ARCHITECTURAL SITE LAYOUT IS BASED ON SURVEY
PROVIDED BY DOMICILE DEVELOPMENTS AS
PREPARED BY ANNIS O'SULLIVAN VOLLEBEKK LTD.
SURVEY #19698-17 Domicile CC No. 396 D F

ALL GRAPHIC INFORMATION SHOWN OUTSIDE THE
PARAMETERS OF THE PROPERTY LINE ARE DRAWN
FROM GOOGLE EARTH AND ARE FOR CONTEXT ONLY.
FOR EXACT LOCATION OF NEIGHBOURING BUILDINGS,
WALLS, CURBS AND TREES, DRAWINGS ISSUED
FROM A LICENSED SURVEYOR IN THE PROVINCE OF
ONTARIO ARE REQUIRED.



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.
All dimensions are measured from face of stud to face of stud unless indicated otherwise.
Do not scale drawings.
This drawing may not be used for construction until signed. Architect's copyright reserved.

03 APR 06 2018 REISSUED FOR REZONING APPLICATION
02 FEB 07 2018 ISSUED FOR REVIEW
01 NOV 27 2017 ISSUED FOR REZONING APPLICATION

no	date	revision

project north	professional stamp

ALCAIDE WEBSTER ARCHITECTS INC
202-1320 Carling Avenue
Ottawa, ON K1Z 7K8 www.owa-arch.ca
ARCHITECTURE PLANNING
DESIGN BUILD PROJECT MANAGEMENT

consultant
ANNIS O'SULLIVAN VOLLEBEKK LTD. - SURVEYOR

project
112 NELSON ST.
DOMICILE DEVELOPMENTS
112 NELSON STREET
OTTAWA, ON

drawn MH_JS checked VA

date 06 APRIL 2018 project no. 17-10

drawing title
SITE PLAN

revision 02 drawing no. **A01**

1 SITE PLAN
SCALE 1:150