

STITTSVILLE MAIN ST

R1D

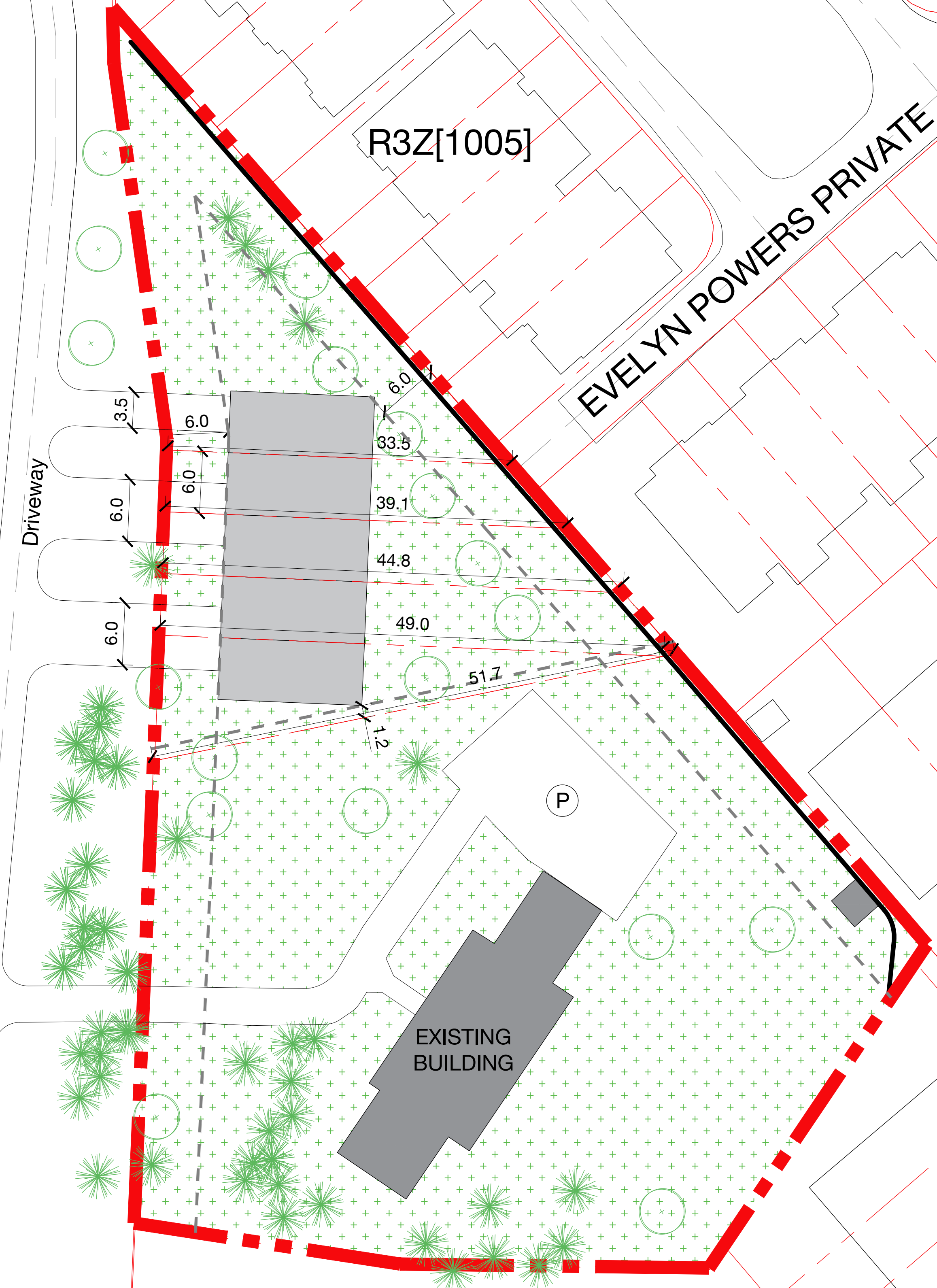
R3Z[1005]

EVELYN POWERS PRIVATE

R2A

HARTSMERE DR

R4Z[2333]



SITE INFORMATION

EXISTING ZONING RU

SITE AREA
Total Site Area: 5,307m²

HEIGHT
Residential: 2 Storeys (7m)

PARKING RATES REQUIRED

Residential: 1.0 p/unit

SETBACKS	F.Y.	I.S.Y.	E.S.Y.	R.Y.
	10m	5m	10m	10m

DEVELOPMENT STATISTICS

SUGGESTED NEW ZONING R3Z

SETBACKS	F.Y.	S.Y.	R.Y.
	6m	1.2m	6m

MAX. HEIGHT
Residential: 11m

MIN. LOT AREA 150m²

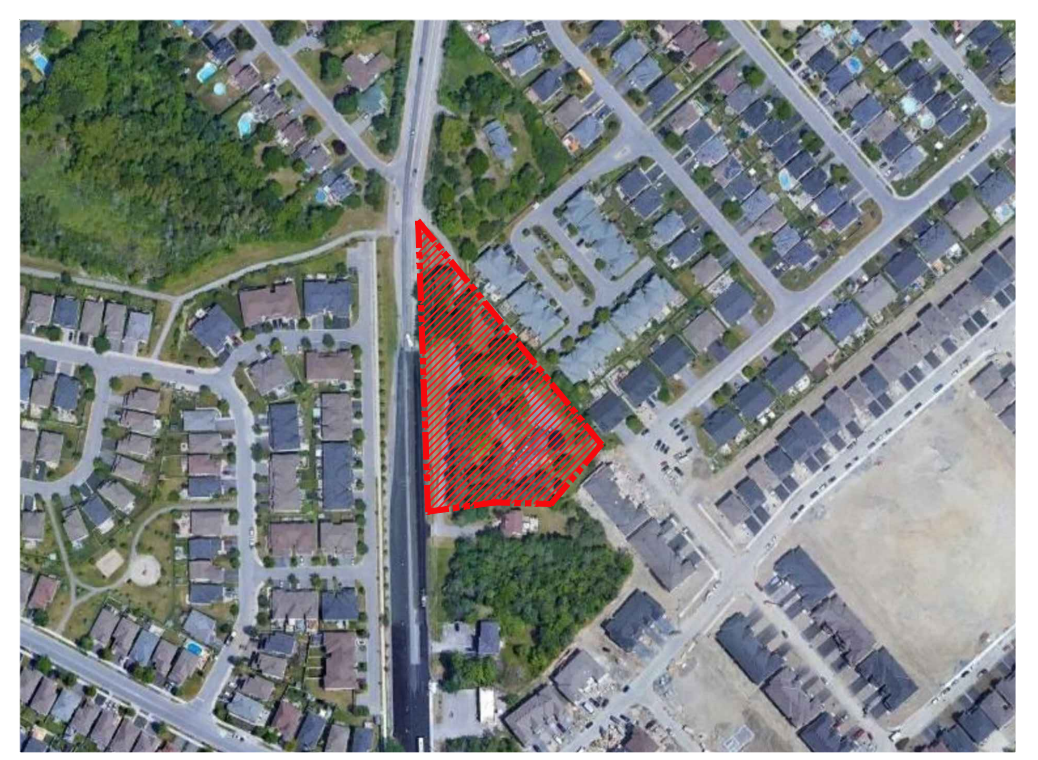
MIN. FRONTAGE 6m

RESIDENTIAL UNITS
TOWNHOUSES 5
SINGLE-DETACHED 1

NOTES

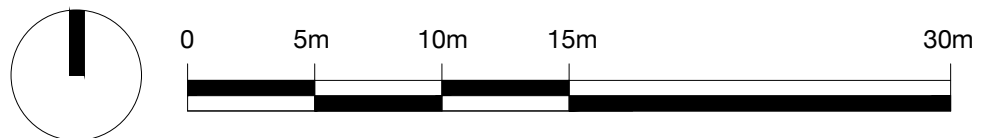
1. Assumes typical Residential floor height of 3m.
2. The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.

1835
STITTSVILLE
MAIN ST
OTTAWA
Demonstration Plan As
Per Proposed Zoning



LEGEND

- EXISTING BUILDING
- PROPOSED BUILDING
- AMENITY AREA
- PROPERTY BOUNDARY
- SETBACKS
- DRAINAGE SWALE
- EXISTING DECIDUOUS TREES
- EXISTING CONIFER TREES



5	TH CONCEPT	2022.11.02	GV
4	TH CONCEPT	2022.10.19	GV
3	FOR CLIENT REVIEW	2022.02.02	LC
2	CONCEPT PLAN	2022.02.01	LC
1	BASE PLAN	2022.01.27	LC
No.	REVISION	DATE	BY

CLIENT
JENNIFER MCGAHAN

FOTENN
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DESIGNED	RP
REVIEWED	RP
DATE	2022.10.12

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