



1 SITE PLAN
A.001 | 1:200

LEGAL DESCRIPTION:

PART OF LOT 8 CONCESSION 4 RIDEAU FRONT GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA.

REFERENCE SURVEY:

BASED ON INFORMATION FROM A SURVEY PREPARED BY McINTOSH PERRY SURVEYING INC. DATED MAY 31, 2022.

MUNICIPAL ADDRESS:

1525 & 1533 GOTH AVENUE

ZONING INFORMATION:

ZONE: R2 N
 SCHEDULE 1: AREA C
 SCHEDULE 1A: AREA C SUBURBAN
 SCHEDULE 2: DISTANCE EXCEEDS 600m

ZONING PROVISIONS:

ZONING PROVISION	REQUIRED	PROVIDED
MIN. LOT AREA	540 m ²	1525: 1,068.0 m ² 1533: 3,882.0 m ² Total: 4,950.0m ²
MIN. LOT WIDTH	18 m	1525: 22.7 m 1533: 21.8 m Both Properties: 44.2 m
MIN. FRONT YARD SETBACK	3.0m	1525: 3.2 m 1533: 35.0 m
MIN. INTERIOR YARD SETBACK	Any part of a building located within 21m of a front lot line:	1525: 1.5 m & 1.5m 1533: 10.3 m & 2.1 m
	Where the building wall is equal to or less than 11m in Height: 1.5m	
	Where the building contains an apartment dwelling low-rise and the side lot line abuts a residential subzone that does not permit that dwelling type: 3.0m	
MIN. REAR YARD SETBACK	1525 GOTH: 14.1m 1533 GOTH: 27.2m	17.9 m 21.8 m
MAXIMUM BUILDING HEIGHT	1525 GOTH: 11.0m 1533 GOTH: N/A	1525: 7.5 m 1533: TBD
AMENITY AREA	1525 GOTH AVENUE: 60 m ² 1533 GOTH AVENUE: N/A	85.3 m ² Community Room N/A
PARKING		
RESIDENT PARKING	1525 GOTH: 12 spaces 1533 GOTH: 16 spaces	7 spaces 10 spaces
VISITOR PARKING	1525 GOTH: 2 spaces 1533 GOTH: N/A	2 spaces N/A
BARRIER-FREE SPACES	1525 GOTH: 0 spaces 1533 GOTH: 0 spaces	1 space 0 spaces
MIN. PARKING SPACE DIMENSIONS	2.6 m x 5.2 m	1525: 2.6 m x 5.2 m 1533: 2.8 m x 5.2 m & 2.6 m x 5.2 m
MIN. BICYCLE PARKING SPACES	1525 GOTH: 5 spaces 1533 GOTH: N/A	7 spaces N/A
MIN. DRIVEWAY WIDTH	6.0 m	1525: 6.0 m 1533: 6.7 m
MIN. DRIVE AISLE WIDTH	6.0 m	1525: 6.0 m 1533: 6.7 m
LANDSCAPING		
LANDSCAPE BUFFER	1525 GOTH: None 1533 GOTH: 1.5 m	1.5 m, 3.0 m & 2.0m 1.6 m & 1.8 m
LANDSCAPING AREA (15% OF PARKING LOT AREA)	1525 GOTH: 38.3 m ² 1533 GOTH: 125.4 m ²	167.0 m ² 363.5 m ²

OTHER INFORMATION:

DISTANCE BETWEEN BUILDINGS: 10.0 m
 GROSS FLOOR AREA OF OFFICE SPACE: 77.4 m² (1525 GOTH)

SITE PLAN GENERAL NOTES:

- ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM EXISTING PLANS AND SURVEYS
- DO NOT SCALE THIS DRAWING
- REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE CONSULTANT FOR UNKNOWN SUBSURFACE CONDITIONS
- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND/OR OMISSIONS TO THE CONSULTANT
- REINSTATE ALL AREAS AND ITEMS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO THE SATISFACTION OF THE CONSULTANT
- CONTRACTOR TO LAYOUT PLANTING BEDS, PATHWAYS ETC. TO APPROVAL OF CONSULTANT PRIOR TO ANY JOB EXCAVATION
- THE ACCURACY OF THE POSITION OF UTILITIES IS NOT GUARANTEED - CONTRACTOR TO VERIFY PRIOR TO EXCAVATION
- INDIVIDUAL UTILITY COMPANY MUST BE CONTACTED FOR CONFIRMATION OF UTILITY EXISTENCE AND LOCATION PRIOR TO DIGGING
- ALL DISTURBED AREAS TO BE RESTORED TO ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED

SITE PLAN LEGEND:

- EXISTING BUILDING
- NEW ASPHALT PAVING
- EXISTING ASPHALT PAVING
- NEW GRASS
- EXISTING GRASS
- CONCRETE PAD
- EXISTING CONCRETE PAD
- EXISTING MULCH/PLANTING
- EXISTING ARTIFICIAL TURN
- EXISTING INTERLOCK PAVERS
- BUILDING MAIN ENTRANCE
- OTHER ENTRANCE / EXIT
- PROPERTY LINE
- FENCE PER LANDSCAPE
- CATCH BASIN
- LIGHT STANDARD EXISTING
- FIRE HYDRANT EXISTING
- MANHOLE EXISTING
- EXISTING BOLLARD
- EXISTING TREE

STAMP

REV DATE	ISSUE
1 2022-06-10	Issued for Re-Zoning Application

NOTES

- OWNERSHIP OF THE COPYRIGHT OF THE DESIGN AND THE WORKS EXECUTED FROM THE DESIGN REMAINS WITH CSV ARCHITECTS, AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THE DRAWINGS, PRESENTATIONS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF CSV ARCHITECTS. THEY ARE NOT TO BE USED BY THE CLIENT ON OTHER PROJECTS OR ON EXTENSIONS TO THIS PROJECT WITHOUT THE WRITTEN CONSENT OF CSV ARCHITECTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER PROJECT DRAWINGS AND SPECIFICATIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY DIMENSIONS ON SITE.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE AND ALL SUPPLEMENTS AND APPLICABLE MUNICIPAL REGULATIONS.

CLIENT

INTERVAL HOUSE
 OTTAWA
 ONTARIO, CANADA

PROJECT

1525 GOTH AVE
 1525 Goth Avenue, Ottawa, Ontario

TITLE

PROPOSED SITE PLAN

PROJECT NO: 2021-1910
 DRAWN: MM
 APPROVED: JS
 SCALE: 1:200
 DATE PRINTED: 2022-06-10 2:44:57 PM

REV DRAWING NO.

1 **A.001**