

**APPROVED**  
By Lily Xu at 2:24 pm, Nov 26, 2020

*Lily Xu*  
**LILY XU, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**DEVELOPMENT INFO.**

ZONING INFORMATION: MC1646

PROPOSED 3 STOREY BUILDING (MIXED-USE)

	REQUIRED:	PROPOSED:
MINIMUM LOT WIDTH:	30.0M (MIN.)	37.5M
MINIMUM LOT AREA:	3000 m <sup>2</sup> (MIN.)	4776 m <sup>2</sup> (0.48 HECTARES)
MINIMUM BUILDING HEIGHT:	6.7M (MIN.)	10.7M (3 STOREYS)
MAXIMUM BUILDING HEIGHT:	13.0M or (4 STOREYS) (MAX.)	10.7M (3 STOREYS)
MINIMUM FRONT YARD SETBACK:	ABUTTING A STREET: 3.0M	3.0M
MINIMUM INTERIOR SIDE YARD SETBACK:	0.0M (MIN.); STREET 18 (VIA MODUGNO) 3.0M (MIN.)	MIN.: 2.14M (MAX.): 31.97M
MINIMUM REAR YARD SETBACK:	0.0M (MIN.)	0.0M (VIA MODUGNO)
MINIMUM CORNER SIDE YARD SETBACK:	0.0M (MIN.)	0.0M (VIA CAMPANALE)
MAXIMUM DENSITY:	140 UNITS/HECTARE	58 UNITS/HECTARE
MINIMUM LANDSCAPE BUFFER:	ABUTTING A STREET: 3.0M (MIN.)	ABUTTING A STREET: 3.0M
MINIMUM LANDSCAPE PROVISIONS FOR PARKING LOTS:	NOT ABUTTING A STREET: 1.5M (MIN.) 15% (MIN.) OF PARKING AREA = 1500m <sup>2</sup> x 3% = 450.0m <sup>2</sup>	NOT ABUTTING A STREET: 1.5M (MIN.) 38.5% OF PARKING AREA = 1500m <sup>2</sup> x 38.5% = 577.5m <sup>2</sup>
MINIMUM AMENITY AREAS:	PRIVATE AREAS: DWELLING UNITS: 60 UNIT x 10% UNIT AREA = 600 x 10% = 600.0m <sup>2</sup> COMMUNAL AREA: 50% OF TOTAL REQUIRED AREA = 225.0m <sup>2</sup>	PRIVATE AREAS: DWELLING UNITS: 60 UNIT x 10% UNIT AREA = 600 x 10% = 600.0m <sup>2</sup> COMMUNAL AREA: 10% OF TOTAL REQUIRED AREA = 244.7m <sup>2</sup>
MINIMUM PARKING RATES - AREA X (SECTION 101 to 56):	MIXED-USE DWELLING UNITS: FIRST FLOOR UNITS DO NOT REQUIRE PARKING SPACES. BALANCE OF UNITS: 0.5 x 18 = 9 SPACES	MIXED-USE DWELLING UNITS: 6 VISITORS = 6 SPACES
MINIMUM PARKING RATES - AREA C (SECTION 103):	DWELLING UNIT IN NON-RESIDENTIAL BUILDING INCLUDING VISITOR PARKING: 1.75 SPACES/UNIT = 1.75 x 28 = 49 SPACES	DWELLING UNIT IN NON-RESIDENTIAL BUILDING INCLUDING VISITOR PARKING: 34 SPACES (CONFORMING)
MINIMUM BICYCLE PARKING RATES:	MIXED-USE DWELLING UNITS: 15 SPACES/UNIT = 15 x 28 = 420 SPACES	MIXED-USE DWELLING UNITS: 15 SPACES/UNIT = 15 x 28 = 420 SPACES

PAUL A. COOPER ARCHITECT  
73 CHAMBERLAIN AVE. OTTAWA, ONTARIO K1S 1Y9 (B1) 485-9512 166

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)  
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE DESIGNER.  
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS  
CONFIRM LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION.  
DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

**SYMBOL LEGEND**

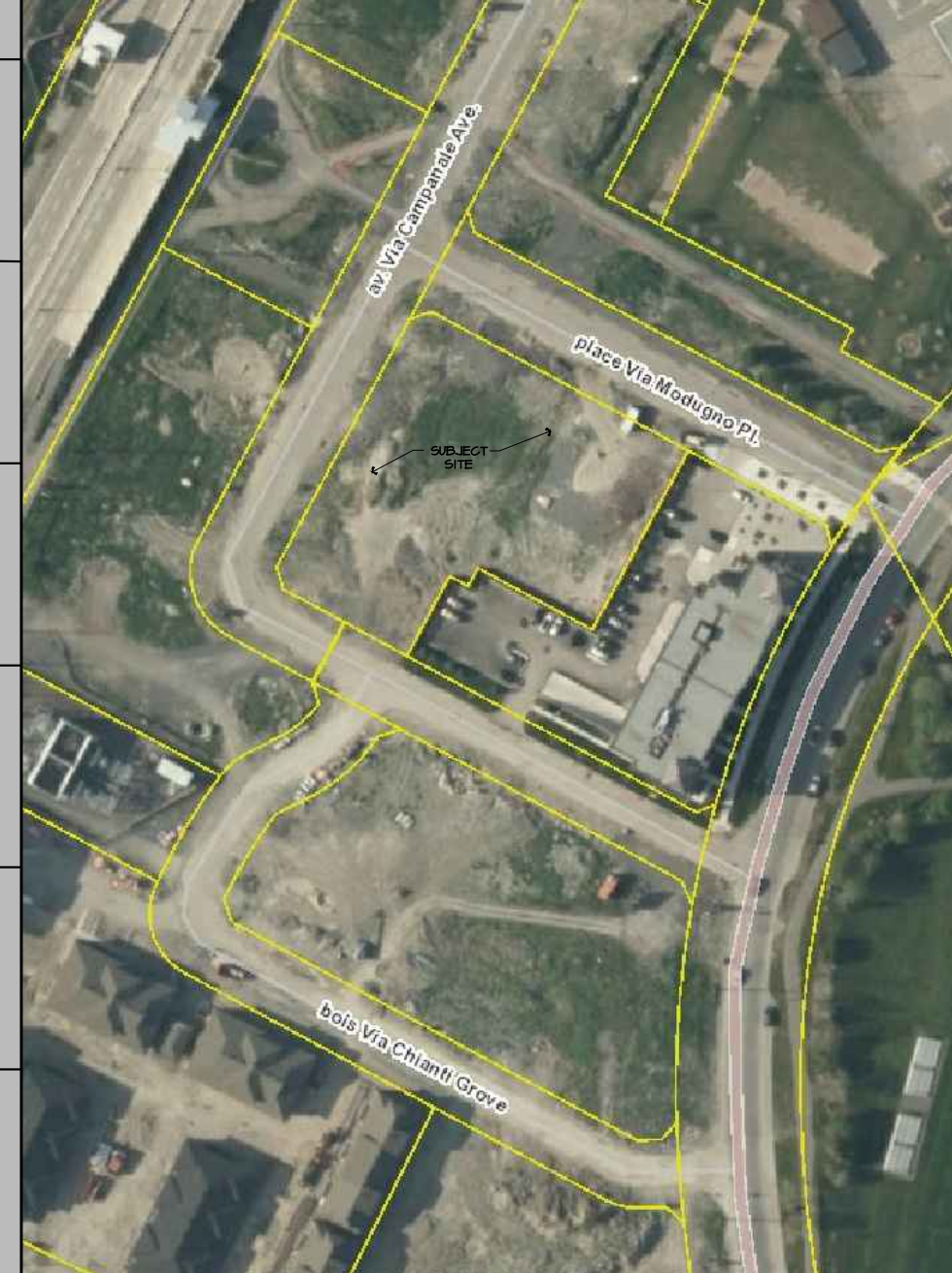
- EXISTING GRADE ELEVATIONS
- PROPOSED GRADE ELEVATIONS
- DEPRESSED CURB IN SIDEWALK
- CURB CUT
- 8" WIDE TRENCH-DRAIN
- LIGHT STANDARD
- EXTERIOR LIGHT (SEE ELECTRICAL)
- SANITARY MANHOLE (NEW)
- STORMWATER MANHOLE (NEW)
- STORMWATER MANHOLE (RE-USED)
- CATCH BASIN (NEW)
- METER (M= GAS S= HYDRO [REMOTE])
- WATER VALVE (SEE MECHANICAL)
- HATCHED INDICATES CONCRETE

NO.	ISSUED FOR:	DATE
18		
17		
16		
15		
14		
13		
12	S.P.C. REV. #3	20.08.24
11	S.P.C. REV. #2	20.07.06
10	S.P.C. REV. #1	20.01.31
09	S.P.C. APPLICATION	19.10.10
08	ISSUED TO CONSULTANTS	19.08.22
07	PRE-CONSULT	19.07.24

**CONSULTANT INFO.**

TOPOGRAPHIC INFORMATION TAKEN FROM: EXISTING CONDITIONS PLAN EX-1, DATED: 19.09.19  
PREPARED BY: STANTEC CONSULTING LTD.

BOUNDARY INFORMATION TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT - 481-MSL, DATED: AUG. 2ND, 2012  
PREPARED BY: STANTEC GEOMATICS LTD.



**LOCATION MAP**

SCALE: N.T.S.

LEGEND	BUILDING ABOVE
EXISTING CONSTRUCTION	ROOFTOP DECK ABOVE
PROPOSED CONSTRUCTION	EXTERIOR WALKWAY ABOVE

ARCHITECT SEAL:	ORIENTATION:

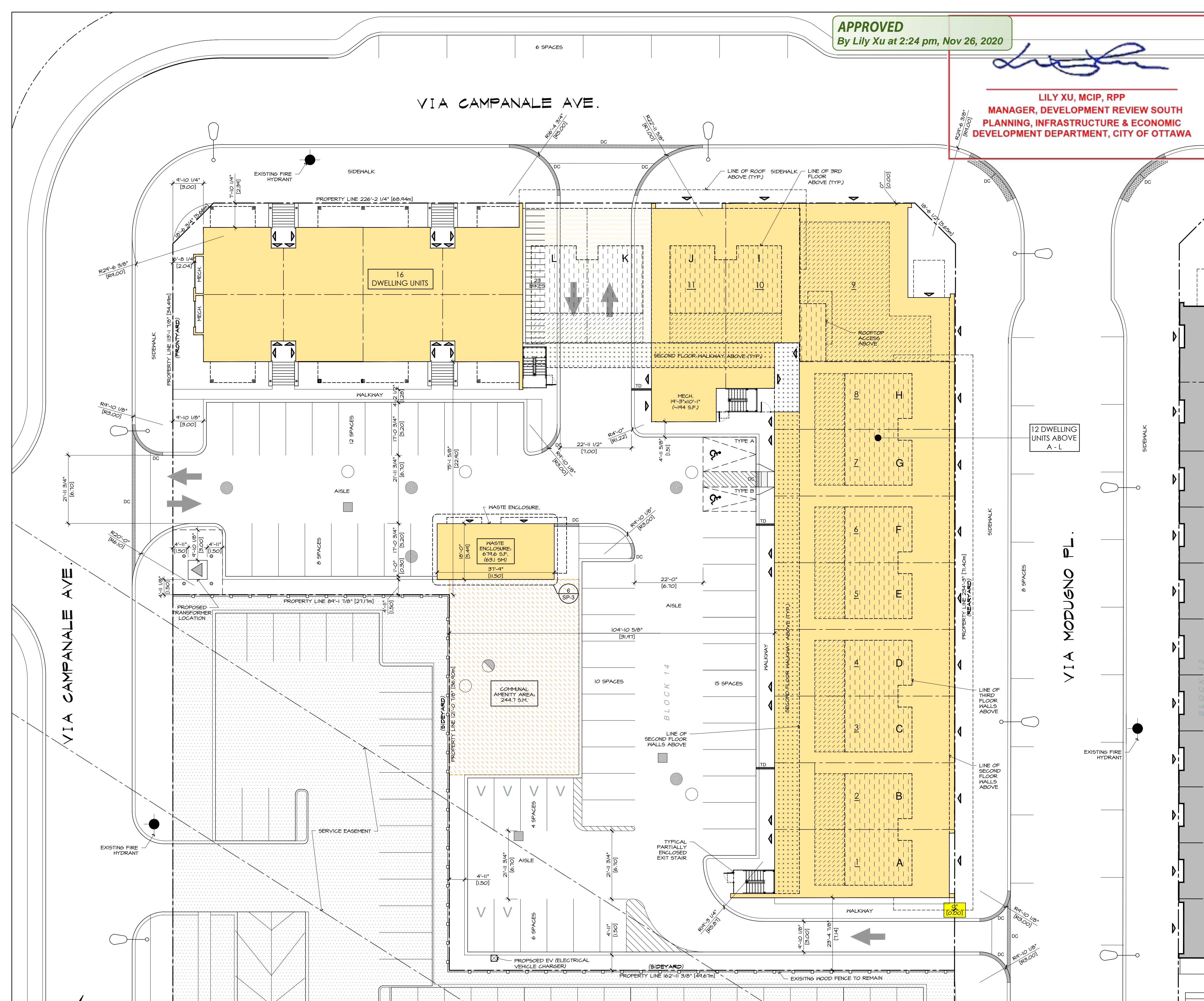
PROJECT TITLE:  
**2 VIA MODUGNO PLACE**  
OTTAWA, ON

DRAWING TITLE:  
**SITE PLAN**

PROJECT No. : 2018-10

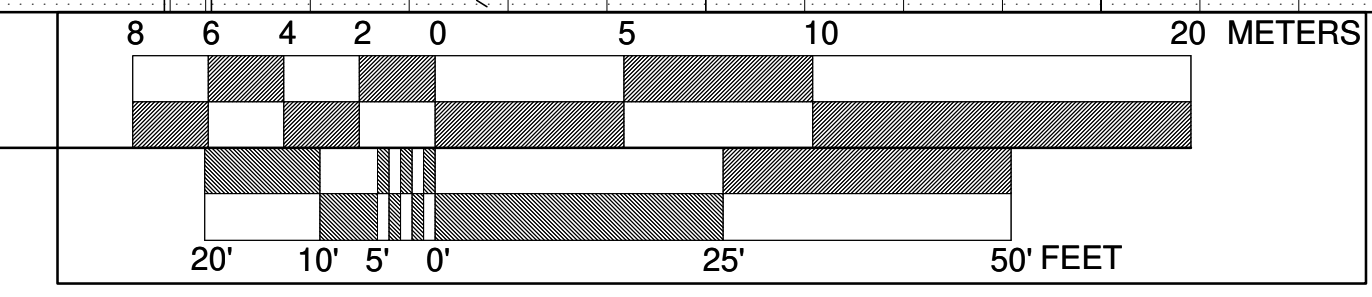
DATE: 2020-01-15  
SCALE: NOTED  
DWG BY: P.A.C.

DWG No: **SP-1**  
PLAN #: 18056



PLOT DATE : 2020-06-24

**1 SITE PLAN**  
SP-1  
SCALE: 1:200



**Campanale**  
Homes

200-1187 BANK STREET  
OTTAWA, ONTARIO  
K1S 3X7  
613-730-7000

D07-12-19-D174