

1 CONTEXT PLAN  
A.001 1:2000

**PROJECT ZONING INFORMATION**

Carleton University - New Student Residence - Project Zoning Information		SPCA Submission December 13, 2019
Municipality:	City of Ottawa	
Municipal Address:	1125 Colonel By Drive	
Registered Owner:	Carleton University	
Lot Area:	621,934.80 M <sup>2</sup>	
Ottawa Zoning By-Law:	2008-250	
Zone:	I2A F(1.5) Major Institutional Zone <b>Area B on Schedule 1</b> <b>Area Z on Schedule 1A</b>	
Proposed Use:	Residential use building ancillary to post-secondary educational institution	
<b>December 2019 Floor Space Index (FSI)</b> based on gross floor area (GFA) of existing buildings, including GFA of currently under construction buildings on campus, including this proposed New Residence Building		Total Site Area = 621,934.80 M <sup>2</sup> Total Gross Floor Area = 498,367.3 M <sup>2</sup> <b>FSI = 0.80</b>
<b>I2 - Zone Specifics (Sections 171 and 172)</b>		
<b>Zoning Mechanism</b>	<b>Zone Provisions (Requirements)</b>	<b>Provided</b>
Minimum Lot Width	No minimum	N/A
Minimum Lot Area	No minimum	N/A
<b>Minimum Required Yard</b>		
Minimum Front Yard Setback	7.5 m	>7.5 m
Minimum Rear Yard Setback	7.5 m	>7.5 m
Minimum Interior Side Yard Setback	7.5 m	>7.5 m
Minimum Corner Side Yard Setback	7.5 m	>7.5 m
Interior Side Yard	0 m	>0 m
Rear Yard	0 m	>0 m
<b>Maximum Building Height</b>	No Maximum	30 m
<b>Maximum Width of Landscape area along all Lot Lines</b>	3.0 m	N/A
<b>Part 2 - General Provisions (Sections 55-74)</b>		
<b>Multiple Buildings:</b>		
74. (1) Where buildings are connected only below grade, they are considered separate buildings for the purposes of applying the provisions of the by-law.	Info	
74. (2) Except where a contrary intention is evident from the context, separation distances required by this by-law between buildings do not apply to those portions of the building below grade.	Info	
<b>Part 4 - Parking Queuing and Loading Provisions (Sections 100-114)</b>		
<b>Minimum Parking Spaces Rates (Section 101) - Area Z on Schedule 1A</b>		
101.(2) Within the area shown as Area Z on Schedule 1A, no off-street motor vehicle parking is required	0	0
<b>Bicycle Parking Space Rates and Provisions (Section 111)</b>		
Table 111A - Bicycle Parking Space Rate (c) rooming unit or dwelling unit within a post secondary educational facility	0.75 per dwelling unit or rooming unit 166 dwelling units X 0.75 = 124.5	125
<b>Loading Space Rates and Provisions (Section 113)</b>		
Table 113A - Minimum Number of Vehicle Loading Spaces Required per Square Metres of Gross Floor Area	None required	1
(2) Residential uses		

**ISSUED**

No.	Date	Description
1	12/13/2019	SITE PLAN CONTROL APPLICATION
2	03/03/2020	SITE PLAN CONTROL APPLICATION R1

**GENERAL SITE SUMMARY**


<b>SITE ADDRESS:</b>	1125 COLONEL BY DRIVE, OTTAWA ON K1S 5B6
<b>ENTIRE CAMPUS SITE AREA:</b>	621,934.80 m <sup>2</sup>
<b>PROPOSED BOUNDARY SITE AREA:</b>	4,673 m <sup>2</sup>
<b>TOTAL UNIT COUNT:</b>	166
<b>TOTAL GFA:</b>	8,285 m <sup>2</sup>
<b>BUILDING HEIGHT:</b>	30.65m
<b>AVERAGE GRADE:</b>	65.65

**GROSS FLOOR AREA INFORMATION**

GROSS FLOOR AREA CALCULATION		
Level	Area Type	Area
Not Placed	Gross Floor Area	0 m <sup>2</sup>
LEVEL 02	Gross Floor Area	1286 m <sup>2</sup>
LEVEL 03	Gross Floor Area	1286 m <sup>2</sup>
LEVEL 04	Gross Floor Area	1287 m <sup>2</sup>
LEVEL 05	Gross Floor Area	1287 m <sup>2</sup>
LEVEL 06	Gross Floor Area	1024 m <sup>2</sup>
LEVEL 07	Gross Floor Area	1024 m <sup>2</sup>
LEVEL 08	Gross Floor Area	654 m <sup>2</sup>
LEVEL 09	Gross Floor Area	437 m <sup>2</sup>
Total Area		8285 m <sup>2</sup>

GROSS FLOOR AREA CALCULATION - EXEMPT		
Level	Area Type	Area
Not Placed	Exempt	0 m <sup>2</sup>
BASEMENT (TUNNEL LEVEL)	Exempt	938 m <sup>2</sup>
LEVEL 01	Exempt	2341 m <sup>2</sup>
LEVEL 02	Exempt	587 m <sup>2</sup>
LEVEL 03	Exempt	588 m <sup>2</sup>
LEVEL 04	Exempt	601 m <sup>2</sup>
LEVEL 05	Exempt	600 m <sup>2</sup>
LEVEL 06	Exempt	485 m <sup>2</sup>
LEVEL 07	Exempt	484 m <sup>2</sup>
LEVEL 08	Exempt	461 m <sup>2</sup>
LEVEL 09	Exempt	672 m <sup>2</sup>
Total Area		7756 m <sup>2</sup>

GROSS FLOOR AREA CALCULATIONS - COMBINED TOTAL		
Level	Area Type	Area
Exempt		
Not Placed	Exempt	0 m <sup>2</sup>
BASEMENT (TUNNEL LEVEL)	Exempt	938 m <sup>2</sup>
LEVEL 01	Exempt	2341 m <sup>2</sup>
LEVEL 02	Exempt	587 m <sup>2</sup>
LEVEL 03	Exempt	588 m <sup>2</sup>
LEVEL 04	Exempt	601 m <sup>2</sup>
LEVEL 05	Exempt	600 m <sup>2</sup>
LEVEL 06	Exempt	485 m <sup>2</sup>
LEVEL 07	Exempt	484 m <sup>2</sup>
LEVEL 08	Exempt	461 m <sup>2</sup>
LEVEL 09	Exempt	672 m <sup>2</sup>
<b>Gross Floor Area</b>		
Not Placed	Gross Floor Area	0 m <sup>2</sup>
LEVEL 02	Gross Floor Area	1286 m <sup>2</sup>
LEVEL 03	Gross Floor Area	1286 m <sup>2</sup>
LEVEL 04	Gross Floor Area	1287 m <sup>2</sup>
LEVEL 05	Gross Floor Area	1287 m <sup>2</sup>
LEVEL 06	Gross Floor Area	1024 m <sup>2</sup>
LEVEL 07	Gross Floor Area	1024 m <sup>2</sup>
LEVEL 08	Gross Floor Area	654 m <sup>2</sup>
LEVEL 09	Gross Floor Area	437 m <sup>2</sup>
Total Area		16041 m <sup>2</sup>

  
**DOUGLAS JAMES, MCIP, RPP**  
MANAGER, DEVELOPMENT REVIEW - CENTRAL PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
By Douglas James at 4:29 pm, Aug 24, 2021

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**CARLETON UNIVERSITY NEW STUDENT RESIDENCE**

CARLETON UNIVERSITY  
1125 COLONEL BY DRIVE  
OTTAWA ON  
K1S 5B6

**PROJECT STATISTICS**

Scale: 1 : 2000  
Project No: 1952  
Date: 01/30/2020