



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>	<b>FSI = 0.80</b>
		Total Gross Floor Area = 498,367.3 M <sup>2</sup>	
<b>I2 - Zone Specifics (Sections 171 and 172)</b>			
<b>Zoning Mechanism</b>	<b>Zone Provisions (Requirements)</b>	<b>Provided</b>	
<b>Minimum Lot Width</b>	No minimum	N/A	
<b>Minimum Lot Area</b>	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	
<b>(2) Residential uses</b>			

### ISSUED

No.	Date	Description
1	12/13/19	SITE PLAN CONTROL APPLICATION

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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: 12/13/19

# A.001

### 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>	8,035 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
LEVEL 02	Gross Floor Area	1260 m <sup>2</sup>
LEVEL 03	Gross Floor Area	1260 m <sup>2</sup>
LEVEL 04	Gross Floor Area	1259 m <sup>2</sup>
LEVEL 05	Gross Floor Area	1259 m <sup>2</sup>
LEVEL 06	Gross Floor Area	929 m <sup>2</sup>
LEVEL 07	Gross Floor Area	1000 m <sup>2</sup>
LEVEL 08	Gross Floor Area	638 m <sup>2</sup>
LEVEL 09	Gross Floor Area	430 m <sup>2</sup>
<b>Total Area</b>		<b>8035 m<sup>2</sup></b>

GROSS FLOOR AREA CALCULATION - EXEMPT		
Level	Area Type	Area
BASEMENT (TUNNEL LEVEL)	Exempt	1077 m <sup>2</sup>
LEVEL 01	Exempt	2341 m <sup>2</sup>
LEVEL 02	Exempt	597 m <sup>2</sup>
LEVEL 03	Exempt	596 m <sup>2</sup>
LEVEL 04	Exempt	610 m <sup>2</sup>
LEVEL 05	Exempt	610 m <sup>2</sup>
LEVEL 06	Exempt	560 m <sup>2</sup>
LEVEL 07	Exempt	489 m <sup>2</sup>
LEVEL 08	Exempt	462 m <sup>2</sup>
LEVEL 09	Exempt	670 m <sup>2</sup>
<b>Total Area</b>		<b>8011 m<sup>2</sup></b>

GROSS FLOOR AREA CALCULATIONS - COMBINED TOTAL		
Level	Area Type	Area
Exempt		
BASEMENT (TUNNEL LEVEL)	Exempt	1077 m <sup>2</sup>
LEVEL 01	Exempt	2341 m <sup>2</sup>
LEVEL 02	Exempt	597 m <sup>2</sup>
LEVEL 03	Exempt	596 m <sup>2</sup>
LEVEL 04	Exempt	610 m <sup>2</sup>
LEVEL 05	Exempt	610 m <sup>2</sup>
LEVEL 06	Exempt	560 m <sup>2</sup>
LEVEL 07	Exempt	489 m <sup>2</sup>
LEVEL 08	Exempt	462 m <sup>2</sup>
LEVEL 09	Exempt	670 m <sup>2</sup>
Gross Floor Area		
LEVEL 02	Gross Floor Area	1260 m <sup>2</sup>
LEVEL 03	Gross Floor Area	1260 m <sup>2</sup>
LEVEL 04	Gross Floor Area	1259 m <sup>2</sup>
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LEVEL 08	Gross Floor Area	638 m <sup>2</sup>
LEVEL 09	Gross Floor Area	430 m <sup>2</sup>
<b>Total Area</b>		<b>16046 m<sup>2</sup></b>