

Project Zoning Review/Statistics

Municipality: City of Ottawa
 Municipal Address: 35-37 William Street
 Registered Owner: Vittoria Trattoria
 Lot Area: Site Area: 479 sq.m. (5.081 sq.ft (0.12 acres))
 Zoning Analysis: Ottawa
 Zoning By-law: 2008-250
 Zone: MD2 S73
 Proposed Use: Restaurant, Residential Rental Units

Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft
Basement	457	4,919
Ground Floor	472	5,081
Second Floor	424	4,564
Third Floor	362	3,897
Fourth Floor	344	3,703
Grand Total	2,059	22,163

Development Standards	Required	Provided
Minimum Lot Area	No min.	479 sq.m.
Minimum Lot Frontage	No min.	0m
Maximum Lot Coverage	No max.	100%
Minimum Required Yard		
Front Yard	No min.	0m
Exterior Side Yard	No min.	0m
Interior Side Yard	No min.	0m
Rear Yard	No min.	0m
Maximum Building Height	9.2m	13.5m
Minimum Width of Landscaping		
Abutting a Street	No min.	0m
All other cases	No min.	0m
Maximum Width of Any Permitted on the Ground Floor	Uses 21m	11.7m

Parking, Loading, Queuing		
Parking Spaces	0	0
Accessible Parking Spaces	0	0
Visitor Parking Spaces	0	0
0.1/dwelling unit @ 4 units	0	0
Bicycle Parking		
Restaurant (1/250sq.m. @ 486 sq.m.)	2	2
Residential (0.5/unit @ 16 units)	8	15
Loading Spaces (3.5m x 7m)	0	0

No parking required as per Subsection 101(2) (Area Z on Schedule 1A)

No visitor parking required for first 12 units as per Subsection 102(2)

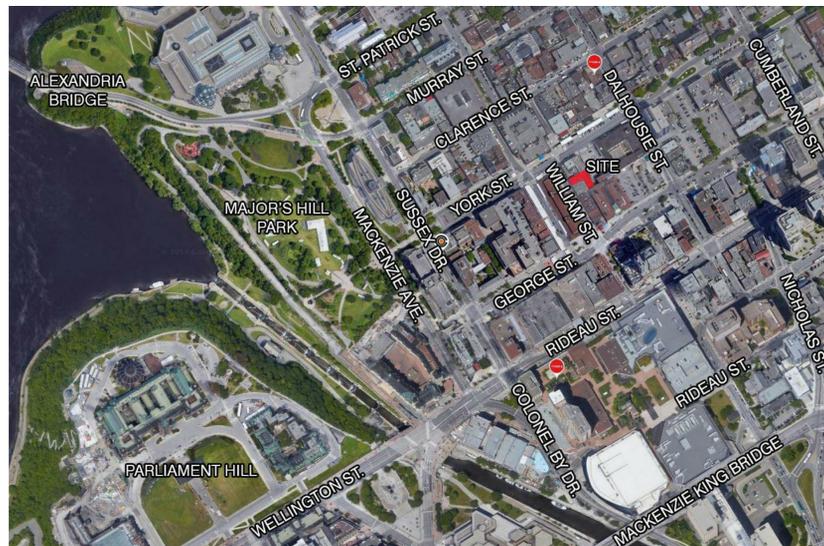
(Table 113A)

SITE PLAN NOTES

Note #	Note Text
(E)CB	Existing Catch Basin
(E)CP	Existing Light Standard
(E)CPB	Existing Concrete Planter Box
(E)FDC	Existing Fire Department Connection
(E)FH	Existing Fire Hydrant
(E)HMH	Existing Hydro Maintenance Hole
(E)LS	Existing Light Standard
(E)WD	Existing Wooden Deck
(E)WR	Existing Wooden Ramp
GM	Gas Meter
WIG	Wrought Iron Gate

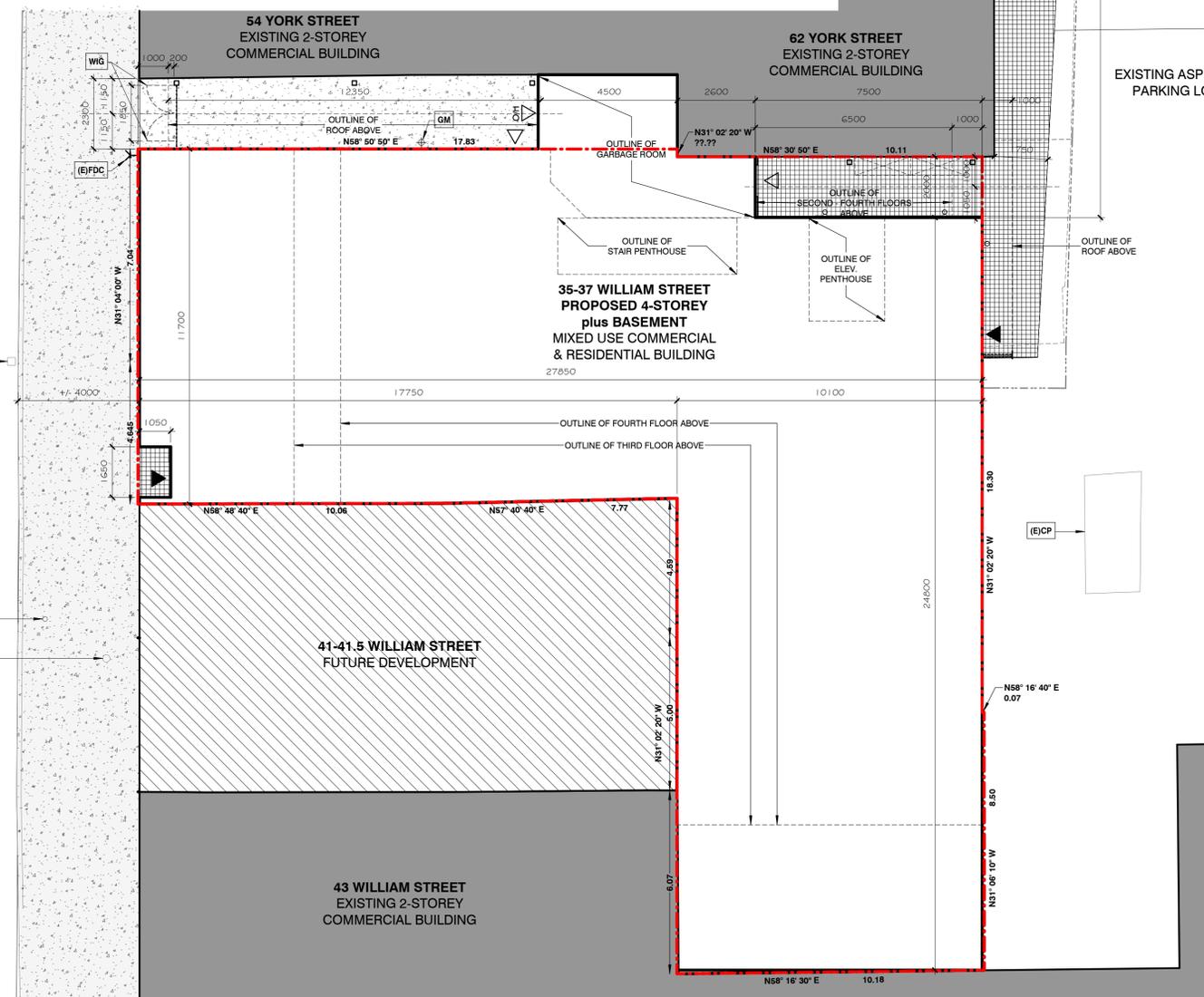
SITE PLAN LEGEND

ICON	DESCRIPTION
[Pattern]	Existing Concrete
[Pattern]	Proposed Concrete
[Pattern]	Existing Landscape Area
[Pattern]	Proposed Landscape Area
[Pattern]	Existing Paver Walkway
[Pattern]	Proposed Paver Walkway - See Landscape
[Pattern]	Existing Buildings
[Pattern]	Proposed Buildings
[Pattern]	Existing Concrete Curb
[Pattern]	Proposed Concrete Curb
[Pattern]	Overhead Wires
[Pattern]	Property Lines
[Pattern]	Road Lanes
[Pattern]	Existing Fence
[Pattern]	Proposed Fence
[Symbol]	Signage
[Symbol]	BF Parking Space
[Pattern]	6m Wide Fire Route (12m centreline radius on all turns, TYP.)
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)

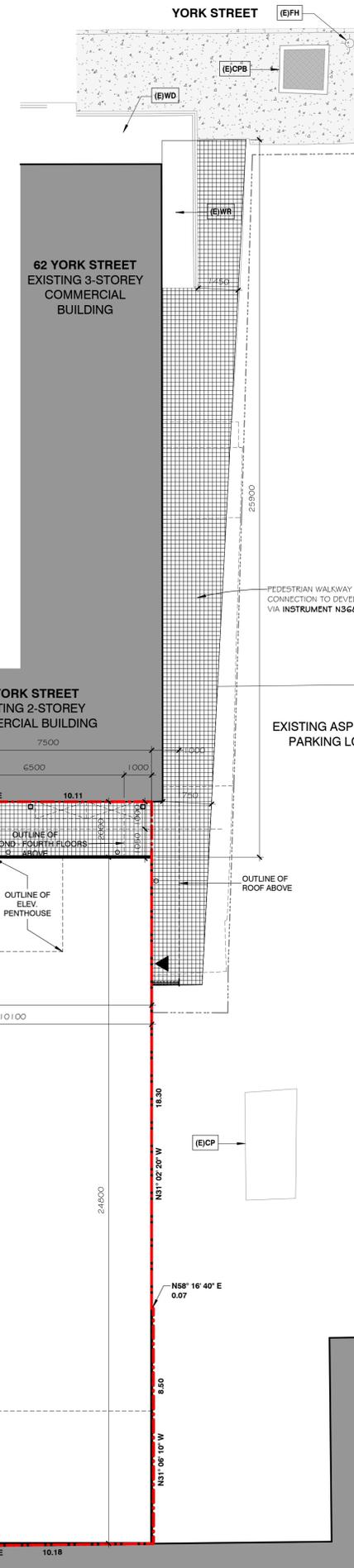


1 LOCATION PLAN
 A010 SCALE N.T.S.

PLAN OF SURVEY OF
 PART OF LOT 12
 (SOUTH YORK STREET)
 REGISTERED PLAN 42482
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



2 SITE PLAN
 A010 SCALE 1:100



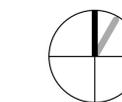
NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Civil Engineering Drawings and Electrical Drawings.

no.	revision	date
0	ISSUED FOR SITE PLAN APPROVAL	22 JAN 2020



north nord

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detail no.	1	detail no.
sheet no.	A1	feuille no.

**PROPOSED MIXED-USE
 COMMERCIAL &
 RESIDENTIAL BUILDING**
 35-37 WILLIAM ST.
 OTTAWA, ON.

designed by dessiné par	AK/TC	approved by approuvé par	
drawn by dessiné par		project no. no. du projet	2002
date	2 DECEMBER 2019	scale	as noted

drawing / dessin

SITE PLAN

revision
 sheet no.
 no. de la feuille
A010

plot scale 1:1