

SITE PLAN
A010 1:200

Douglas James

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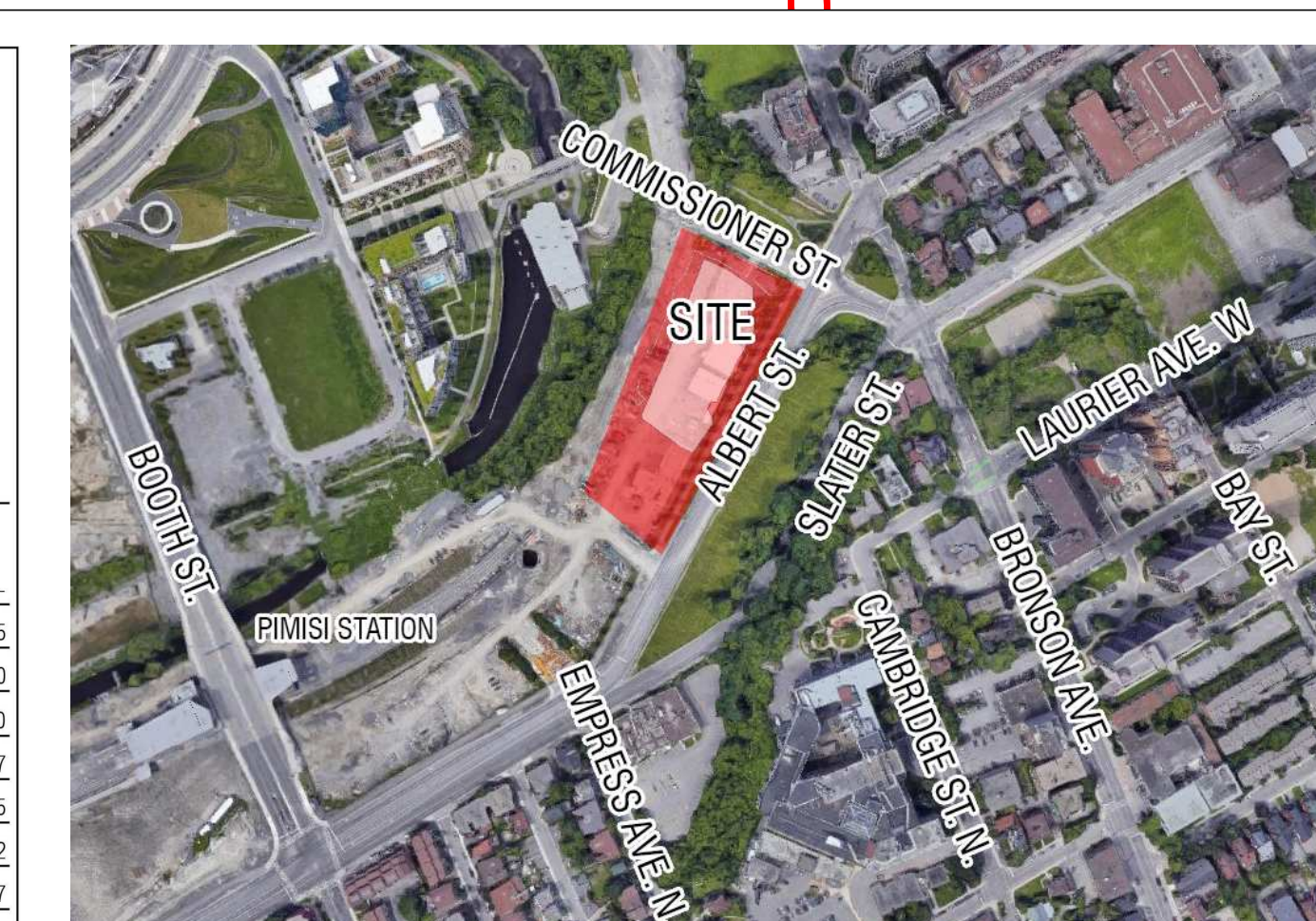
APPROVED
By Douglas James at 11:39 am, Oct 28, 2021

Project Zoning Review/Statistics

Municipality: City of Ottawa
Municipal Address: 555 Albert Street
Registered Owner: City of Ottawa
Lot Area: 9,543 m² (2.39 acres)

Zoning Analysis
Ottawa: 2008-200
Zone: M2 (H40)
Proposed Use: Library / Parking Facility

Building Areas	Gross Floor Area (m ²) (By use Zoning By-law, Section 41)
Level P2 - Parking	1,885
Level P1 - Parking	2,450
Level 1 - Mezzanine	76
Level 2	2,212
Level 3	2,275
Level 4	2,222
Level 5	3,822
Level 5 Mezzanine	-
Grand Total	13,826



Development Standards

	Required	Provided
Minimum Lot Area	No min.	9,543 m ²
Minimum Lot Width	No min.	179.9m
Minimum Required Yard		
Front Yard (min.)	No min.	0 to $2.03m$ Aerial Encroachment @ Albert St. R.O.W.
Corner Side Yard (min.)	No min.	11.9m
Interior Side Yard (min.)	No min.	44.3m
Rear Yard (min.)	No min.	7.65m
Maximum Building Height	40m	28.69m

SURVEY INFORMATION:

STRATA PLAN OF SURVEY OF
LOTS A, B, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18
PART OF LOT 6
IN BLOCK "L"
PART OF WELLINGTON STREET
CLOSED BY NOT. S. 11734178 AND S. 1451912

REGISTERED PLAN 2
CITY OF OTTAWA

SURVEY PREPARED BY STATISTIC GEOMETRICS LTD., DATED NOVEMBER 14, 2019

Parking / Loading / Counting Area 2, Schedule 1A

Within the area shown as Area 2 on Schedule 1A, no off-street motor vehicle parking is required to be provided under this section. (By Law 2016-249)

Parking Provided (below grade)

	P1 Level	P2 Level	Totals
Standard Spaces (2.4m x 5.2m)	39	119	158
EV Parking Spaces	3	3	6
Reduced Spaces (2.4m x 3.7)	1	5	6
Reduced Spaces (2.4m x 4.8m)	4	8	12
Accessible Type A	3	-	3
Accessible Type B	3	4	7
Total Provided:	53	139	192
Required Spaces:	78	109	187

Bicycle Parking

Required: Library (1,500 m²)

	Exterior	Interior	Totals
Horizontal Spaces	62	-	62
Vertical Spaces	-	21	21
Total Provided:	62	21	83

Loading Spaces (3.5m x 7.0m)

	Required:	Provided:
	2 (Area 1150)	3

CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON THE JOB

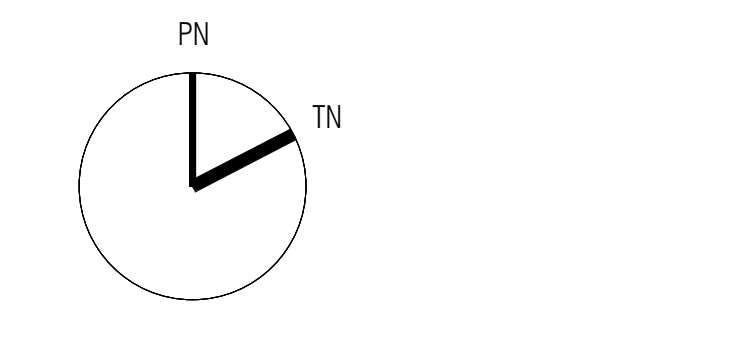
02/01/2019 DRAWING

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ISSUED	No.	Date	ISSUED FOR	Description
0	2020-05-28	ISSUED FOR CD 30%		
1	2020-09-29	ISSUED FOR CD 50%		
2	2020-10-09	ISSUED FOR CD FOR ADDENDUM 11		
3	2020-11-16	RE-ISSUED FOR SITE PLAN CONTROL		
4	2021-01-18	ISSUED FOR CD 90%		
5	2021-02-26	ISSUED FOR COORDINATION		
6	2021-03-19	ISSUED FOR REVIEW		
7	2021-03-23	ISSUED FOR BUILDING PERMIT		
8	2021-04-09	ISSUED FOR CONSULTANT COORDINATION		
9	2021-05-11	ISSUED FOR TENDER		
10	2021-05-11	ISSUED FOR BUILDING PERMIT UPDATE		
11	2021-08-23	ISSUED FOR ADDENDUM NO. 4		
12	2021-08-18	ISSUED FOR ADDENDUM NO. 17		

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555 Albert St. Ottawa, ON, K1R 7X3

SITE PLAN

Scale: 1:200
Project No.: 1855
Date: