



**Zoning Regulations**  
Site Zoning: TM9(2272) H(15), consolidation date: August 26, 2015  
Proposed Use: Apartment dwelling, Restaurant and Office.

|                                    | REQUIRED        | PROVIDED  |
|------------------------------------|-----------------|-----------|
| Minimum Lot Area (m <sup>2</sup> ) | No minimum      | 4,759     |
| Minimum Lot Width (m)              | No minimum      | 47.93     |
| Front Yard Setback (m)             |                 |           |
| i) minimum                         | No minimum      | 4.6       |
| j) maximum                         |                 | 3         |
| Interior Side Yard Setback (m)     |                 |           |
| i) minimum                         | 1.2             | 3         |
| j) maximum                         | 6               |           |
| Rear Yard Setback (m)              |                 |           |
| 2) at other cases                  | 10              | 10        |
| Building Height (m)                |                 |           |
| i) minimum                         | 6.7             | 15.0      |
| j) maximum                         | 20m / 4 storeys | 4 storeys |
| Minimum width of landscape (m)     | No minimum      | 1.5       |

**Site Statistics**

|                           |                      |
|---------------------------|----------------------|
| Building Area/Footprint   | 1,235 m <sup>2</sup> |
| Gross Floor Area (G.F.A.) |                      |
| G.F.A. - Restaurant Only  | 256 m <sup>2</sup>   |
| G.F.A. - Kitchen Only     | 55 m <sup>2</sup>    |
| G.F.A. - Office Only      | 170 m <sup>2</sup>   |
| Dwelling Units:           | 33                   |

**Parking Requirements**  
Table 101 - Min. Parking Space Rates  
Area C (on Schedule 1A)

|   |                                      |
|---|--------------------------------------|
| Restaurant and Kitchen (Ground Floor)   | 10 per 100 m <sup>2</sup> of G.F.A.  |
| Parking - required(*)                   | 16.1 spaces                          |
| Office (Second Floor)                   | 2.4 per 100 m <sup>2</sup> of G.F.A. |
| Parking - required                      | 4.1 spaces                           |
| Dwelling, Low-Rise or Mid-Rise dwelling | 1.2 per dwelling                     |
| Parking - required                      | 39.6 spaces                          |

**Visitor Parking Requirements**  
Table 102 - Minimum Visitor Parking

|  |                  |
|--|------------------|
| Dwelling, Low-Rise and Mid-Rise dwelling | 0.2 per dwelling |
| Parking - required                       | 6.6 spaces       |

(\*) per Zoning By-Law Provision 197(14).

|   | Required      | Provided  |
|---|---------------|-----------|
| Total Parking(**)                                   | 63 spaces     | 77 spaces |
| ...underground                                      |               | 35 spaces |
| ...at grade   |               | 42 spaces |
| Min. Number of Spaces for Persons with Disabilities | 4 (for 20-99) | 4 spaces  |
| ...underground                                      |               | 1 space   |
| ...at grade   |               | 3 spaces  |
| Required Type A (Van)                               | 2 spaces      | 2 spaces  |
| Required Type B                                     | 2 spaces      | 2 spaces  |

(\*\*) per Zoning By-Law Provisions 100(b) and 104(1).

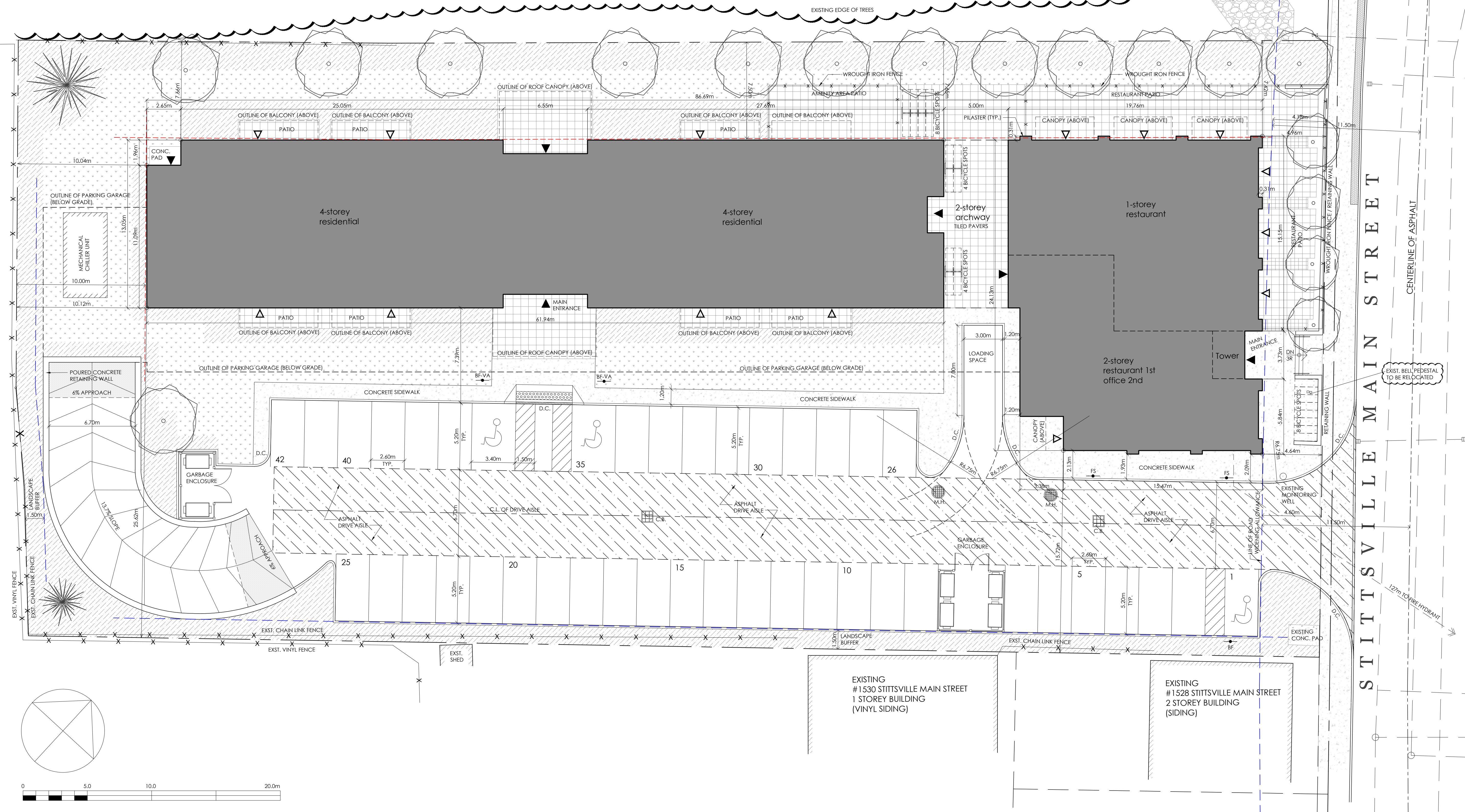
**Bicycle Parking Requirements**  
Table 111A - Bicycle Parking Space Rates

|                                       |                                    |
|---------------------------------------|------------------------------------|
| Dwelling, Low-Rise or Mid-Rise        | 0.5 per dwelling                   |
| Parking - required                    | 16.5 spaces                        |
| Restaurant and Kitchen (Ground Floor) | 1 per 250 m <sup>2</sup> of G.F.A. |
| Parking - required                    | 1.2 spaces                         |
| Office (Second Floor)                 | 1 per 250 m <sup>2</sup> of G.F.A. |
| Parking - required                    | 0.7 spaces                         |

|                       | Required    | Provided  |
|-----------------------|-------------|-----------|
| Total Bicycle Parking | 18.4 spaces | 24 spaces |
| ...underground        |             | 0 spaces  |
| ...at grade           |             | 24 spaces |

**Loading Space Requirements**  
Table 115A - Minimum Loading Spaces

|                                     |                                 |
|-------------------------------------|---------------------------------|
| Non-Residential Uses (Ground Floor) | 0, less than 350 m <sup>2</sup> |
| Office (Second Floor)               | 0, less than 350 m <sup>2</sup> |



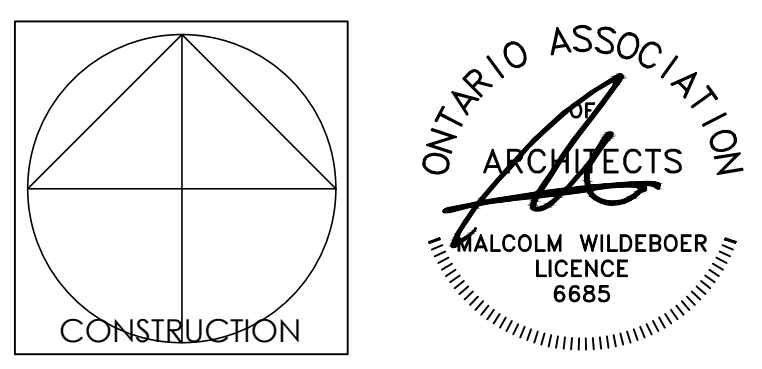
| NO. | REVISION                      | DATE          |
|-----|-------------------------------|---------------|
| 1   | ISSUED FOR REVIEW             | JULY 09/2020  |
| 2   | ISSUED FOR REVIEW             | SEPT. 15/2020 |
| 3   | ISSUED FOR REVIEW             | SEPT. 18/2020 |
| 4   | ISSUED FOR REVIEW             | SEPT. 24/2020 |
| 5   | PARKING GARAGE ACCESS REVIEW  | OCT. 08/2020  |
| 6   | ISSUED FOR SITE PLAN APPROVAL | NOV. 18/2020  |

**General Notes**

- Site plan is based on the plan of survey (REF. No. 326-10-GOU(B)URN, JOB No. A-11560) prepared by Fairbairn, Moffatt & Woodland Limited dated April 16, 2020. Refer to legal survey for site specific legal information.
- Refer to civil and landscape drawings for all services and landscape related items.
- Refer to civil for complete garage information.
- Garbage and recycling will be handled and stored in dedicated garbage enclosure areas (2 total). It will be collected by a private waste & recycling operations facility.
- Snow storage: accumulated snow will be trucked off-site.

**LEGEND**

- PROPERTY LINE
- SETBACK / LANDSCAPE BUFFER (AS NOTED)
- CURB (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4)
- DEPRESSED CURB (PEDESTRIAN CURB RAMP) (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4 AND SC6)
- TYPICAL CURB RAMP (SEE SECTION 3.4 OF THE CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR ADDITIONAL INFORMATION)
- DESIGNATED BARRIER FREE PARKING SPACE
- BARRIER FREE PARKING SIGN
- BARRIER FREE PARKING - VAN ACCESSIBLE
- FIRE ROUTE SIGN
- BOLLARD
- Denotes Building Exit
- Denotes Building Entry (NON DESIGNATED EXIT)
- FIRE HYDRANT
- UTILITY POLE
- PROPOSED DOWNSPOUT LOCATION
- PROPOSED GAP AND GRATE IN CONCRETE SIDEWALK AT DOWNSPOUT LOCATION (REFER TO CIVIL)
- CATCH BASIN (C.B.) (REFER TO CIVIL)
- STORM (STM) / MAN HOLE (M.H.) COVER (REFER TO CIVIL)
- LIGHT STANDARD W/POLE BASE
- LIGHT FIXTURE
- TURF
- SOFT LANDSCAPING
- CONCRETE
- Denotes Fire Route
- LANDSCAPE PAVERS



**Vandenberg & Wildeboer**  
ARCHITECTS

PROJECT TITLE: THE STATION  
1518-1524-1526 STITTSVILLE MAIN STREET

DRAWING TITLE: OVERALL SITE PLAN

DESIGNED BY: MW  
DRAWN BY: SC  
START DATE: JULY 2020  
SCALE: AS SHOWN  
PROJECT NO.: 1932

DRAWING NO. A001