



**Zoning Regulations**  
Site Zoning: M9(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)		
j) minimum	No minimum	5.78
j) maximum	3	
Interior Side Yard Setback (m)		
j) minimum	7.5	7.5
j) maximum	N/A	
Rear Yard Setback (m)		
2) all other cases	10	10.04
Building Height (m)		
j) 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	1,261 m <sup>2</sup>
Gross Floor Area (G.F.A.)	
G.F.A. - Restaurant Only	338 m <sup>2</sup>
G.F.A. - Kitchen Only	95 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(*)	28.3 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	1.2 per dwelling
Parking - required	39.6 spaces

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

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

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

	Required	Provided
Total Parking(**)	75 spaces	76 spaces
...underground		35 spaces
...at grade		41 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).

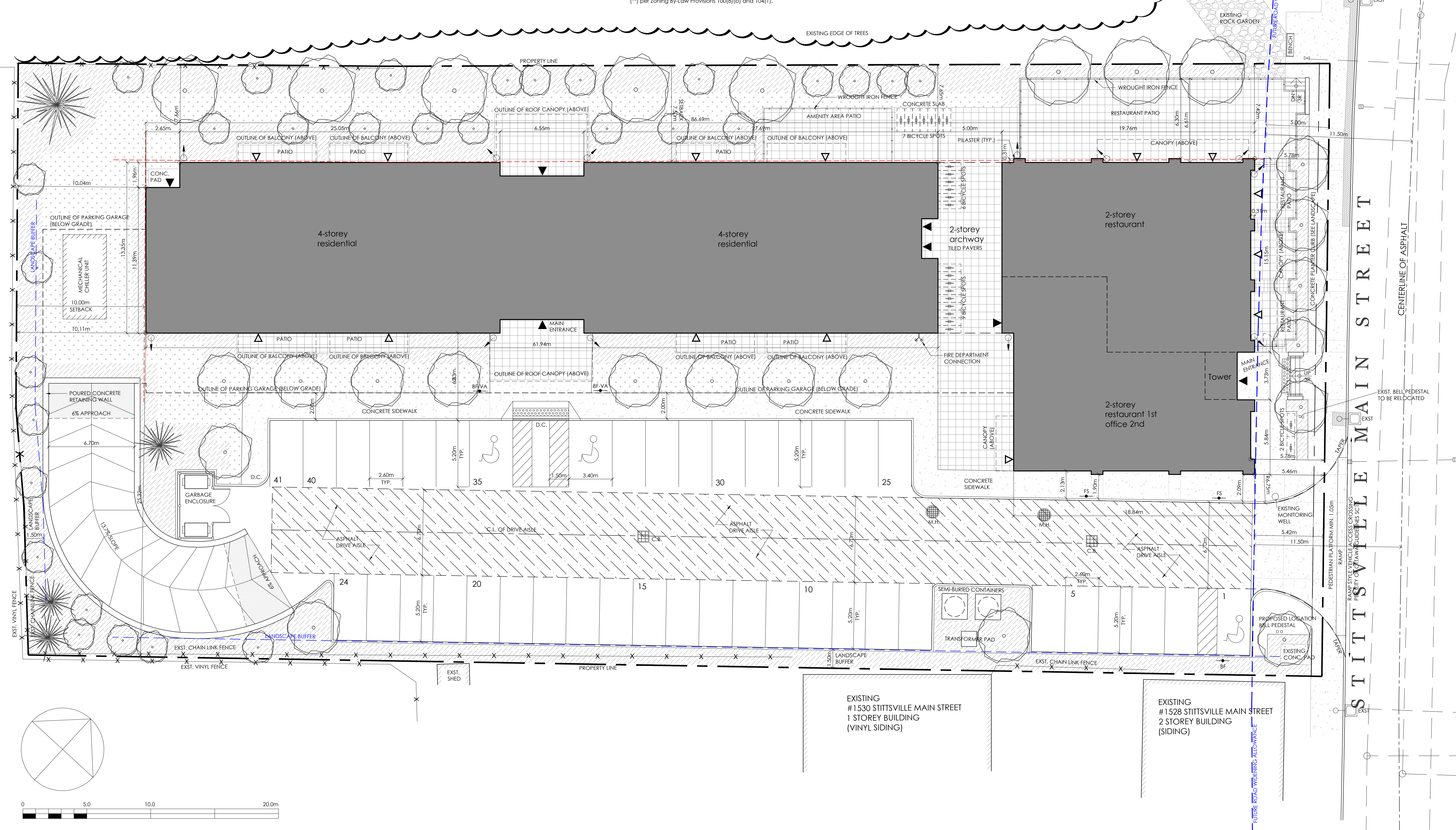
**Bicycle Parking Requirements**  
Table 111A - Bicycle Parking Space Rates

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	1.7 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	18.9 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
7	ISSUED FOR REVISION	MAR. 29/2021
8	ISSUED FOR CITY REVIEW	APR. 23/2021

- General Notes**
- Site plan is based on the plan of survey (REF. No. 326-10-GOUBURN, JOB No. A-1560) prepared by Fairhall, 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 grade 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 SC4)
- 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
- DNOTES BUILDING EXIT
- DNOTES 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
- DNOTES FIRE ROUTE
- LANDSCAPE PAVERS

ONTARIO ASSOCIATION OF ARCHITECTS  
MALCOLM WILDEBOER  
LICENCE 6685

CONSTRUCTION

**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

**A001**

D07-12-20-0167