

LOCATION PLAN



SUBJECT PROPERTY AT 1518-1524-1526 STITTSVILLE MAIN STREET CONSISTS OF PARCELS: PIN 04446-1658, PIN 04446-0338 and 04446-0240.

Zoning Regulations
Site Zoning: IM9(272) H(15), consolidation date: August 26, 2015
Proposed Use: Apartment dwelling, Restaurant and Office.

	REQUIRED	PROVIDED
Minimum Lot Area (m ²)	No minimum	4,759
Minimum Lot Width (m)	No minimum	47.93
Front Yard Setback (m)		
i) minimum	No minimum	5.78
ii) maximum	3	
Interior Side Yard Setback (m)		
i) minimum	7.5	7.5
ii) maximum	N/A	
Rear Yard Setback (m)		
2) of other cases	10	10.04
Building Height (m)		
i) minimum	6.7	15.0
ii) maximum	20m / 4 storeys	4 storeys
Minimum width of landscape (m)	No minimum	1.5

Site Statistics

Building Area/Footprint	1,263 m ²
Gross Floor Area (G.F.A.)	334 m ²
G.F.A. - Restaurant Only	77 m ²
G.F.A. - Kitchen Only	77 m ²
G.F.A. - Office Only	127 m ²
Dwelling Units:	33

Visitor Parking Requirements
Table 102 - Minimum Visitor Parking

	Required	Provided
Total Parking(**)	73 spaces	75 spaces
...at grade		40 spaces
...underground		1 space
Min. Number of Spaces for Persons with Disabilities	4 (for 20-99)	4 spaces
Required Type A (Van) ...at grade	2 spaces	2 spaces
Required Type B ...at grade	2 spaces	2 spaces

(**) per Zoning By-Law Provisions 100(8)(b) and 104(1).

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

Restaurant and Kitchen (Ground Floor)	10 per 100 m ² of G.F.A.
Parking - required(*)	26.10 spaces
Office (Second Floor)	2.4 per 100 m ² of G.F.A.
Parking - required	3.05 spaces
Dwelling, Low-Rise or Mid-Rise	1.2 per dwelling
Parking - required	39.60 spaces

Amenity Area Requirements
Table 137 - Total Amenity Area

	Required	Provided
Dwelling amenity area	6m ² per dwelling unit required	33 units x 6m ² = 198 m ² Total Amenity Provided
Communal amenity area	Min. 50% of required total amenity area	198m ² X 50% = 99m ² required 38 m ² provided inside, 40m ² provided outside = 46m ² Total Communal Provided

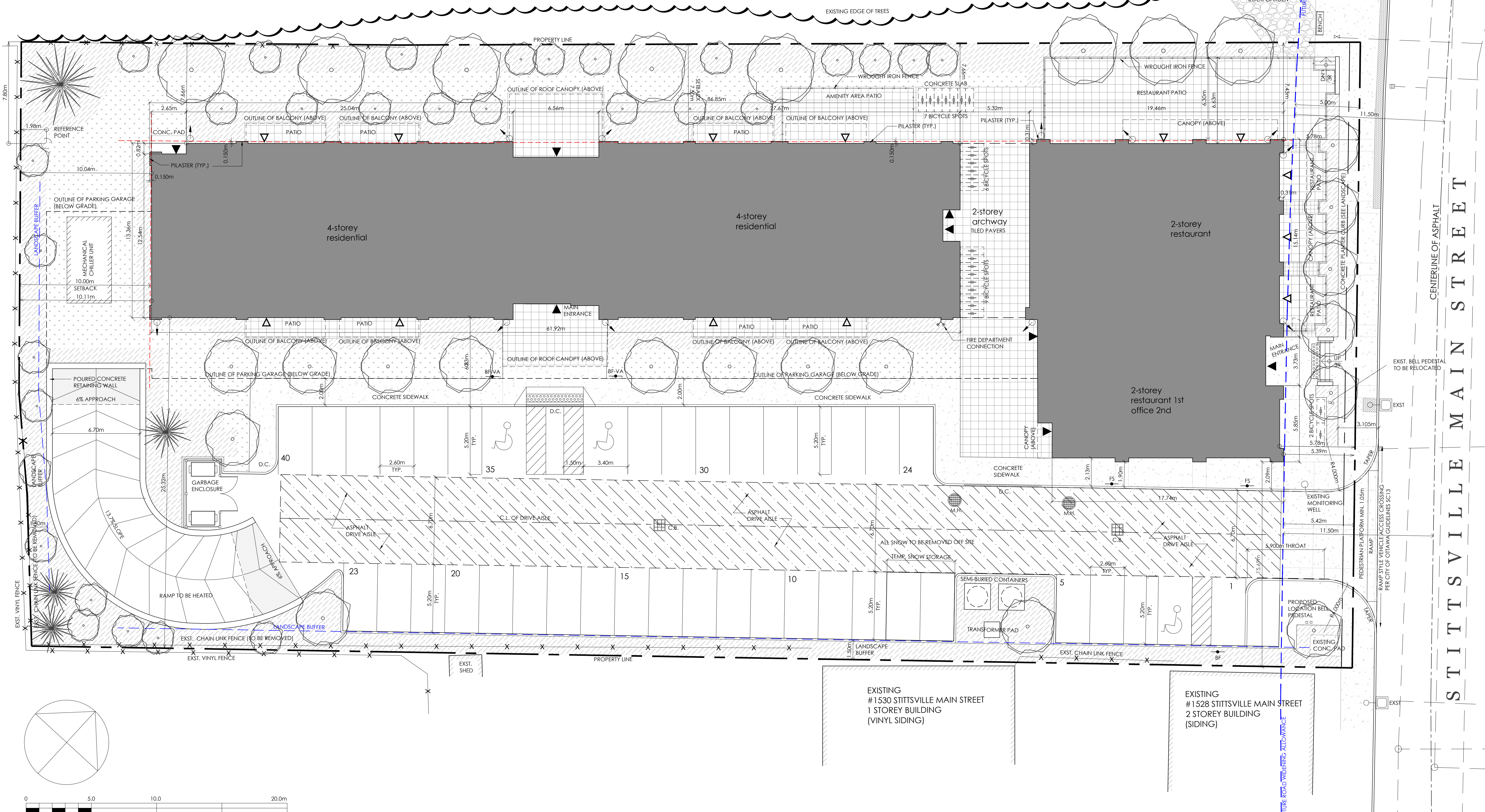
Bicycle Parking Requirements
Table 111A - Bicycle Parking Space Rates

	Required	Provided
Dwelling, Low-Rise or Mid-Rise	0.5 per dwelling	350 m ²
Parking - required	16.5 spaces	
Restaurant and Kitchen (Ground Floor)	1 per 250 m ² of G.F.A.	
Parking - required	1.7 spaces	
Office (Second Floor)	1 per 250 m ² of G.F.A.	
Parking - required	0.7 spaces	

Loading Space Requirements
Table 113A - Minimum Loading Spaces

	Required	Provided
Non-Residential Uses (Ground Floor)	0, less than 350 m ²	
Office (Second Floor)	0, less than 350 m ²	

	Required	Provided
Total Bicycle Parking	18.9 spaces	24 spaces
...underground		0 spaces
...at grade		24 spaces



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
9	ISSUED FOR REVIEW	JULY 15/2021
10	ISSUED FOR REVIEW	JULY 21/2021

- General Notes**
- Site plan is based on the plan of survey (REF. No. 326-10-GOULBOURN, JOB No. AA15400) 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 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 ENTRY (NON DESIGNATED ENTRY)
- DENOTES BUILDING ENTRY (NON DESIGNATED ENTRY)
- 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

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1518-1524-1526 STITTSVILLE MAIN STREET

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