

CITY OF OTTAWA ZONING BY-LAW 2008-250		
MCS H(35) (MIXED-USE CENTRE ZONE)		
PROPOSED MID-RISE MIXED-USE DEVELOPMENT		
ZONING PROVISION	REQUIRED	PROVIDED
MIXED-USE CENTRE ZONE PROVISIONS		
LOT AREA (MIN.)	NO MINIMUM	11,135.1m ²
LOT WIDTH (MIN.)	NO MINIMUM	+/- 158.7m
FRONT YARD SETBACK (MIN. / MAX.)	NO MINIMUM / MAXIMUM 3.5m	2.5 m
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.0 m (EAST) & 5.5 m (WEST)
REAR YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	12.7 m
FLOOR SPACE INDEX (MAX.)	2	2.32
FLOOR SPACE INDEX NON-RESIDENTIAL (MIN.)	0.75	0.14
BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	24.54 m
WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIABLES
PARKING PROVISIONS (AREA C)		
PARKING SPACES (MIN.)	1 PER DWELLING UNIT = 304	TOTAL = 397
	3.4 PER 100m ² GFA RETAIL = 40.5	
	10 PER 100m ² GFA GYM = 17	
	10 PER 100m ² GFA CAFE = 20	
VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 60.8	
ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 152	TOTAL = 237 INCLUDES 0.75 PER DWELLING UNIT
	1 PER 250m ² GFA RETAIL = 5	
	1 PER 250m ² GFA CAFE = 1	
	1 PER 1500m ² GFA GYM = 0	
AMENITY AREA PROVISIONS		
TOTAL AMENITY AREA (MIN.)	6m ² PER DWELLING UNIT = 1824	4,442.16 m ²
COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 912 m ²	3,346.74 m ²

AMENITY AREAS	
COMMUNAL	
POOL/GRASS = 2,486.83m ² (26,768ft ²)	
ROOF TOP = 362.51m ² (3,902ft ²)	
GND FLR AMENITIES = 497.40m ² (5,354ft ²)	
PRIVATE BALCONIES	
2ND FLOOR = 314.94m ² (3,390ft ²)	
3RD FLOOR = 224.73m ² (2,419ft ²)	
4TH FLOOR = 214.05m ² (2,304ft ²)	
5TH FLOOR = 170.85m ² (1,839ft ²)	
6TH FLOOR = 170.85m ² (1,839ft ²)	
TOTAL = 4,442.16m ² (47,815ft ²)	


PRELIMINARY SITE PLAN
 SCALE 1 = 300



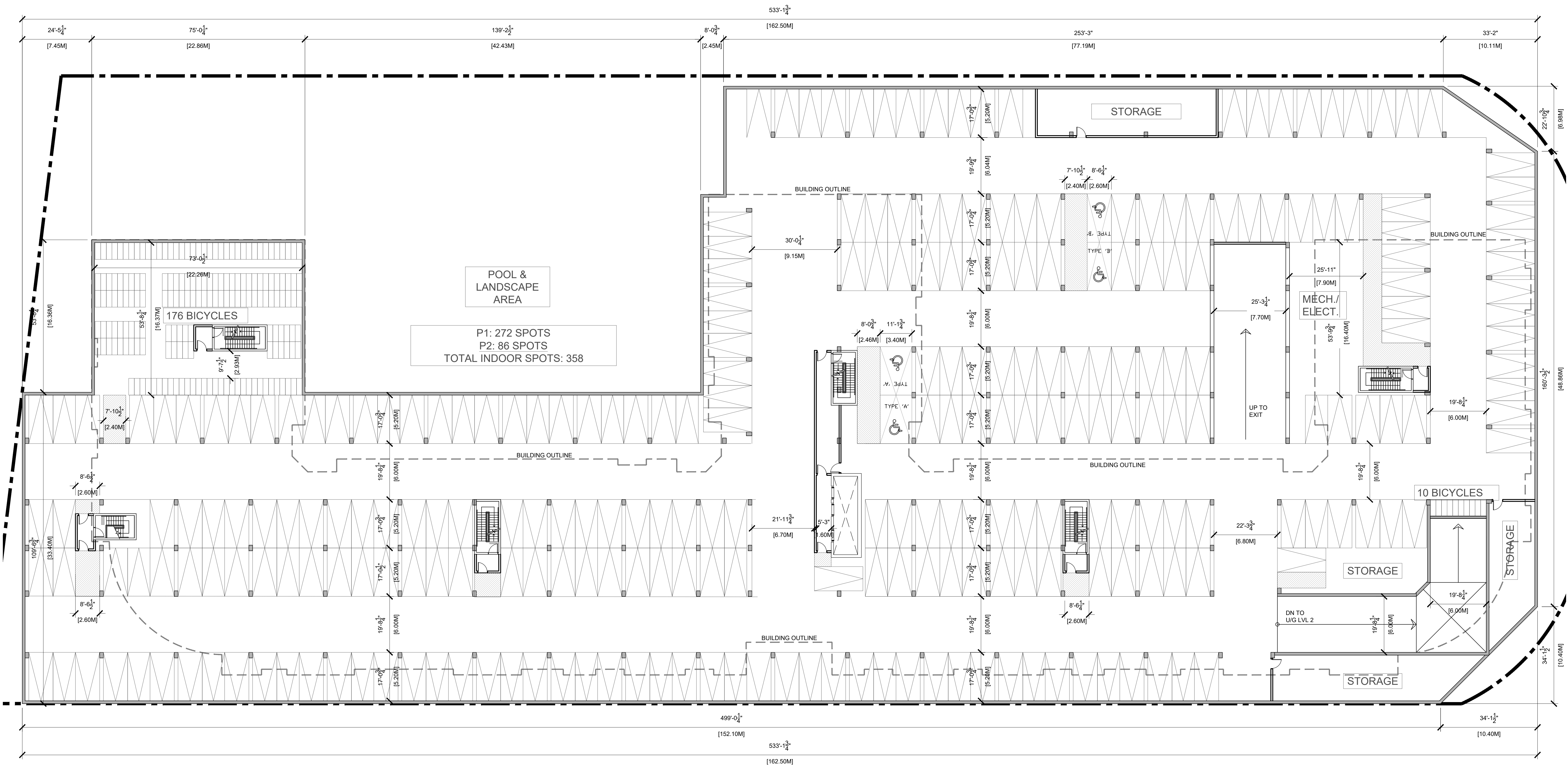
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rev.	date	issued for	rev.	date	issued for
8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2	JUNE 30.21	ZONING	10		
1	JUNE 11.21	REVIEW	9		

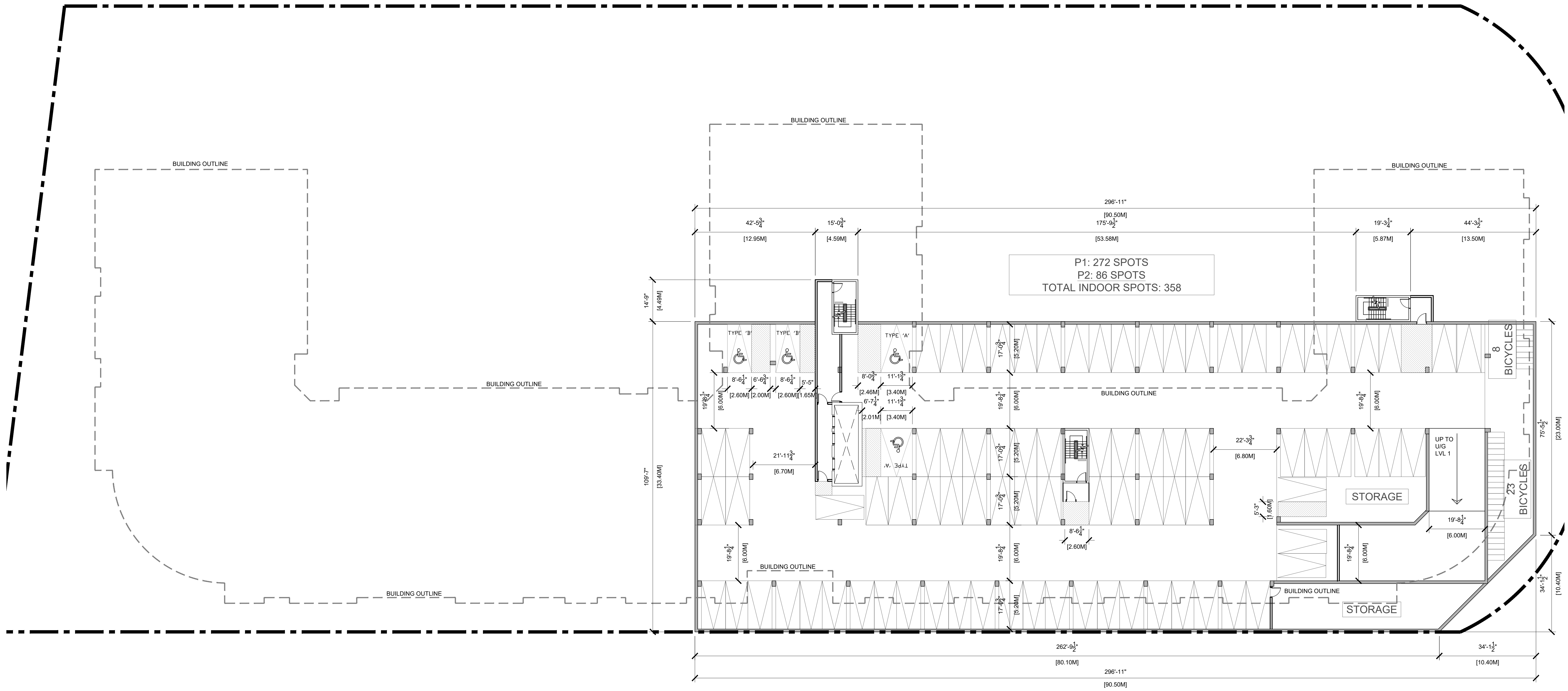
project: **THE WOODS ON KANATA AVE.**
 address: OTTAWA, ON
 sheet name: **SITE PLAN**

project no.:
 21-0044
 sheet no.:
A-001



UNDERGROUND LEVEL 1
 PLAN NORTH
 SCALE: 1/16" = 1'-0"

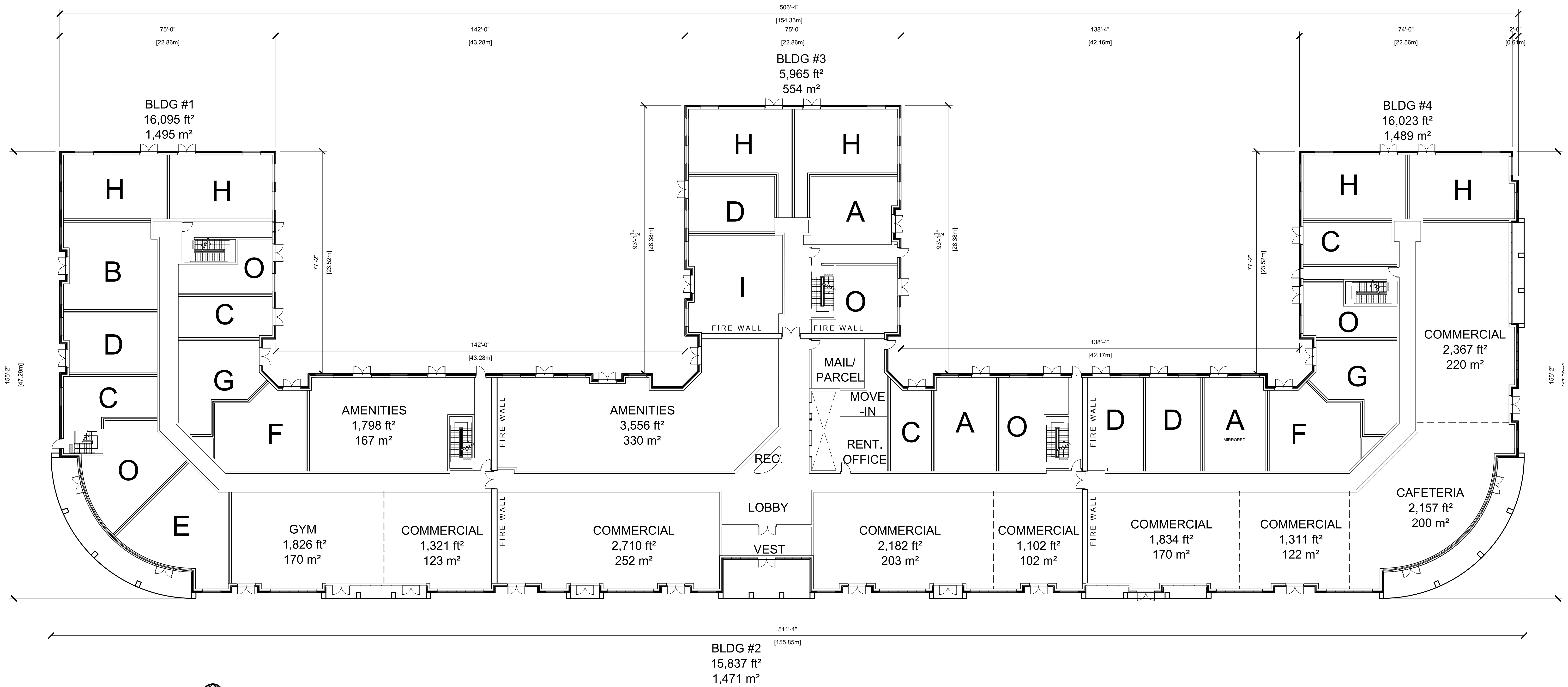
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UNDERGROUND LEVEL 2
 PLAN NORTH
 SCALE: 1/16" = 1'-0"

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1	JUNE 30.21	ZONING	9
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project:	THE WOODS ON KANATA AVE.	project no.:	21-0044
address:	OTTAWA, ON	sheet no.:	A-102
sheet name:	UNDERGROUND LEVEL 2		

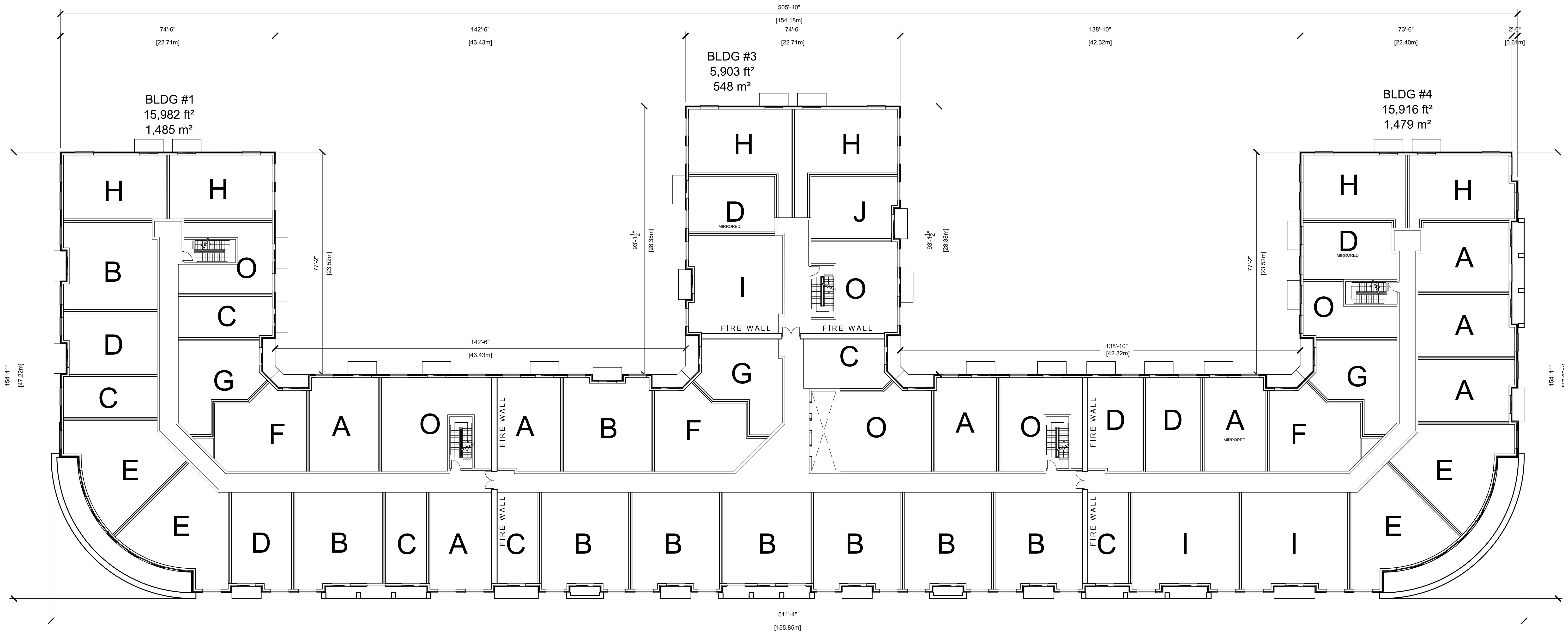


GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 PLAN NORTH

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project:	THE WOODS ON KANATA AVE.
address:	OTTAWA, ON
sheet name:	1ST FLOOR

project no.:	21-0044
sheet no.:	A-201



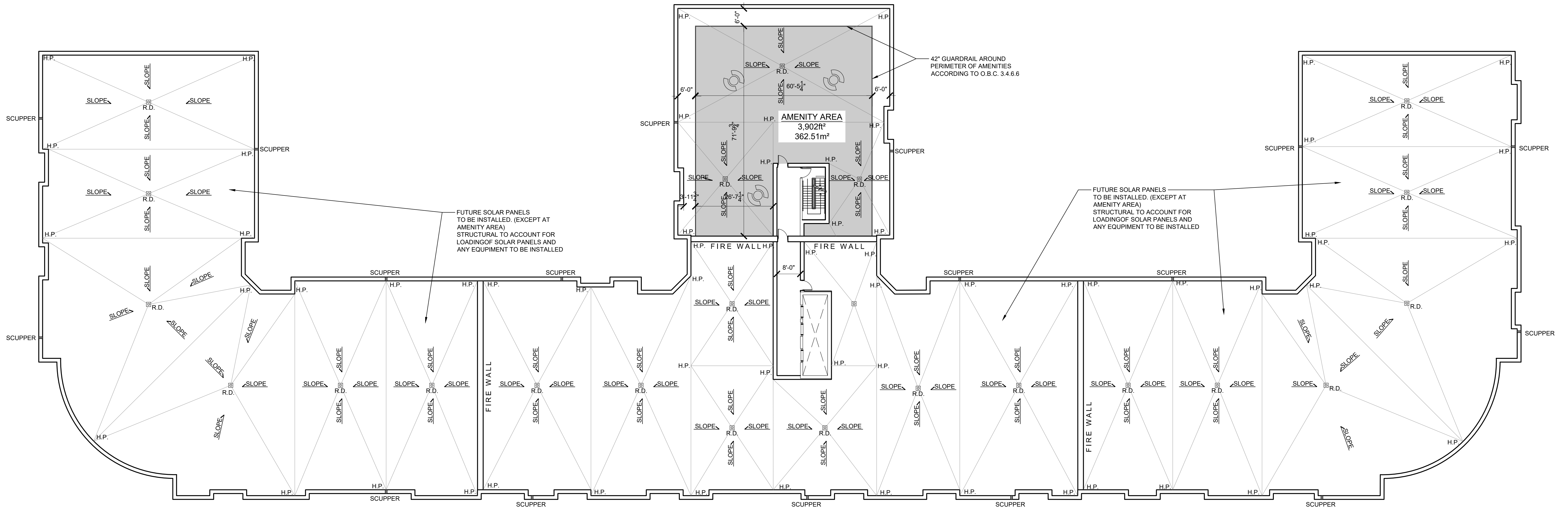
2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLAN NORTH

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1	JUNE 30.21	ZONING	9
rev.	date	issued for	rev. date issued for

project: THE WOODS ON KANATA AVE.
address: OTTAWA, ON
sheet name: 2ND FLOOR

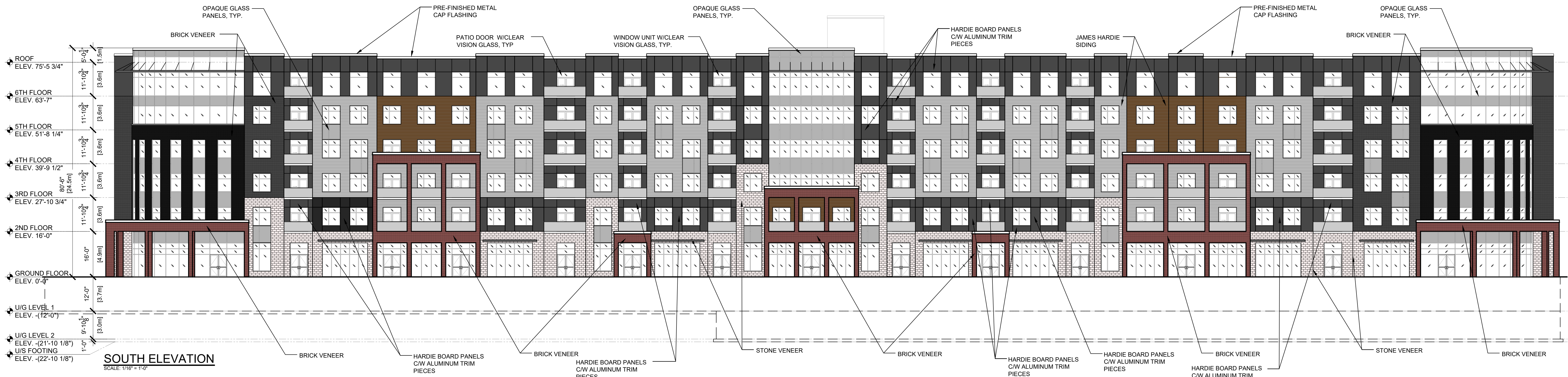
project no.: 21-0044
sheet no.: A-202

NOTE:
SHADED AREA DENOTES
PORTION OF ROOF TO BE
USED AS AMENITIES.

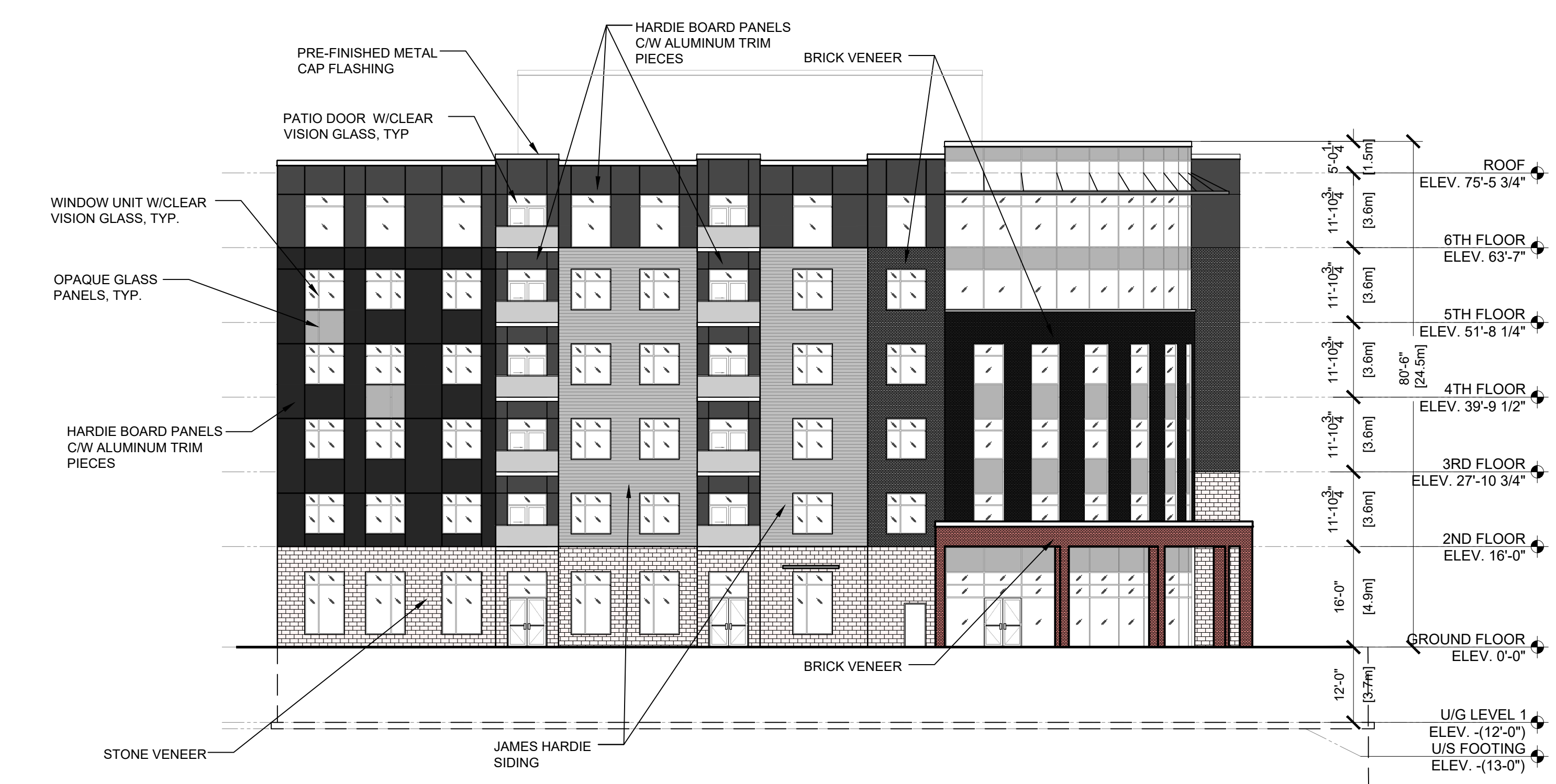


ROOF PLAN
SCALE: 1/16" = 1'-0"
PLAN NORTH

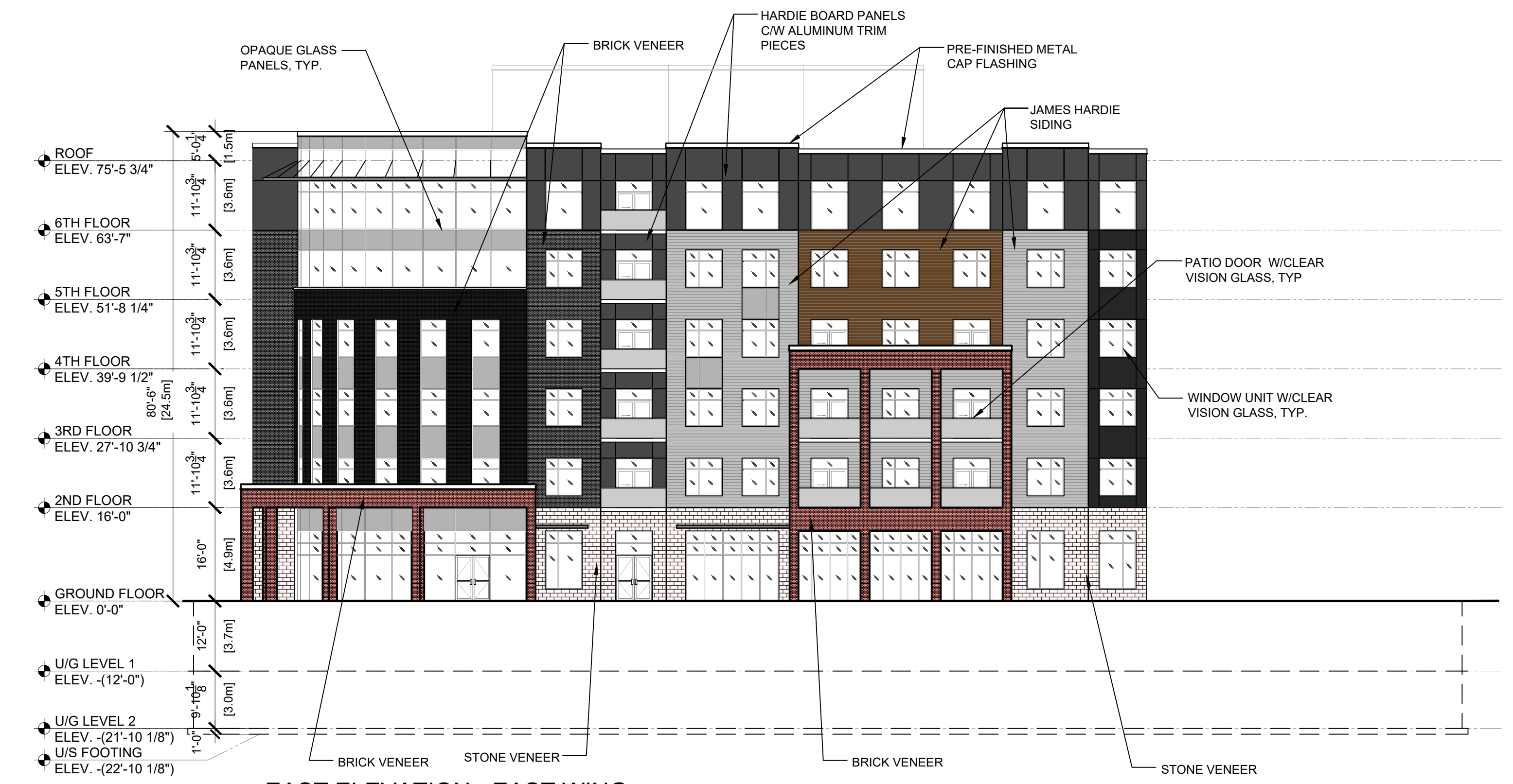
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1	JUNE 30.21	ZONING	9
rev.	date	issued for	rev. date issued for



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION - WEST WING
SCALE: 1/16" = 1'-0"



EAST ELEVATION - EAST WING
SCALE: 1/16" = 1'-0"



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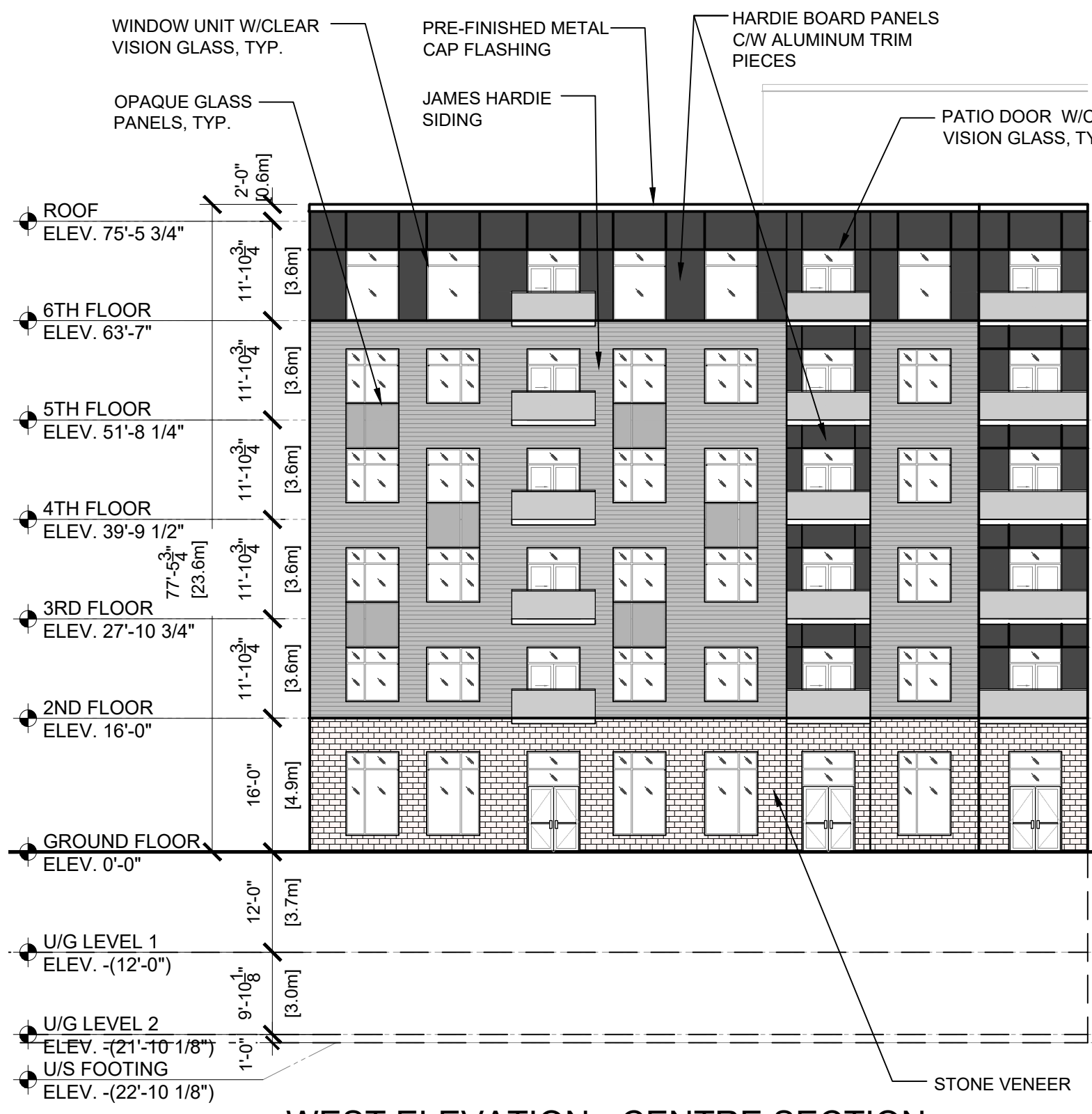
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rev.	date	issued for	rev. date issued for

project: THE WOODS ON KANATA AVE.
address: OTTAWA, ON
sheet name: ELEVATIONS

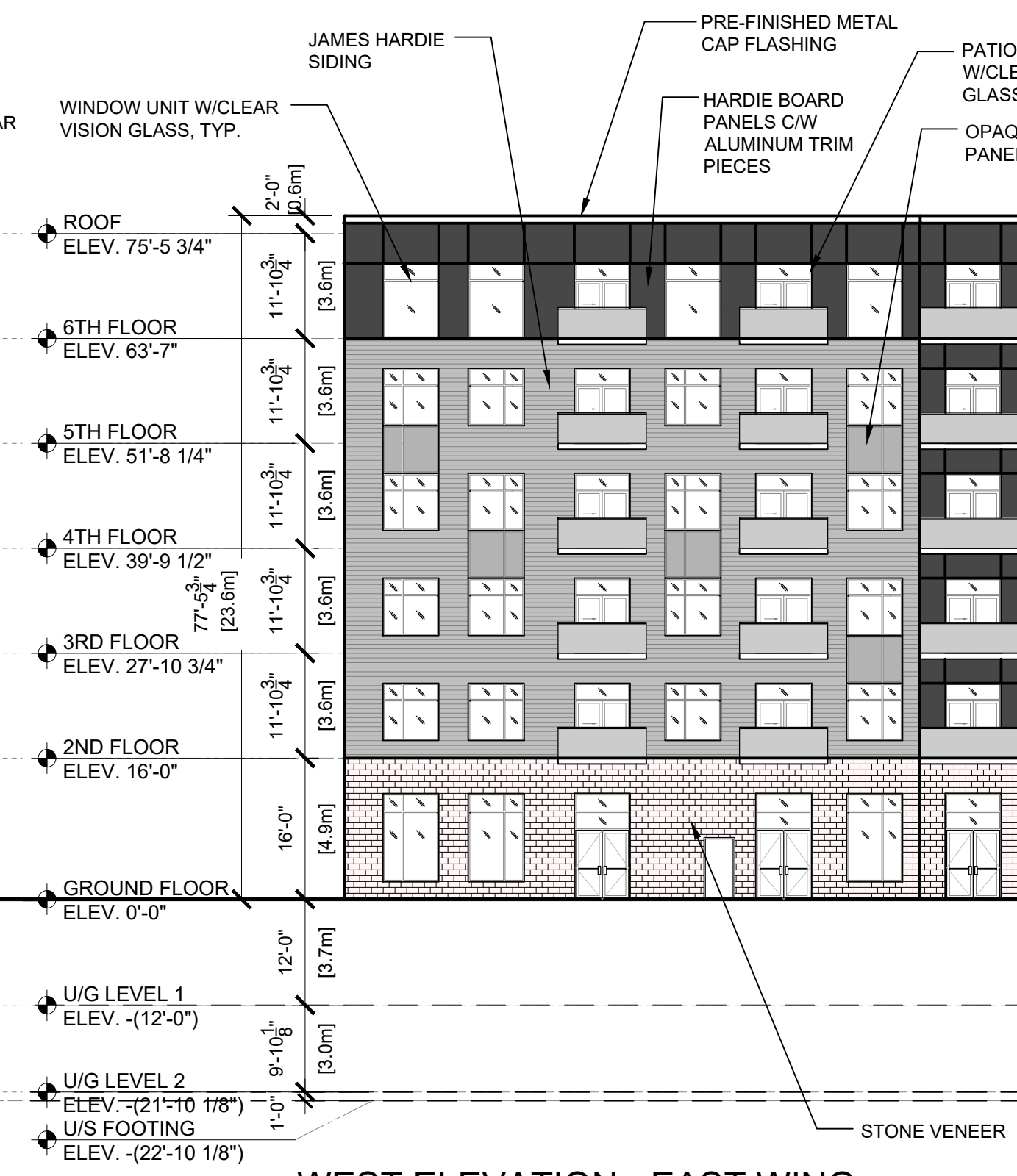
project no.: 21-0044
sheet no.: A-401



NORTH ELEVATION
SCALE: 1/16" = 1'-0"



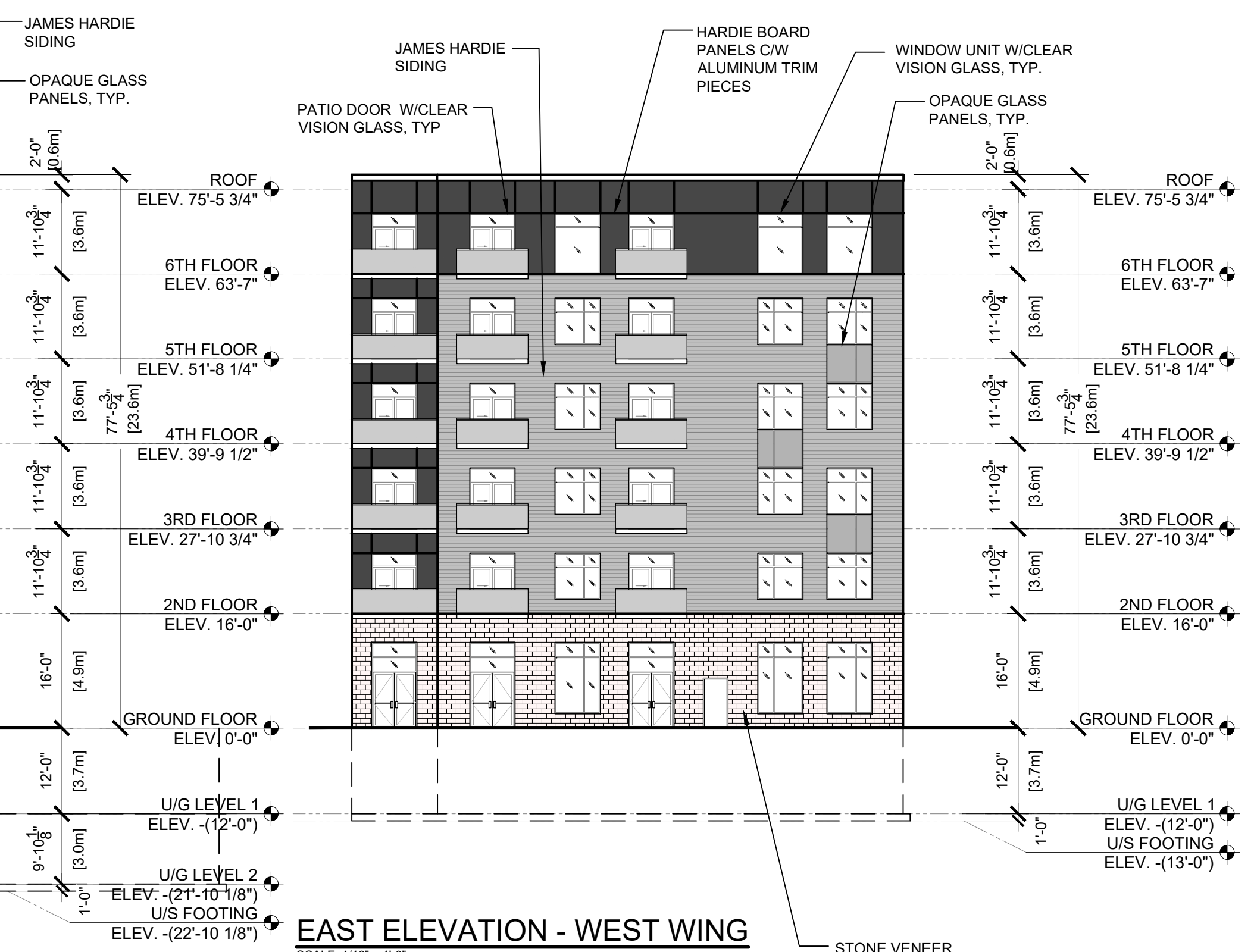
WEST ELEVATION - CENTRE SECTION
SCALE: 1/16" = 1'-0"



WEST ELEVATION - EAST WING
SCALE: 1/16" = 1'-0"



EAST ELEVATION - CENTRE SECTION
SCALE: 1/16" = 1'-0"



EAST ELEVATION - WEST WING
SCALE: 1/16" = 1'-0"

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