

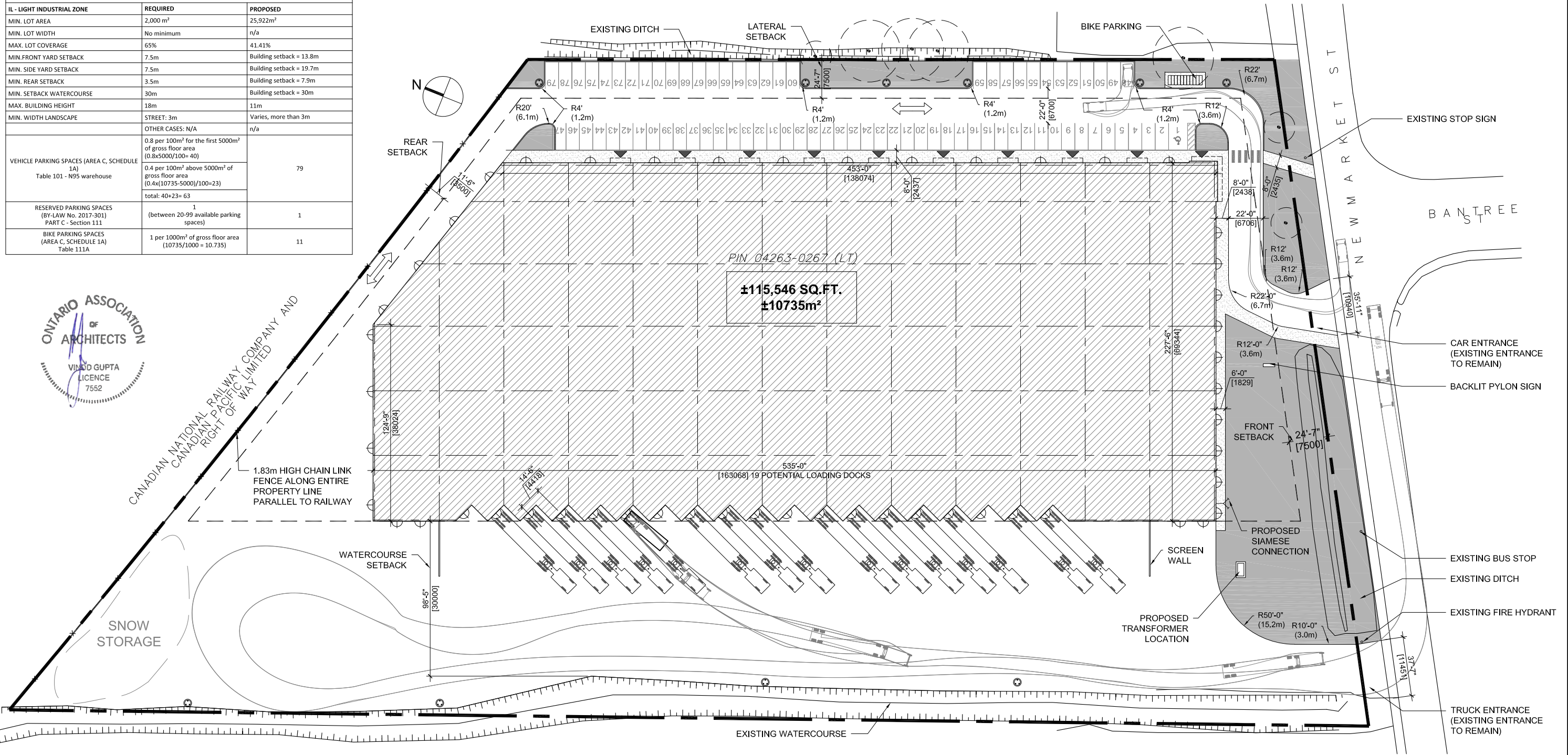
ZONING MATRIX		
PROPERTY DESCRIPTION		
CITY OF OTTAWA PIN NUMBER	04263-0267 (LT)	
MUNICIPAL ADDRESS	1195 Newmarket St	
LOT AREA	25,922m ²	
BUILDING INFORMATION		
BUILDING AREA:	10,735m ²	
PROPOSED USE:	WAREHOUSE	
No. STOREYS:	1.000000	
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
IL - LIGHT INDUSTRIAL ZONE	REQUIRED	PROPOSED
MIN. LOT AREA	2,000 m ²	25,922m ²
MIN. LOT WIDTH	No minimum	n/a
MAX. LOT COVERAGE	65%	41.41%
MIN. FRONT YARD SETBACK	7.5m	Building setback = 13.8m
MIN. SIDE YARD SETBACK	7.5m	Building setback = 19.7m
MIN. REAR SETBACK	3.5m	Building setback = 7.9m
MIN. SETBACK WATERCOURSE	30m	Building setback = 30m
MAX. BUILDING HEIGHT	18m	11m
MIN. WIDTH LANDSCAPE	STREET: 3m	Varies, more than 3m
OTHER CASES: N/A		
VEHICLE PARKING SPACES (AREA C, SCHEDULE 1A) Table 101 - N95 warehouse	0.8 per 100m ² for the first 5000m ² of gross floor area (0.8x5000/100=40)	79
	0.4 per 100m ² above 5000m ² of gross floor area (0.4x(10735-5000)/100=23) total: 40+23= 63	
RESERVED PARKING SPACES (BY-LAW No. 2017-301) PART C - Section 111	1 (between 20-99 available parking spaces)	1
BIKE PARKING SPACES (AREA C, SCHEDULE 1A) Table 111A	1 per 1000m ² of gross floor area (10735/1000 = 10.735)	11

LEGEND:

- ☉ LAMP POST
- ☒ WALL SCONCE
- ▲ POTENTIAL ENTRANCE

○ EXISTING TREE, REFER TO LANDSCAPE PLAN AND TCR

- — — — — PROPERTY LINE
- - - - - MINIMUM BUILDING SETBACK
- ▨ NEW LANDSCAPED AREA
- ▨ NEW CURB AND SIDEWALK



CANADIAN NATIONAL RAILWAY COMPANY AND
CANADIAN PACIFIC LIMITED
RIGHT OF WAY
1.83m HIGH CHAIN LINK FENCE ALONG ENTIRE PROPERTY LINE PARALLEL TO RAILWAY

GUPTA ARCHITECTURE INC.
345 VICTORIA, SUITE 300
WESTMOUNT (QC) H3Z 2N2
TEL. (514) 481-1055
www.g-architecture.com

**PAS POUR CONSTRUCTION
NOT FOR CONSTRUCTION**

EMIS POUR/ISSUED FOR:	REV/REV:	DATE:
SITE PLAN APPLICATION	00	2021-07-16

PROPOSED SITE PLAN
TITRE/TITLE:
1195 NEWMARKET STREET
OTTAWA, ONTARIO.
PROJET/PROJECT:

DESSIN REF: -
REF DWG: -
VG-A NO. 18630

REF: -
DESSINÉ PAR/
DRAWN BY: ADC
VÉRIFIÉ PAR/
VERIFIED BY: VG

DATE: 2021-03-08
ECHELLE/
SCALE: 1/64"=1'-0"
A10
NO. PAGE/
SHEET NO.