



**BUILDING CODE ANALYSIS**

- 5 STOREYS MIXED USE BUILDING WITH BASEMENT FACING 1 STREET
- PARTS 3 OF OBC 2017, USE: GROUP 'E', 'D', 'C' & F3
- CLASSIFICATION: 3.2.2.43. Group C, up to 6 Storeys, Sprinklered
- 3.2.2.51. Group D, up to 6 Storeys, Sprinklered
- 3.2.2.57. Group E, up to 6 Storeys, Sprinklered
- 3.2.2.74. Group F, Division 3, up to 6 Storeys
- NONCOMBUSTIBLE CONSTRUCTION
- REQUIRED SPRINKLER AND STANDPIPE SYSTEM
- OCCUPANCY: BASEMENT - CAR PARK, 1ST FLOOR - PHARMACY AND MEDICAL FACILITY, UPPER FLOORS - RESIDENTIAL
- BUILDING AREA: 458.02 m<sup>2</sup>
- FLOOR AREA INCLUDE EXTERIOR WALLS: BASEMENT 542.9 m<sup>2</sup>; 1ST FLOOR 418.1 m<sup>2</sup>; TYPICAL FLOORS 514.13 m<sup>2</sup>; 5TH FLOOR 412.6 m<sup>2</sup>
- TOTAL FLOOR AREA 2981.77 m<sup>2</sup> (3208.65 sq ft)
- FIRST FLOOR FIRE SEPARATION: 2HR FIRE RESISTANCE REQUIRED CW VERTICAL STRUCTURAL COMPONENTS
- SECOND FLOOR FIRE SEPARATION: 2HR FIRE RESISTANCE RATING REQUIRED BETWEEN GROUP 'E' AND GROUP 'C' CW VERTICAL STRUCTURAL COMPONENTS
- FIRE SEPARATION RATING FOR TYPICAL FLOORS: 1HR FRR REQUIRED CW VERTICAL STRUCTURAL COMPONENTS
- 34HR FRR 55 STC REQUIRED BETWEEN PUBLIC CORRIDOR AND THE RESIDENTIAL UNITS
- 1HR FIRE RESISTANCE AND 55 STC REQUIRED BETWEEN ELEVATOR AND THE RESIDENTIAL UNITS
- FIRE RESISTANCE FOR ROOF: NOT REQUIRED FOR NONCOMBUSTIBLE CONST. PLUMBING EQUIPMENTS
- 1 WASHROOM MIN. PER RESIDENTIAL UNIT REQUIRED AND ONE PUBLIC HANDICAP 2 WASHROOM PROPOSED FOR FIRST FLOOR RETAIL AND MEDICAL FACILITY THAT INCLUDE 1 FOR HANDICAPS
- 2 STANDARD WASHROOM ARE PROPOSED FOR EMPLOYEES ONLY
- BARRIER FREE PATH OF TRAVEL PROVIDED FOR ALL FLOORS ACCORDING TO SECTION 3.8.

**GROSS FLOOR AREA (WITHOUT EXTERIOR WALLS)**  
 BASEMENT: 542.9m<sup>2</sup>; 1ST FLOOR: 418.1m<sup>2</sup> INCLUDE:  
 COMMERCIAL AREA: (RETAIL/PHARMACY: 169.5m<sup>2</sup>, CLINIC: 153.7m<sup>2</sup>)  
 RESIDENTIAL ENTRANCES, LOBBY /STAIR: 94.9m<sup>2</sup>  
 RESIDENTIAL FLOORS: 1 828.8 M2

**GROSS FLOOR AREA OF RESIDENTIAL SUITES**

SUITE 201, 301, 401	SUITE 203, 303, 403	SUITE 205, 305, 405	SUITE 501
74.17M2	71.1M2	74.9M2	175.4M2
SUITE 202, 302, 402	SUITE 204, 304, 404	SUITE 206, 306, 406	SUITE 502
77.24M2	60.15M2	61.2M2	173.7M2

**AREA (C) OF SCHEDULE A1 ZONING BY-LAW NO 2008-250**

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
DWELLING UNITS IN MIXED-USE BUILDING (TABLE 101-R15)	1 Stall/dwelling unit	20 units	20 Stalls
VISITOR PARKING (TABLE 102)	0.2 Stalls / dwelling unit	20 units	4 Stalls
MEDICAL FACILITY (table 101-N5)	4 Stalls / 100m <sup>2</sup>	153.7 m <sup>2</sup>	6 Stalls
RETAIL USE (PHARMACY)	3.4 Stalls/ 100m <sup>2</sup>	169.5 m <sup>2</sup>	6 Stalls
SHARED PARKING REDUCTION WEEKEND AFTERNOON (TABLE 106)	25% of actual parking	0.8	-2 Stalls
TOTAL OF REQUIRED PARKING STALLS			34 Stalls

35 PARKING STALLS PROVIDED IN THE BASE BUILDING INCLUDE 2 ACCESSIBLE

**ZONING MECHANISMS - AM ZONE**

DESCRIPTION	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	NO MINIMUM	1 524.64m <sup>2</sup>
MINIMUM LOT WIDTH	NO MINIMUM	36.5 m
FRONT YARD	NO MINIMUM	1.62 m
MINIMUM INTERIOR SIDE YARD	NO MINIMUM	2 m & 15.62 m
MINIMUM REAR YARD	NO MINIMUM	5.36 m
MAXIMUM BUILDING HEIGHT	25m	19m
MAXIMUM FLOOR SPACE INDEX (FSI)	2 or 3.5	1.83
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT ABUTTING A STREET	3m	3.15m
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT NOT ABUTTING A STREET	1.5m	1.51m
'AMENITY' SPACE REQUIREMENTS FOR MIXED USE BUILDING, SEC 137 (S. MIN. 50% COMMUNAL AMENITY AREA)	6 m <sup>2</sup> per dwelling unit = 120 m <sup>2</sup>	135 m <sup>2</sup> include Communal 100 m <sup>2</sup>
MINIMUM LANDSCAPED AREA REQUIREMENT (SEC.110 (1))	15% of 615 m <sup>2</sup>	102.5 m <sup>2</sup> (16.6%)

**BYCICLE PARKING SPACE TABLE**

PARKING TYPE	RATE	UNIT	PARKING REQUIRED
MEDICAL FACILITY (D)	1 per 1000m <sup>2</sup> of GFA	153.7 m <sup>2</sup>	1 Space
RETAIL STORE (PHARMACY)	1 per 200m <sup>2</sup> of GFA	169.5 m <sup>2</sup>	1 Space
DWELLING UNITS IN A MIXED-USE BUILDING (TABLE 101-R15)	0.5 / dwelling unit	20 units	10 Space
TOTAL			12 Space

**PLAN OF SURVEY OF PART OF LOT 1 CONCESSION 3 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA**

Scale 1: 200

**Metric Note**  
 Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99996.

**Bearing Note**  
 Bearings are MTM grid, derived from Can-Net Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N 59° 30' 35" E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) Nad-83 (Original).

For bearing comparisons, a rotation of 0°00'45" clockwise was applied to bearings on P2.

- LEGEND**
- ① CONCRETE CURB
  - ② CONCRETE WALKWAY / SLAB
  - ③ PAVEMENT / WALKWAY
  - ④ DEPRESSED SIDEWALK
  - ⑤ PARKING SPACE FOR DISABLED
  - ⑥ WALL MOUNTED MUNICIPAL SIGN FOR DISABLED PARKING
  - ⑦ PAINT MARKS
  - ⑧ ASPHALT
  - ⑨ CONCRETE SLAB / OR RAMP
  - ⑩ GRASS
  - ⑪ LANDSCAPED AREA
  - ⑫ TRASH ENCLOSURE FOR CARTS
  - ⑬ 2 OUTDOOR BICYCLE STALLS
  - ⑭ 10 INDOOR BICYCLE STALLS (610mmx 1070mm)
  - ⑮ WALL MOUNTED LIGHTING ON BUILDING
  - ⑯ VISITOR PARKING SIGN
  - ⑰ RESIDENT PARKING SPACE
  - ⑱ ELECTRICAL CHARGING STATION
  - ⑲ DUAL CHARGING UNIT FOR ELECTRICAL VEHICLE - BOLLARD 100MM Hx152MM ON CYLINDRICAL CONCRETE PAD 305MM DIAMETER
  - ⑳ OUTDOOR PATIO GAZEBO
  - ㉑ AMENITY AREA
  - ㉒ COMMUNAL AMENITY AREA AREA
  - ㉓ PAVED STONE AREA FOR DELIVERY TRUCK LOADING/UNLOADING AND THREE-POINTS TURN SPACE FOR GARBAGE TRUCK
  - ㉔ CEILING MOUNTED LIGHTING
  - ㉕ FIRE DEPARTMENT CONNECTION
  - ㉖ FREE STANDING SIGNAGE
  - ㉗ SOUND ATTENUATION WALL (WOODEN FENCE)

ISSUED FOR			REVISION				
No	DATE	DESCRIPTION	App.	No	DATE	DESCRIPTION	App.
2021.11.23		SITE PLAN CONTROL APPLICATION	P.T.	2022.04.11		CITY COMMENTS 11 MARCH 2022	P.T.
			P.T.	2022.07.08		CITY COMMENTS 29 APRIL 2022	P.T.
				2022.09.14		COORDINATION WITH NEW CIVIL DRAWINGS	P.T.
				2023.01.09		CITY COMMENTS 22 NOVEMBER 2022	P.T.
				2023.04.24		CITY COMMENTS 14 FEBRUARY 2023	P.T.

Consultants:  
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Stamps

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Project: **ORLEANS RESIDENTIAL & MEDICAL FACILITY**  
 3996 INNES RD, OTTAWA ON.

Title: **PROPOSED SITE PLAN**

Date: 2023/04/24  
 Revision: 5

Scale: 1:200  
 Sheet: 1

Drawing No.: **A-100**

Drawn / Verified: A. Aldu / P.Tabet