grc architects

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New Qatar Embassy and Consulate - Zoning Review

Municipal Address	187 Boteler Street, Ottawa, Ontario	
Legal Description	Part of lots 3 & 7, Registrar's compiled Plan 611769, City of Ottawa	
Area Information	Site Area: 7496 m^2	
Zoning Category	Northern portion of site: GM Southern portion of site: GM1[1344] F(2.0)	
Zoning Mechanisms	**Provisions Allowed**	**Designed Case**
Allowed Use of Zone	GM: Diplomatic mission GM1: Exception 1344 does not preclude area use for Diplomatic Missions	Diplomatic mission (With no residential units)
Minimum lot area	None	N/A
Minimum lot width	None	N/A
Minimum front yard and corner yard setbacks	3m	3m
Minimum interior side yard setback	(iii) all other cases: No minimum	N/A
Maximum building height	18m	14.75m
Maximum floor space index	For GM: 2 For GM1: 1	0.21
Minimum width of landscaped area	(i) abutting a street: 3m (ii) abutting a residential or institutional zone: 3m (iii) other cases: No minimum	3m
Minimum width of landscaped area around a parking lot (Section 110)	For a parking lot containing 10 or fewer spaces, not abutting a street: None	N/A

Principals | John Cook OAA OAQ AAA MAA AANB NSAA FRAIC RCA CAHP LEED-AP, Martin Tite OAA AAA MAA AANB NSAA FRAIC LEED-AP, Alex Leung OAA MAA AANB FRAIC, Carolyn Jones OAA OAQ AANB MRAIC LEED-AP
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Associates | Peter Rankin MRAIC, Eric Laflamme, Jeff Livingston OAA NCARB, Louise McGugan OAA MRAIC CAHP

Gross Floor Area (By-Law Defined)	Gross Ground Floor Area: 658 m^2 Gross Second Floor Area: 0 Gross Third Floor Area: 408 m^2 Gross Fourth Floor Area: 501 m^2 Total Gross Floor Area: 1567 m^2	
Parking, Queuing and Loading Provisions	**Provisions Required**	**Designed Case**
Parking (Area X of Schedule 1A to Zoning By-law No. 2008-250)	Land Use N59 – Office: 1 per 100 m^2 of gross floor area 1567 m^2 / 100 = 16 parking spots	23 parking spots, sized 2.6m by 5.2m 2 parking spots, sized 2.4m by 5.2m
Bicycle Parking	Land Use – Office: 1 per 250 m^2 of gross floor area 1567 m^2 / 250 = 7 bicycle parking spots	7 bicycle horizontal bicycle parking spots, sized 0.6m by 1.8m
Loading Bay	Land Use – Office: 1000-1999 m^2 gross Floor Area = 1 loading bay	1 loading bay, sized 3.5m wide by 7m long

ONTARIO ASSOCIATION OF ARCHITECTS

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