

ZONING TABLE	REQUIRED	PROPOSED
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
MINIMUM LOT AREA	No minimum	---
MINIMUM LOT WIDTH	No minimum	---
MINIMUM FRONT YARD SETBACK	Section 186 - 11 (i)(i) & (ii) Setback = 3.0m 50% of footage along front lot line must be occupied by building walls located within 3.0m of the front lot line.	Building setback = 5.11m from lot line (to accommodate required hydro clearances high voltage line clearance) Building frontage = 14.5m Length of frontage located at 3.0m setback = 0m
MINIMUM INTERIOR SIDE YARD SETBACK	Section 186 - 3 (v)(v) In all other cases = No minimum	Building setback at AM-11 zone = 11.90m Building setback at HE H(15) = 0m
MINIMUM REAR YARD SETBACK	Section 186 - 11 (i)(i) In all other cases = 10m	Building setback = 13.33m
MAXIMUM BUILDING HEIGHT	Section 186 - 11 (f) In all other cases = 30m	Building height = 17.90m
FIRST FLOOR HEIGHT & GLAZING	Section 186 - 11 (i)(v) First storey of any building < 11m in height = 4.5m 50% of surface area of the ground floor facade, facing public street to be transparent glazing and customer/resident entrance doors.	First storey height = 4.5m % transparent glazed area of ground floor facade facing public street = 60%
LANDSCAPED AREA	Section 110 - 1 15% of the area of any parking lot must be provided as perimeter or interior landscaped area. Section 110 - 1(i) + Table 110 (D), column III Landscape buffer = 1.5m not abutting a street, 10-100 parking spaces. Total Landscaped Area = 244.8 m <sup>2</sup>	Parking Lot Area = 800.4 m <sup>2</sup> (8,615.6 R) Landscape Buffer Area = 139.6 m <sup>2</sup> (17.4%) Other Landscaped Area = 105.2 m <sup>2</sup> Total Landscaped Area = 244.8 m <sup>2</sup>
VEHICLE PARKING REQS. (AREA C, SCHEDULE 1A)	Table 101 - R15, column III: 1 per dwelling unit = 18 parking N59, column III: 2.4 per 100m <sup>2</sup> of GFA (177.18m <sup>2</sup> ) = 4.8 Rounded to 5 parking N76, column III: 3.4 per 100m <sup>2</sup> of GFA (99.59m <sup>2</sup> ) = 3.4 Rounded to 3 parking Section 104: Visitor, office and retail use spaces permitted to be shared 11 parking during noon/afternoon on weekends.	Total Vehicle Parking Spaces provided = 29 Residential = 18 spaces Shared Visitor/Commercial = 11 spaces Accessible Parking provided = 2 (Type A and Type B)
VISITOR PARKING REQS. (AREA C, SCHEDULE 1A)	Table 102 - Dwelling units in a mixed use building = 0.2 parking spaces per dwelling unit = 4 spaces required	Visitor Parking Spaces provided = 4 (per Section 104) Included within shared parking
AMENITY AREA REQUIREMENTS	6m <sup>2</sup> per dwelling unit (per Section 137(5), column II) (x18) = 108m <sup>2</sup>	Amenity Area provided = 130.4 m <sup>2</sup> (1,403.8R), areas located at north landscape buffer and basement rooms.
BICYCLE PARKING REQS. (AREA C, SCHEDULE 1A)	0.5 per dwelling unit = 9 bicycle parking spaces 1 per 250 m <sup>2</sup> of Office/Retail gross floor area = 2 bicycle parking spaces Total bicycle parking required = 11 bicycle parking spaces	Bicycle parking spaces provided = 11

SITE PLANNING INFO	
LOT AREA = 1,992.45m <sup>2</sup> (17,141R)	
BUILDING AREA = 558m <sup>2</sup> (6,008R) (per Ontario Building Code definition)	
GROSS FLOOR AREA = 1,504m <sup>2</sup> (16,189R) (per Zoning By-Law definition)	
RESIDENTIAL GROSS FLOOR AREA = 1,227m <sup>2</sup> (13,207R)	
COMMERCIAL GROSS FLOOR AREA = 277m <sup>2</sup> (2,982R)	
MAXIMUM FLOOR SPACE INDEX = NONE	
LEGAL DESCRIPTION	
PART OF LOT 13 CONCESSION (OTTAWA FRONT), BEING ALL OF PIN 04398-0045 (LT), IN THE CITY OF OTTAWA.	
REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY	
NONE.	
SURVEYOR'S PLAN COMPLETED BY J.D. BARNES LTD. JULY 27, 2022.	
RESIDENTIAL UNIT BREAKDOWN	
LEVEL 01 (GROUND)	2 UNITS (1-BED + DEN BF x1, 1-BED x1)
LEVEL 02	4 UNITS (1-BED x1, 1-BED+DEN x1, 2-BED x2)
LEVEL 03	6 UNITS (1-BED x3, 1-BED+DEN x1, 2-BED x2)
LEVEL 04	6 UNITS (1-BED x3, 1-BED+DEN x1, 2-BED x2)
TOTAL	18 UNITS
COMMERCIAL UNIT BREAKDOWN	
LEVEL 01	1 OFFICE UNIT 1 RETAIL UNIT
LEVEL 02	1 OFFICE UNIT
TOTAL	3 UNITS

**2 GARBAGE COLLECTION ACCESS**  
A101 1:300

**7 PART 8**  
PLAN 5R-2330

**LOT PART 8**  
PLAN 5R-1738  
PIN 04398-0045 (LT)

**OWNER INFO**  
8743169 CANADA LTD.  
2663 INNES ROAD  
OTTAWA, ON K1B 3J7

CARLETON CONDOMINIUM NO. 414  
CONDO BLOCK 15414  
SUBJECT TO EASEMENTS PER INST. NO. N547299

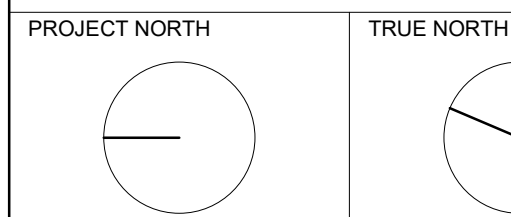
**IDEA**

INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE

595 BYRON AVE., OTTAWA, ONT. K1A 4C4  
T 613.728.0008 E info@integrateddesign.ca



GENERAL NOTES  
DO NOT SCALE DRAWINGS.  
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS  
AND REPORT ANY DISCREPANCIES.



**LEGEND**

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
▬	DENOTES STANDARD IRON BAR
○	DENOTES ROUND IRON BAR
⊕	DENOTES CUT CROSS
MEAS	DENOTES MEASURED
OU	DENOTES ORIGIN UNKNOWN
WT	DENOTES WITNESS
No.	DENOTES NUMBER
P	DENOTES CARLETON CONDO PLAN No. 414
P1	DENOTES PLAN 4R-5898
P2	DENOTES PLAN 5R-1738
P3	DENOTES PLAN 5R-3330
P4	DENOTES PLAN 5R-368
P5	DENOTES INSTRUMENT No. GL65761
647	DENOTES H.R. FARLEY, O.L.S.
671	DENOTES F.H. GOOCH, O.L.S.
857	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD
	DENOTES PROPERTY LINE
N	= NORTH / S = SOUTH E = EAST / W = WEST
▲	DENOTES BUILDING ENTRY/EXIT

**TOPOGRAPHIC LEGEND**

CONC	DENOTES CONCRETE
C/L	DENOTES CENTERLINE
TOW	DENOTES TOP OF WALL
TOR	DENOTES TOP OF ROOF
D_SILL	DENOTES DOOR SILL
EA	DENOTES EDGE OF ASPHALT
INT BR	DENOTES INTERLOCK BRICK
CLF	DENOTES CHAIN LINK FENCE
BF	DENOTES BOARD FENCE
HP	DENOTES HYDRO POLE
ANC	DENOTES ANCHOR
GM	DENOTES GAS METER
CB	DENOTES CATCH BASIN
E_JB	DENOTES HYDRO JUNCTION BOX
E_TRANS	DENOTES HYDRO TRANSFORMER
TE_PED	DENOTES TELEPHONE PEDESTAL
MH_SAN	DENOTES SANITARY MANHOLE
E	DENOTES OVERHEAD HYDRO CABLE
OC	DENOTES OVERHEAD CABLE
SAN	DENOTES UNDERGROUND SANI SEWER
○	DENOTES TREES

H	2023-07-17	RE-ISSUED FOR SITE PLAN RESUBMISSION
G	2023-07-10	ISSUED FOR SITE PLAN RESUBMISSION
F	2023-06-29	ISSUED FOR COORDINATION
E	2023-06-28	ISSUED FOR MINOR VARIANCE APPLICATION
D	2023-04-21	66% ISSUED FOR COORDINATION
C	2023-03-31	33% ISSUED FOR COORDINATION
B	2023-01-20	ISSUED FOR SITE PLAN APPLICATION
A	2022-12-21	ISSUED FOR SITE PLAN APPLICATION
No.	DATE	DESCRIPTION

REVISIONS  
PROJECT  
**4-Storey Mixed Use Building**

**8743169 Canada Ltd**  
PARTIAL PACKAGE ISSUED FOR  
COORDINATION  
**2663 Innes Road**  
Ottawa, Ontario K1B 3J7

IDEA #  
**22541** CLIENT #

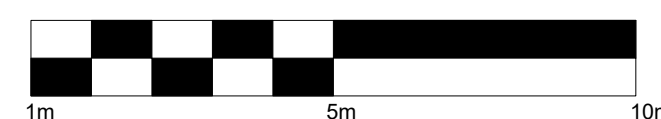
SHEET NAME  
**SITE PLAN**

DATE  
2023-07-17 SCALE  
AS NOTED.  
CHECKED BY  
DCKS DRAWN BY  
AR/NJ  
SHEET No.

**A101**

2023-07-17 12:52:36 PM

**A5 SITE PLAN**  
A101 1:125



18933 D07-12-22-0182

A1 (841x594)