



Zoning Regulations
Site Zoning: M8(227) H(15), consolidation date: August 26, 2015
Proposed Use: Apartment dwelling, Restaurant and Office.

	REQUIRED	PROVIDED
Minimum Lot Area (m ²)	No minimum	4,759
Minimum Lot Width (m)	No minimum	47.93
Front Yard Setback (m)		
i) minimum	No minimum	5.86
j) maximum	3	
Interior Side Yard Setback (m)		
i) minimum	7.5	7.5
j) maximum	N/A	
Rear Yard Setback (m)		
i) minimum	10	21.65
j) maximum	6.7	14.95
Building Height (m)		
i) minimum	15m / 4 storeys	4 storeys
j) maximum	No minimum	1.5

Parking Requirements
Table 101 - Min. Parking Space Rates

Area C (on Schedule 1A)	10 per 100 m ² of G.F.A.
Restaurant and Kitchen (Ground Floor)	10 per 100 m ² of G.F.A.
Parking - required(*)	± 17.6 spaces
Office (First Floor)	2.4 per 100 m ² of G.F.A. *
Parking - required	± 0 spaces *
Office (Second Floor)	2.4 per 100 m ² of G.F.A. *
Parking - required	± 8.3 spaces
Dwelling, Low-Rise or Mid-Rise	1.2 per dwelling
Parking - required	33.4 spaces
Office (First and Second Floor)	1 per 250 m ² of G.F.A.
Parking - required	1.8 spaces
Total Bicycle Parking	16.6 spaces
...underground	0 spaces
...at grade	17 spaces

Visitor Parking Requirements
Table 102 - Minimum Visitor Parking

Dwelling, Low-Rise or Mid-Rise	0.2 per dwelling
Parking - required	5.4 spaces
Bicycle Parking Requirements	
Table 111A - Bicycle Parking Space Rates	
Dwelling, Low-Rise or Mid-Rise	0.5 per dwelling
Parking - required	13.5 spaces
Restaurant and Kitchen (Ground Floor)	1 per 250 m ² of G.F.A.
Parking - required	1.3 spaces
Office (First and Second Floor)	1 per 250 m ² of G.F.A.
Parking - required	1.8 spaces

Loading Space Requirements
Table 113A - Minimum Loading Spaces

Non-Residential Uses (Ground Floor)	0 (350-999 m ²)
Office (Second Floor)	0 (350-999 m ²)

Amenity Area Requirements
Table 137 - Total Amenity Area

Dwelling amenity area	Required	Provided
6m ² per dwelling unit required	27 units x 6m ² = 162 m ² Total Amenity	27 units x 8.30m ² = 224.10m ² Total Amenity Provided
Communal amenity area	Min. 50% of required total amenity area	144m ² x 50% = 72m ² required 503.2m ² provided at grade = 727.3m ² Total Communal Provided

Site Statistics

Building Area/Footprint	1,148 m ²
Grass Floor Area (G.F.A.)	
G.F.A. - Restaurant Only	± 216 m ²
G.F.A. - Kitchen Only	± 110 m ²
G.F.A. - Office Only	± 414m ²
Dwelling Units:	27

EXISTING #1510 STITTSVILLE MAIN STREET

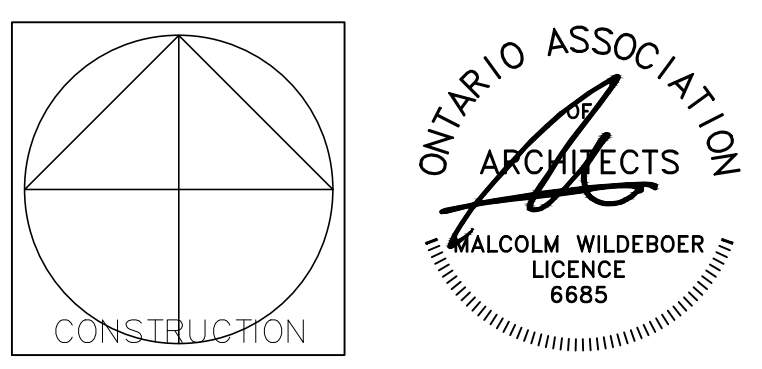
- General Notes**
- Topographic and Property Boundary information is cited from REF. No. 326-10-COUBOURN, JOB No. A415600 prepared by Farnell, Moffatt & Woodland Limited dated April 16, 2020 and drawn by John H. Galt. Refer to legal survey for site specific legal information. (Application of Ontario Surveyors Plan Submission form 212007)
 - Refer to civil and landscape drawings for all services and landscape related items.
 - Refer to civil for complete grade information.
 - Garbage and recycling will be handled and stored in dedicated garbage enclosure areas (2 total). It will be collected by a private waste & recycling operations facility.
 - Snow storage: accumulated snow will be trucked off-site.
 - For vegetation location and information refer to Landscaping.
 - For M.H. and C.B. Locations please refer to Civil.
 - All elevation heights to be confirmed with Civil.

LEGEND

- PROPERTY LINE
- SETBACK / LANDSCAPE BUFFER (AS NOTED)
- CURB (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4.)
- DEPRESSED CURB (PEDESTRIAN CURB RAMP) (REFER: CITY OF OTTAWA STANDARDS, CITY SPECIFICATION: SC 1.4. AND SC6)
- TYPICAL CURB RAMP (SEE SECTION 3.4 OF THE CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS FOR ADDITIONAL INFORMATION)
- DESIGNATED BARRIER FREE PARKING SPACE
- BARRIER FREE PARKING SIGN
- BARRIER FREE PARKING - VAN
- ACCESSIBLE FIRE ROUTE SIGN
- BOLLARD
- DENOTES BUILDING EXIT
- DENOTES BUILDING ENTRY (NON DESIGNATED EXIT)
- FIRE HYDRANT
- UTILITY POLE
- PROPOSED DOWNSPOUT LOCATION WITH 600 PROPOSED STONE SPLASH PAD
- PROPOSED GAP AND GRATE IN CONCRETE SIDEWALK AT DOWNSPOUT LOCATION (REFER TO CIVIL)
- CATCH BASIN (C.B.)
- COVER (REFER TO CIVIL)
- STORM (STM) / MAN HOLE (M.H.) COVER (REFER TO CIVIL)
- LIGHT STANDARD W/POLE BASE
- LIGHT FIXTURE
- DENOTES FIRE ROUTE
- SOFT LANDSCAPING
- CONCRETE
- TURF
- LANDSCAPE PAVERS
- AMENITY AREA

PROJECT INFORMATION

SURVEYOR	FAIRHALL, MOFFATT, AND WOODLAND LIMITED 100- 600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
PLANNER/APPLICANT	EQS CANADA LTD. 115 WALGREEN ROAD, CARR, ONTARIO K0A 1L0
CIVIL	MACINTOSH PERRY 115 WALGREEN ROAD, CARR, ONTARIO K0A 1L0
OWNER	KRUMAC HOLDINGS INC. 38 AURIGA DRIVE, SUITE 200, OTTAWA, ONTARIO K2E 8A5
LANDSCAPE	LEVSTECK CONSULTANTS INC. 5871 HIGH CRESCENT, OTTAWA, ONTARIO K0A 2W0



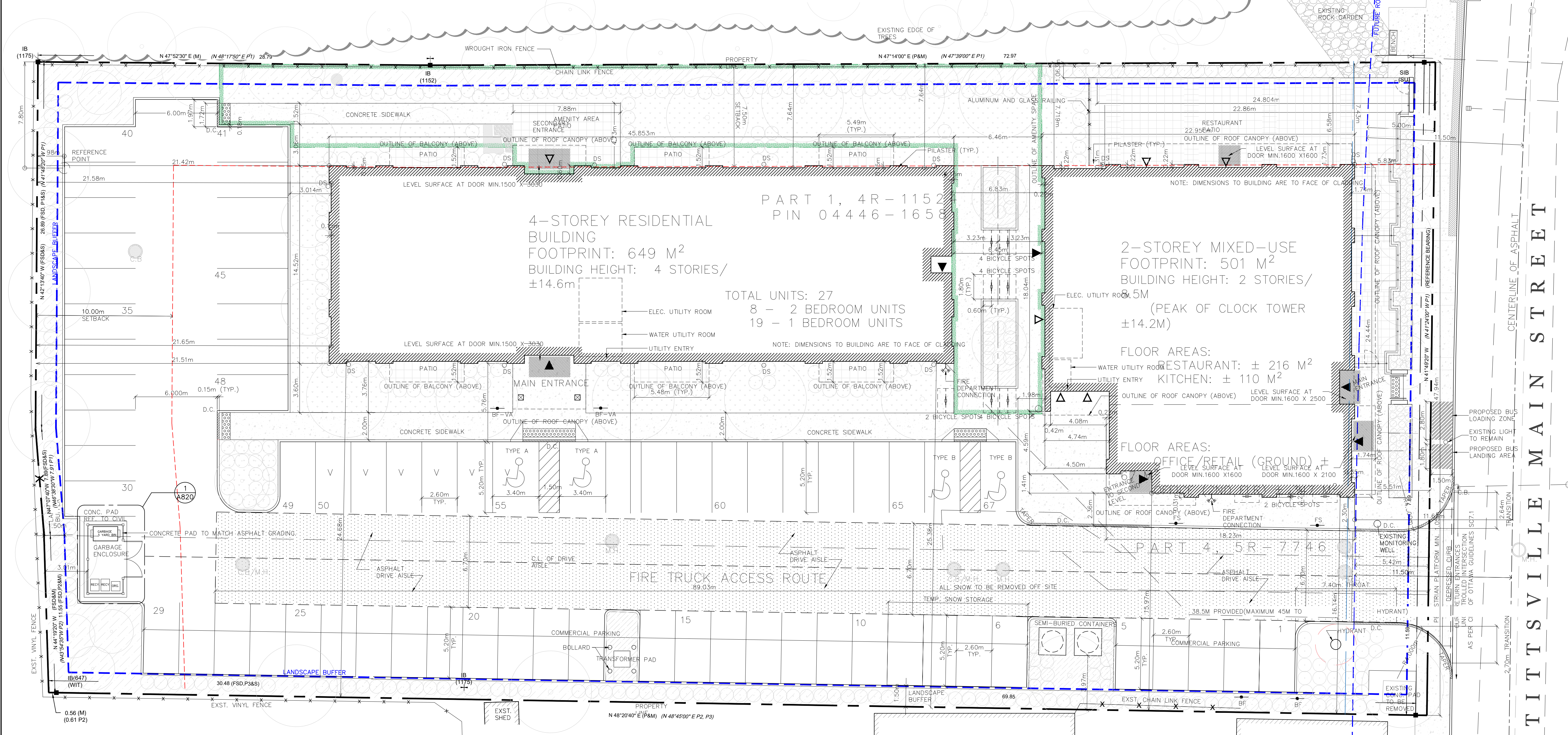
Vandenberg & Wildeboer
ARCHITECTS

PROJECT TITLE: STITTSVILLE STATION
1518-1524-1526 STITTSVILLE MAIN STREET

DRAWING TITLE: SITE PLAN

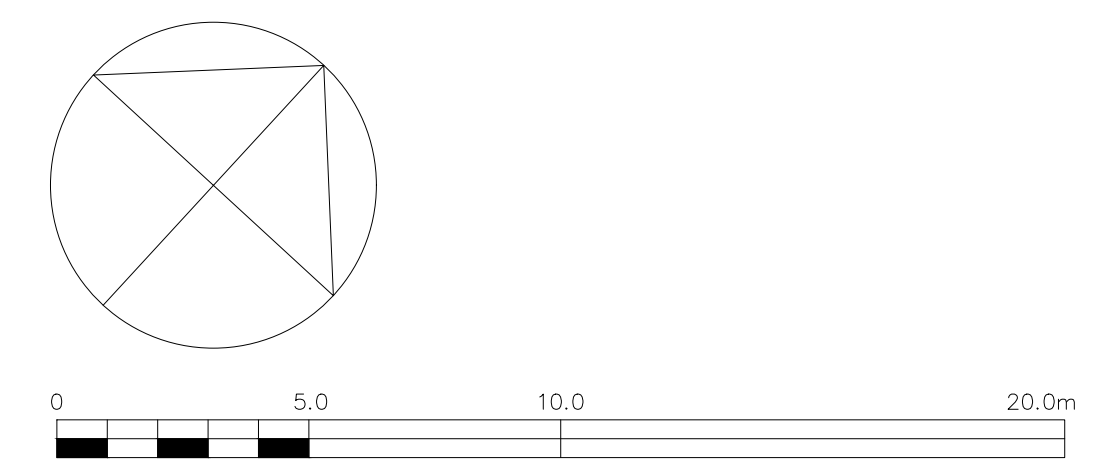
DESIGNED BY: MALCOLM WILDEBOER
DRAWN BY: JE, NC
START DATE: AS SHOWN
SCALE: AS SHOWN
PROJECT NO: 2306

DRAWING NO: A001



% of Glazing/Openings on Ground Floor
Ground Floor Facade (total): 99.5m²
Facade Excluding Canopy: 85.9m²
Area Glazing: 46.3m² (53.9%)
Area Solid: 39.6m²

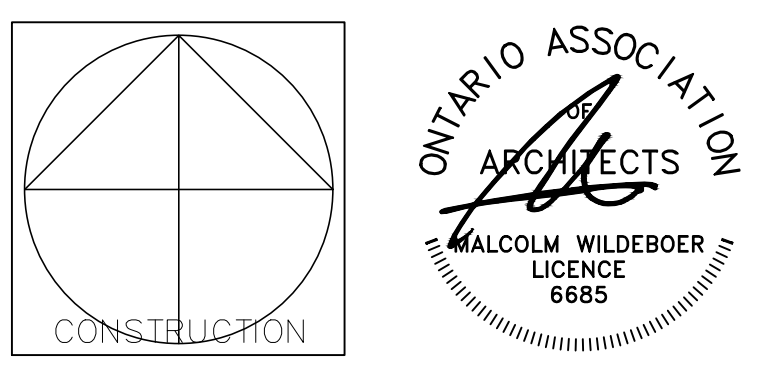
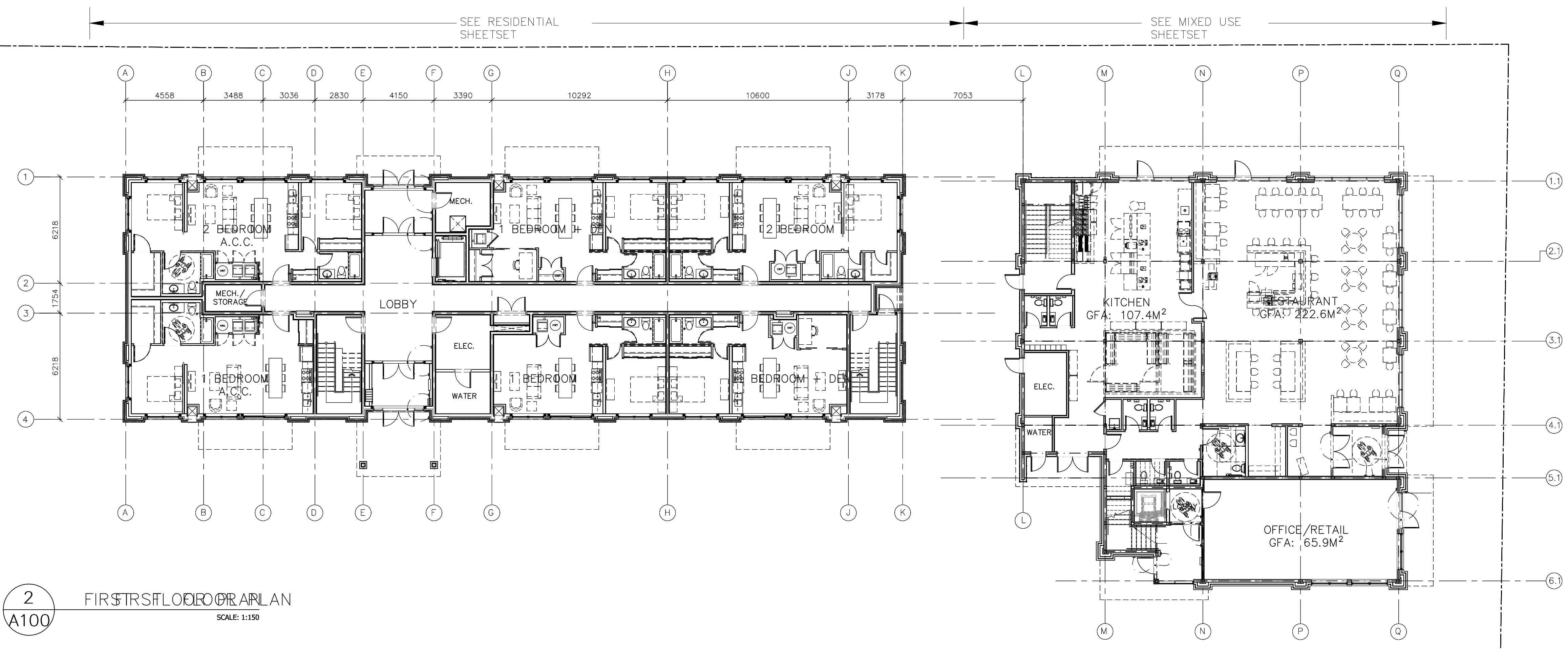
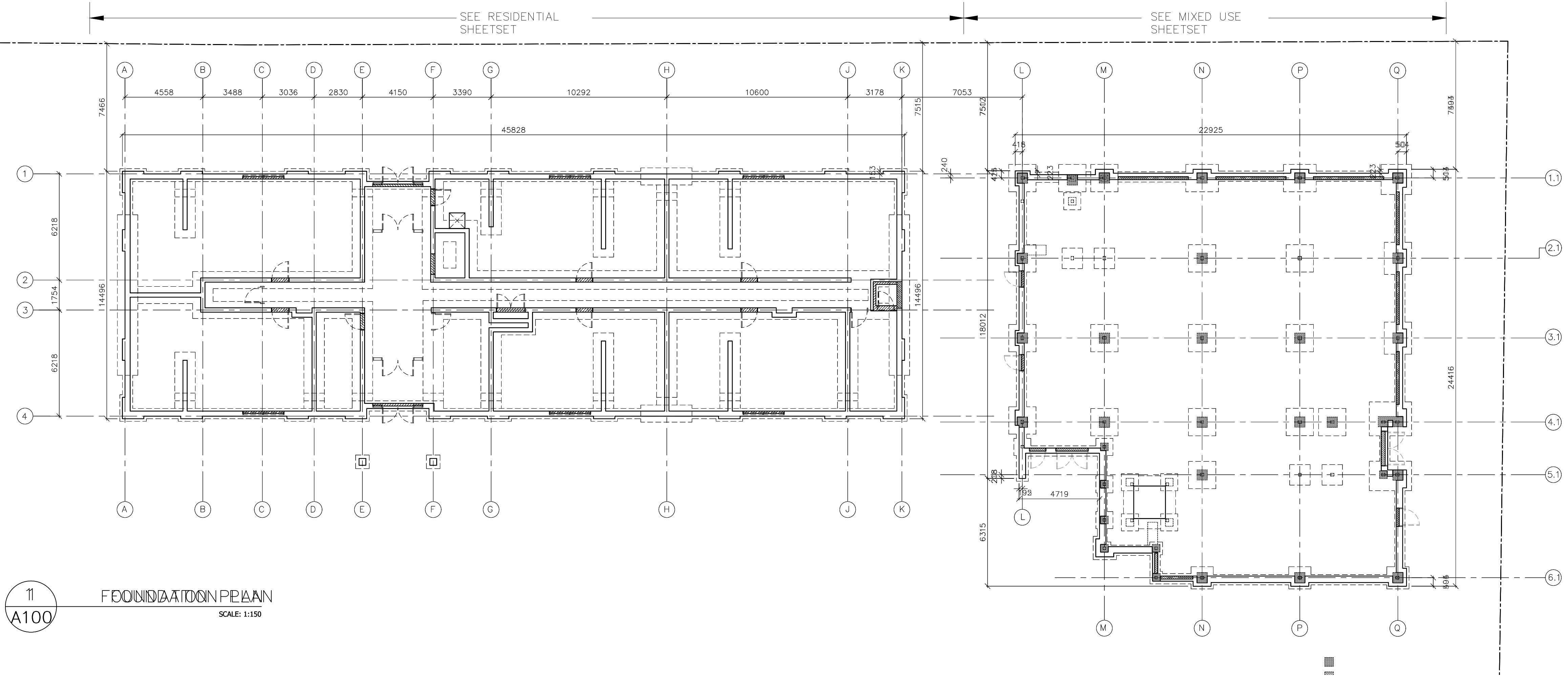
☐ Excluded From Area Calculation.
☑ Solid Wall
☐ Glazing/Opening



D07-12-24-0093 PLAN #19180

#	REVISION	DATE
1	ISSUED FOR REVIEW	01-02-24
2	ISSUED FOR SITE PLAN	16-02-24
3	ISSUED FOR CO-ORDINATION	21-02-24
4	ISSUED FOR CO-ORDINATION	04-03-24
5	ISSUED FOR CO-ORDINATION	21-03-24
6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR SITE PLAN	24-05-16
9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

NOTES:
 1. ALL DIMENSIONS ARE TO GRIDLINES, TO FACE OF STUD, FACE OF MASONRY UNIT OR FACE OF CONCRETE WALL/U.O.



Vandenberg & Wildeboer
 A.R.C.H.I.T.E.C.T.S

PROJECT TITLE
 STITTSVILLE STATION
 1518-1524-1526 STITTSVILLE MAIN STREET,

DRAWING TITLE
 OVERALL FLOOR PLANS

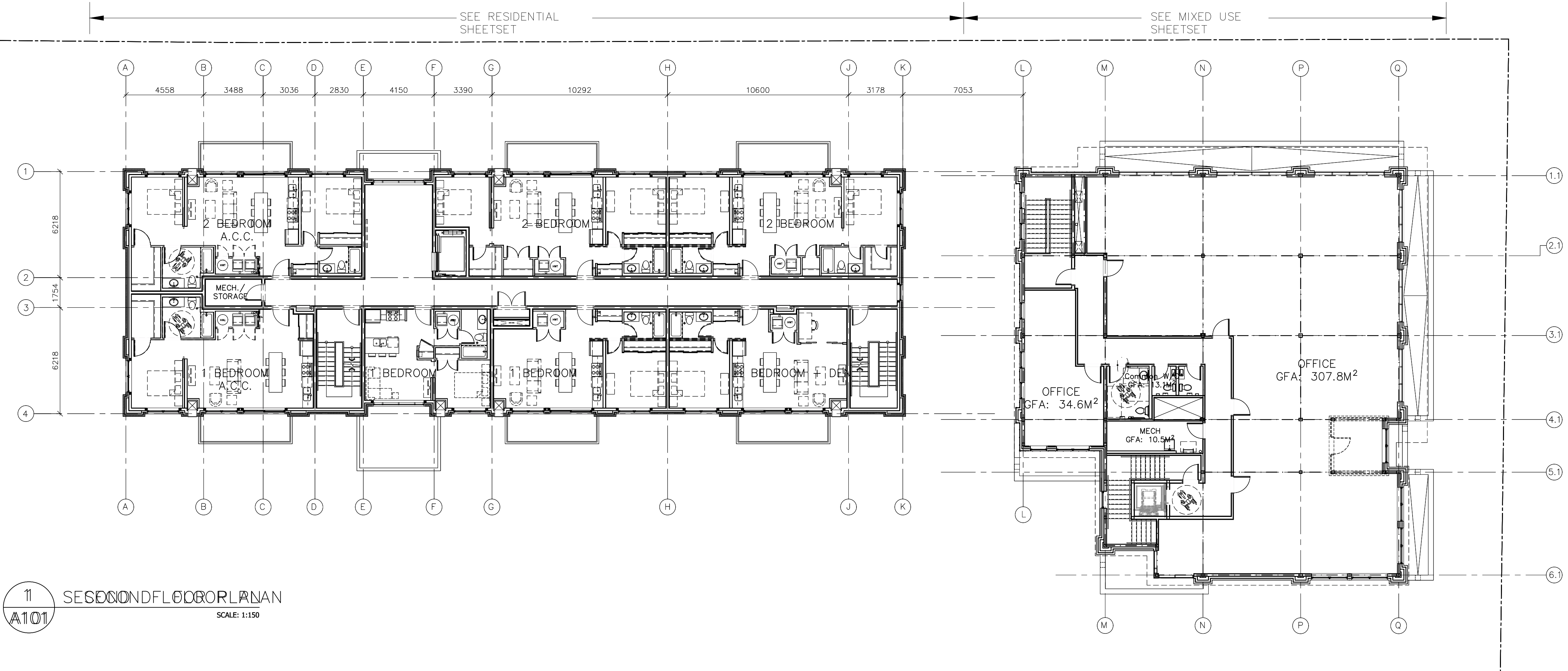
DESIGNED BY: MALCOLM WILDEBOER
 DRAWN BY: JE, NG, PA, JN, RP
 START DATE:
 SCALE: AS SHOWN
 PROJECT NO. 2306

DRAWING NO. **A100**

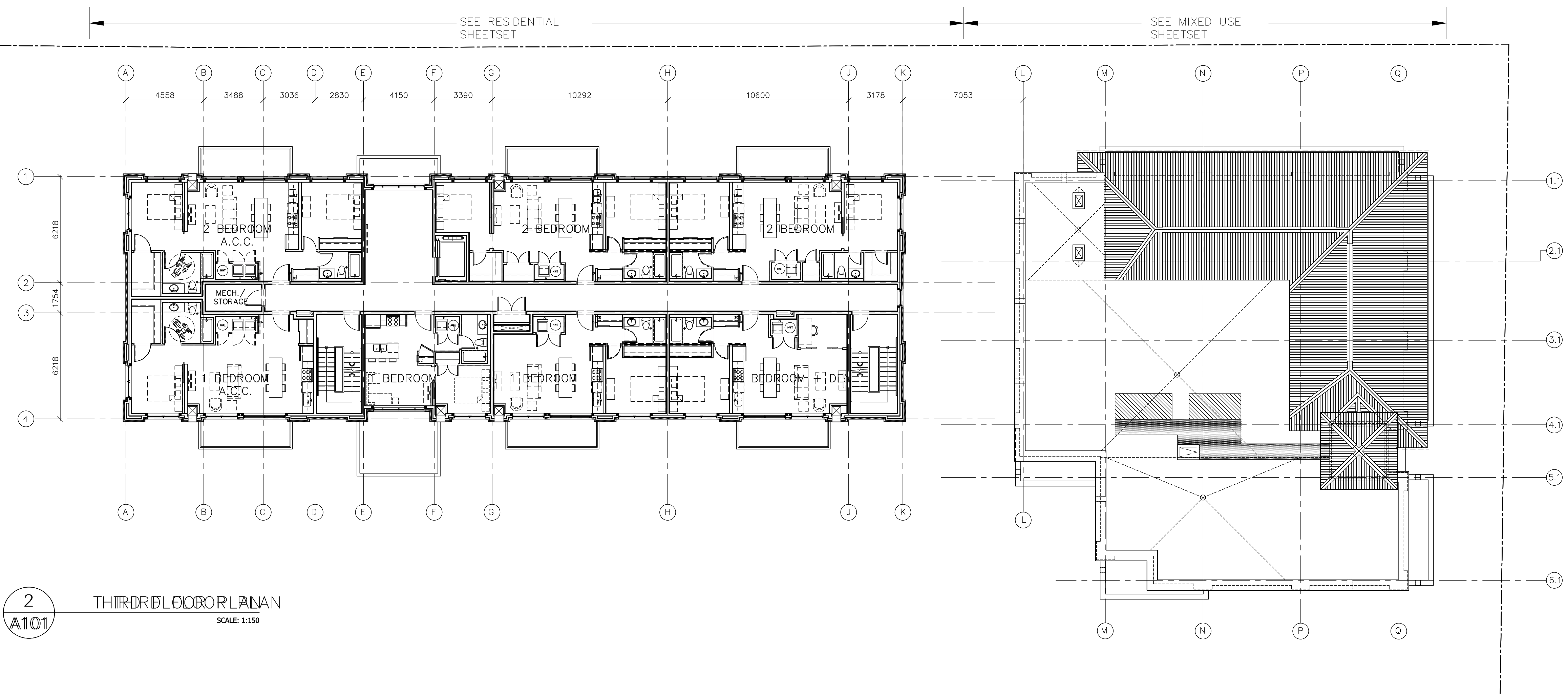
D07-12-24-0093 PLAN #19180

#	REVISION	DATE
1	ISSUED FOR REVIEW	01-02-24
2	ISSUED FOR SITE PLAN	16-02-24
3	ISSUED FOR CO-ORDINATION	21-02-24
4	ISSUED FOR CO-ORDINATION	04-03-24
5	ISSUED FOR CO-ORDINATION	21-03-24
6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR SITE PLAN	24-05-16
9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

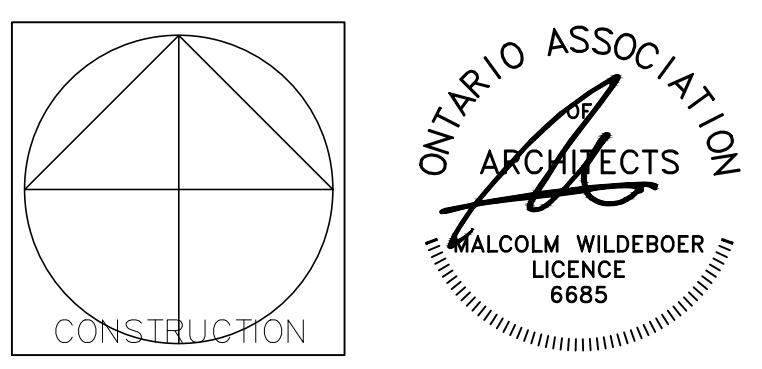
NOTES:
 1. ALL DIMENSIONS ARE TO GRIDLINES, TO FACE OF STUD, FACE OF MASONRY UNIT OR FACE OF CONCRETE WALL, U.N.O



1 SEKONDFLOÖRPLAN
 A101 SCALE: 1:150



2 TREDJEFLOÖRPLAN
 A101 SCALE: 1:150



Vandenberg & Wildeboer
 A · R · C · H · I · T · E · C · T · S

PROJECT TITLE
 STITTSVILLE STATION
 1518-1524-1526 STITTSVILLE MAIN STREET

DRAWING TITLE
 OVERALL FLOOR PLANS

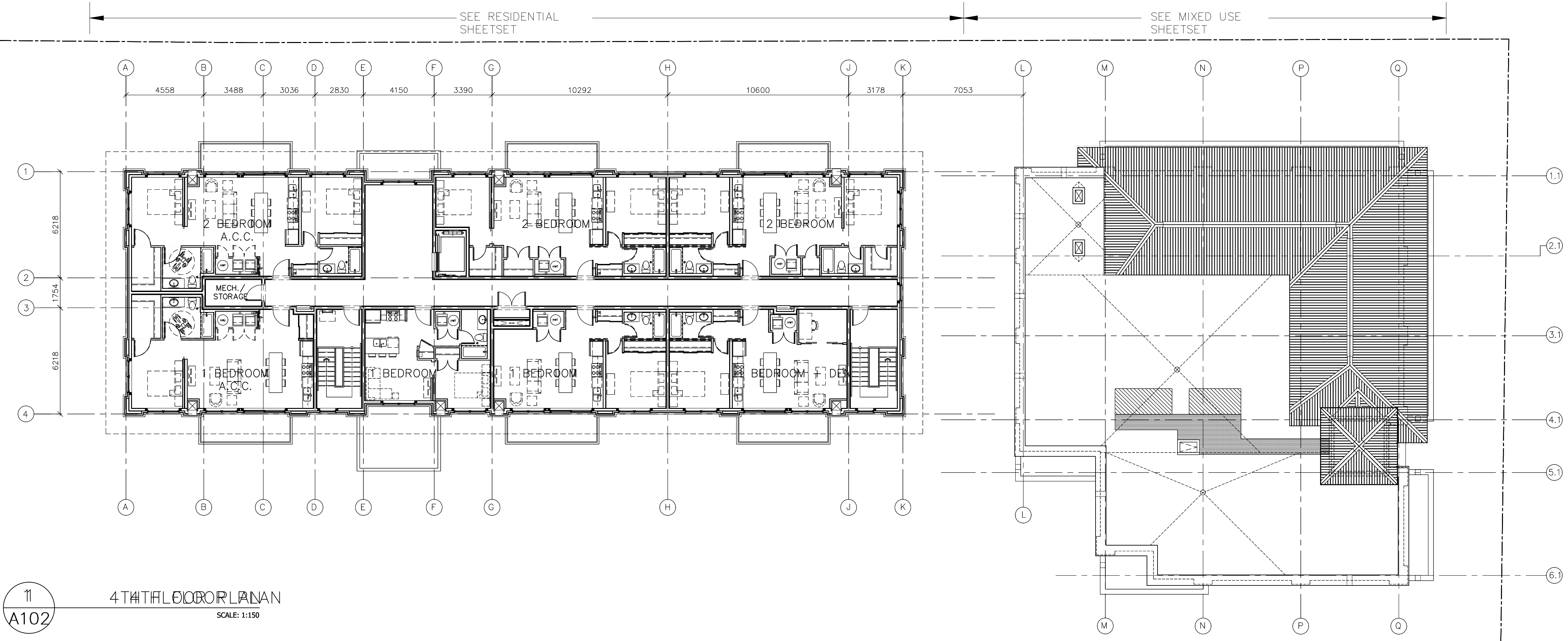
DESIGNED BY: MALCOLM WILDEBOER
 DRAWN BY: JE, NG, PA, JN, RP
 START DATE:
 SCALE: AS SHOWN
 PROJECT NO. 2306

DRAWING NO. **A101**

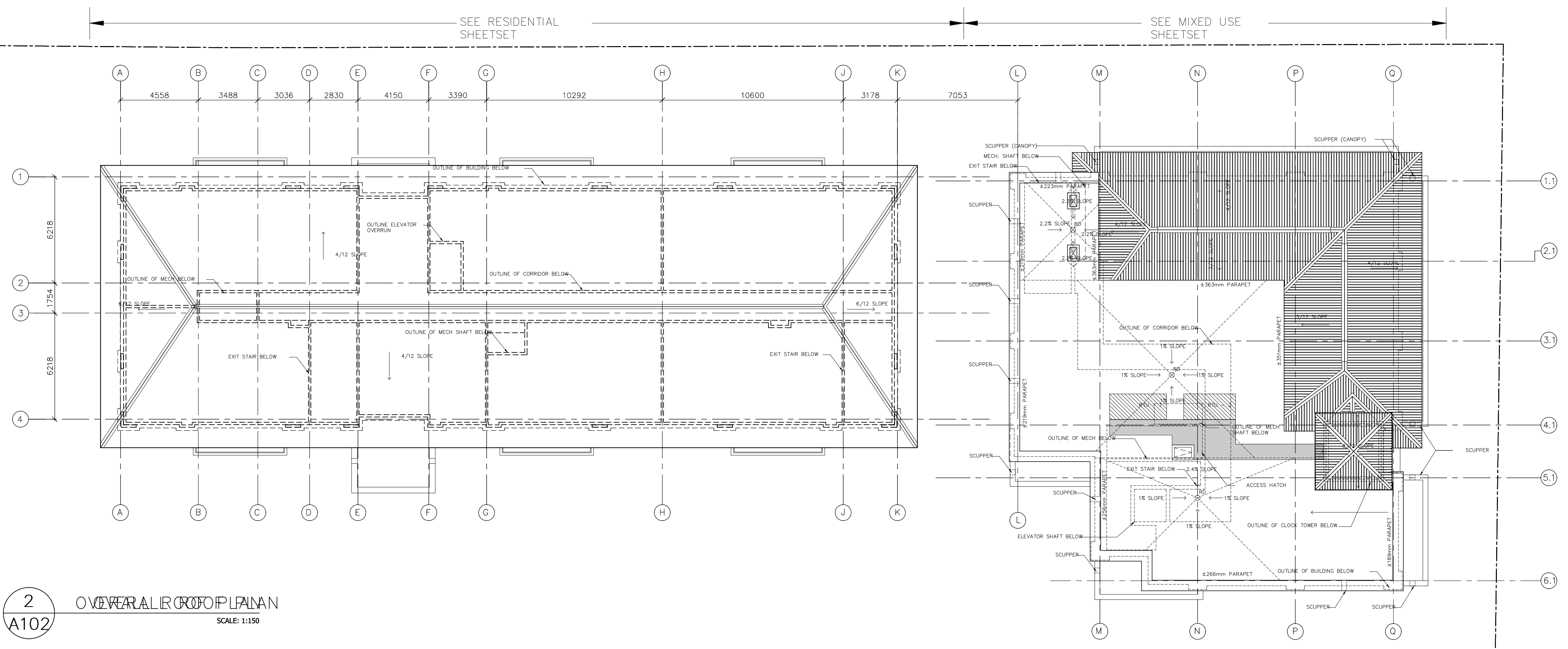
D07-12-24-0093 PLAN #19180

#	REVISION	DATE
1	ISSUED FOR REVIEW	01-02-24
2	ISSUED FOR SITE PLAN	16-02-24
3	ISSUED FOR CO-ORDINATION	21-02-24
4	ISSUED FOR CO-ORDINATION	04-03-24
5	ISSUED FOR CO-ORDINATION	21-03-24
6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR SITE PLAN	24-05-16
9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

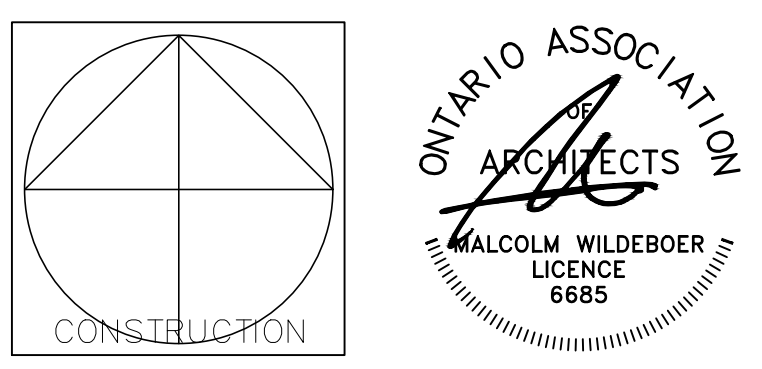
NOTES:
 1. ALL DIMENSIONS ARE TO GRIDLINES, TO FACE OF STUD, FACE OF MASONRY UNIT OR FACE OF CONCRETE WALL U.N.O



11 4TH FLOOR PLAN
 A102 SCALE: 1:150



2 OVERALL ROOF PLAN
 A102 SCALE: 1:150



Vandenberg & Wildeboer
 A.R.C.H.I.T.E.C.T.S

PROJECT TITLE
 STITTSVILLE STATION
 1518-1524-1526 STITTSVILLE MAIN STREET

DRAWING TITLE
 OVERALL FLOOR PLANS

DESIGNED BY: MALCOLM WILDEBOER
 DRAWN BY: JE, NG, PA, JN, RP
 START DATE:
 SCALE: AS SHOWN
 PROJECT NO. 2306

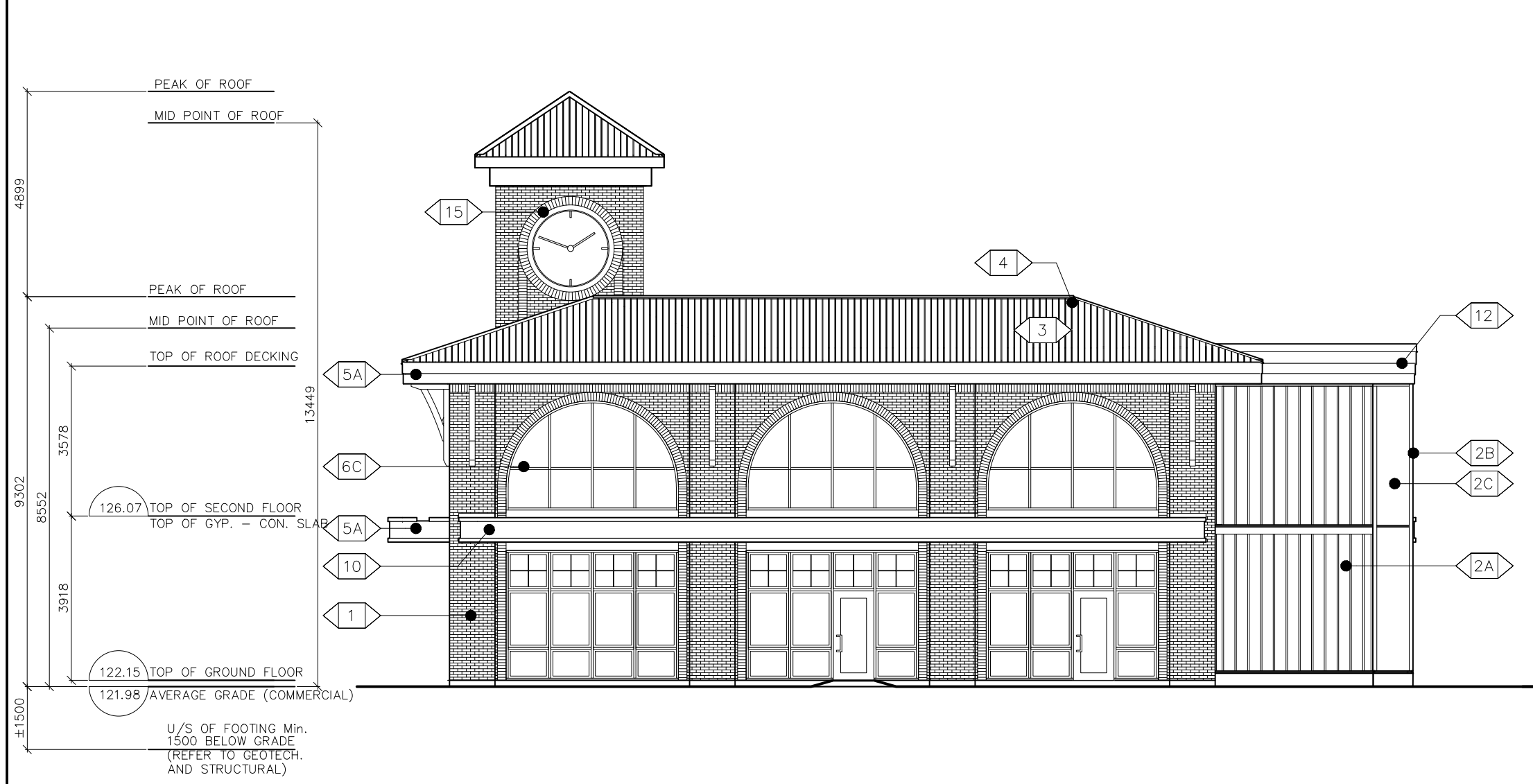
DRAWING NO. **A102**

D07-12-24-0093 PLAN #19180

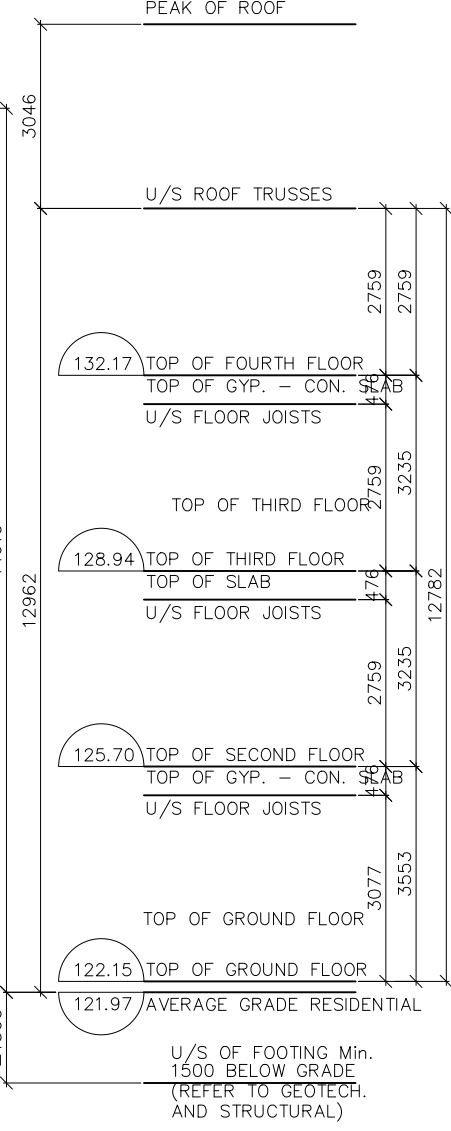
#	REVISION	DATE
1	ISSUED FOR REVIEW	01-02-24
2	ISSUED FOR SITE PLAN	16-02-24
3	ISSUED FOR CO-ORDINATION	21-02-24
4	ISSUED FOR CO-ORDINATION	04-03-24
5	ISSUED FOR CO-ORDINATION	21-03-24
6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR SITE PLAN	24-05-16
9	ISSUED FOR SITE PLAN	24-08-02
10	ISSUED FOR SITE PLAN	24-11-15

LEGEND

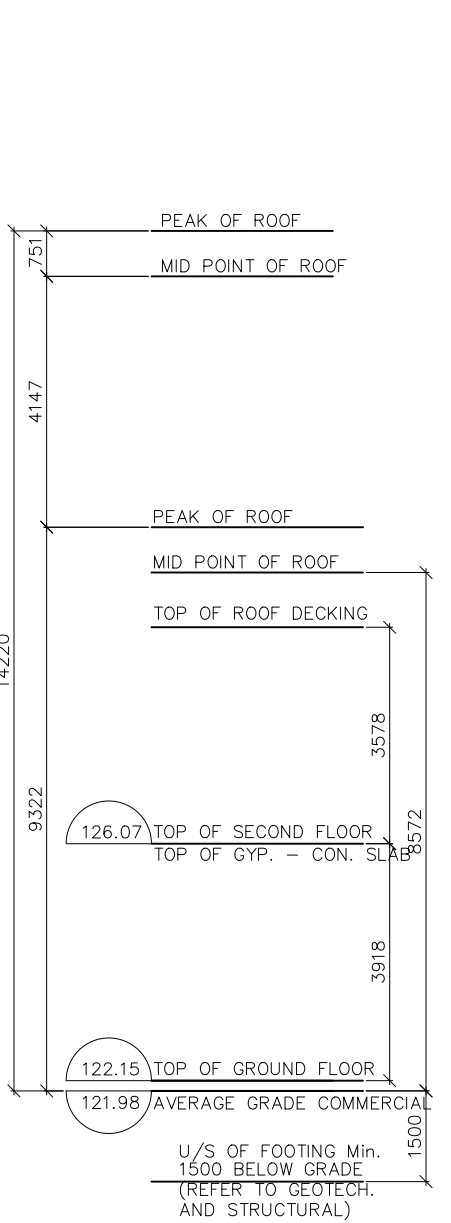
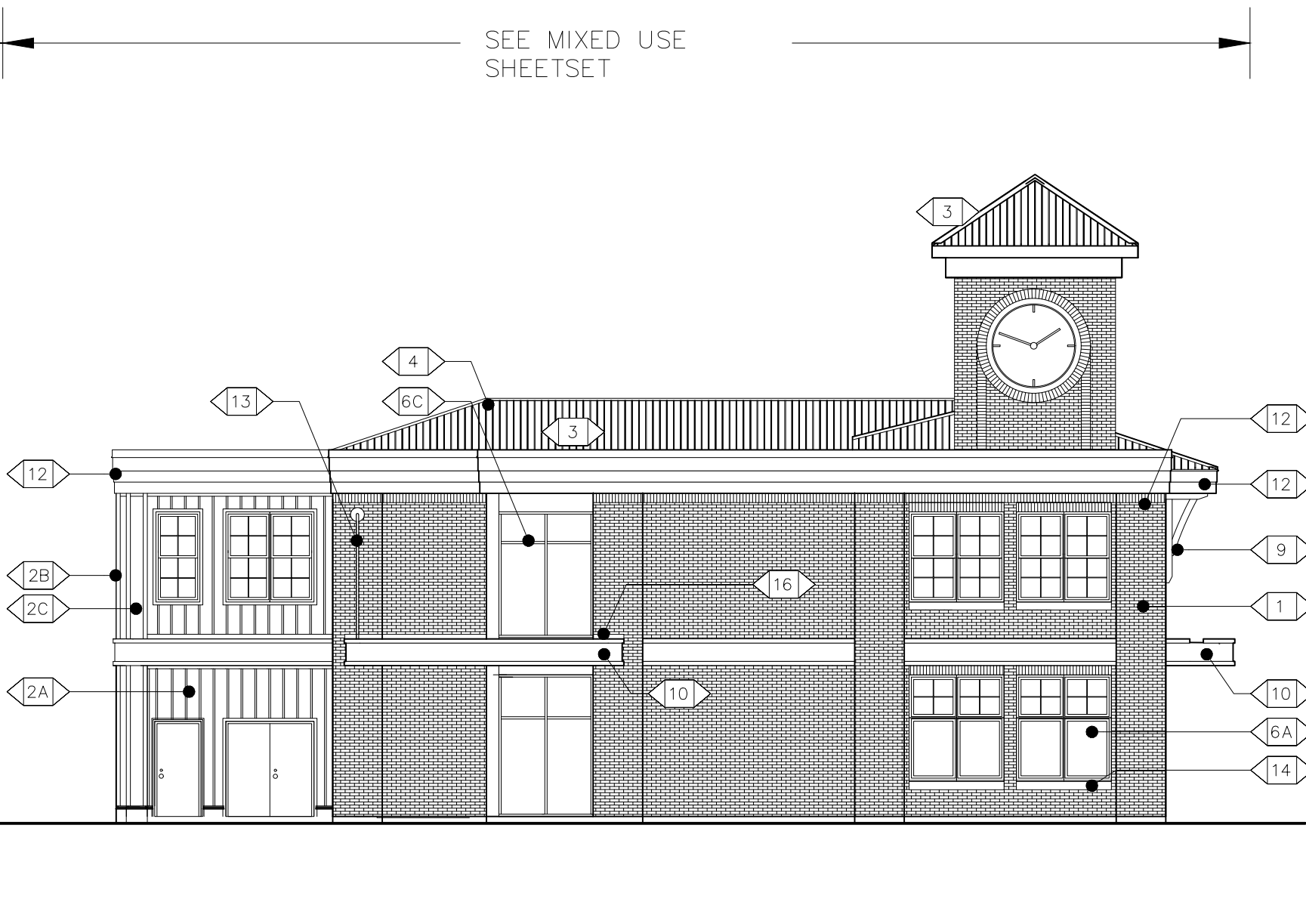
- 1 MASONRY VENEER
- 2A HANSEN WILLIAMSBURG MK2 MAX SIZE OR APPROVED EQ. GIBBER CEMENT BOARD & BATTEN SIDING
- 2B PREFINISHED FIBER CEMENT BOARD
- 2C JAMES HARDIE OR APPROVED EQ. PREFINISHED FIBER CEMENT BOARD
- 3 JAMES HARDIE OR APPROVED EQ. PREFINISHED HERITAGE RIB METAL ROOFING 20" SPACING, MARITIME GREY BY IDEAL ROOFING CO.
- 4 PREFINISHED METAL RIDGE VENT
- 5A PREFINISHED METAL FASCIA
- 6A ALUMINUM CLAD WINDOW
- 6B EXTRUDED VINYL WINDOW
- 6C ALUMINUM CURTAIN WALL
- 7 CEMENTITIOUS PARGING ON CONCRETE FOUNDATION
- 8 MECHANICAL EQUIPMENT
- 9 ROOF BRACKET
- 10 ROOF CANOPY
- 11 PREFINISHED METAL RAILING
- 12 PVC PARAPET MOULDING (SMOOTH FINISH) AZEK OR APPROVED EQ.
- 13 TIE ROD
- 14 PRECAST SILL
- 15 MASONRY SOLDIER
- 16 METAL FLASHING



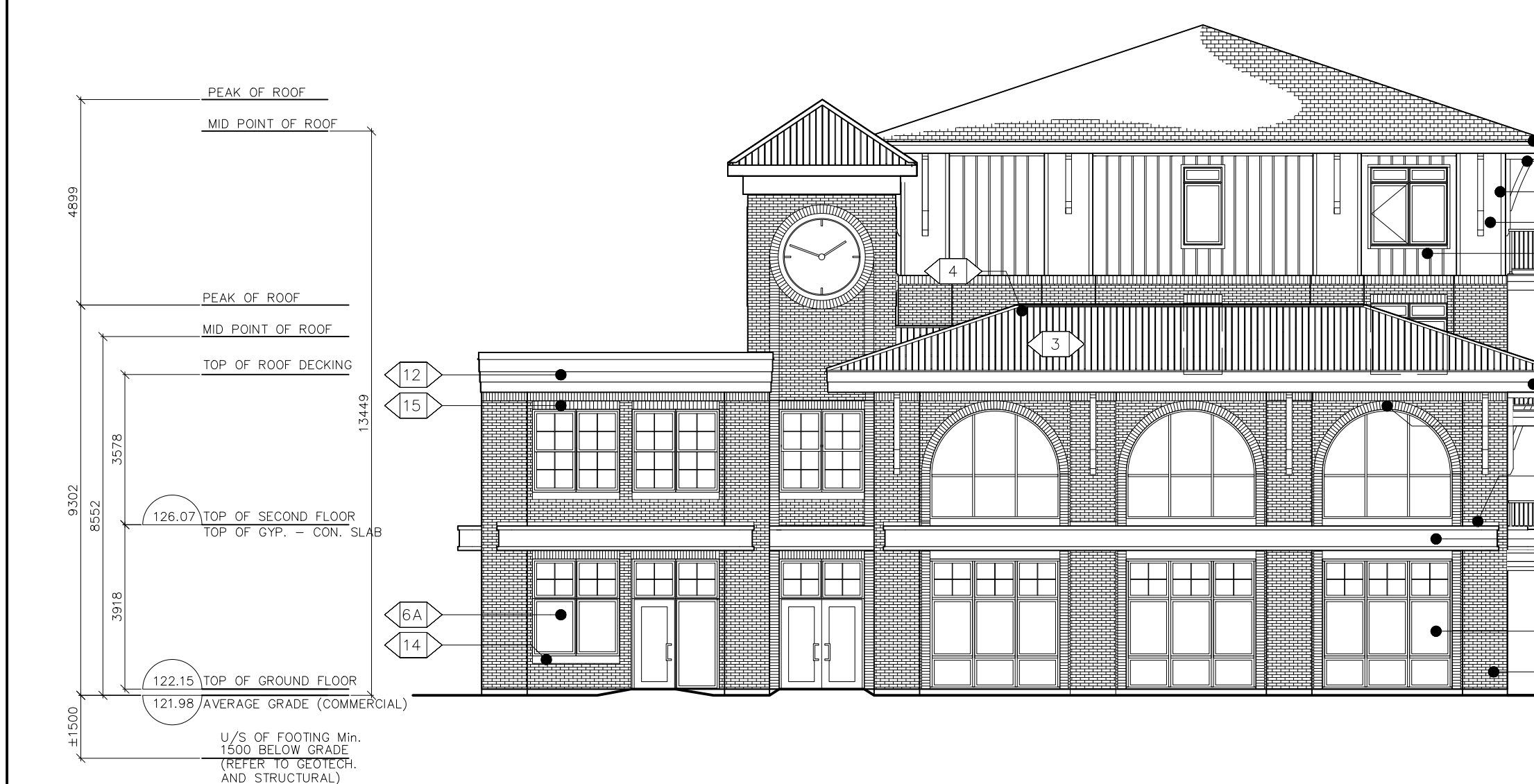
1 NORTH ELEVATION
A200
SCALE: 1:125



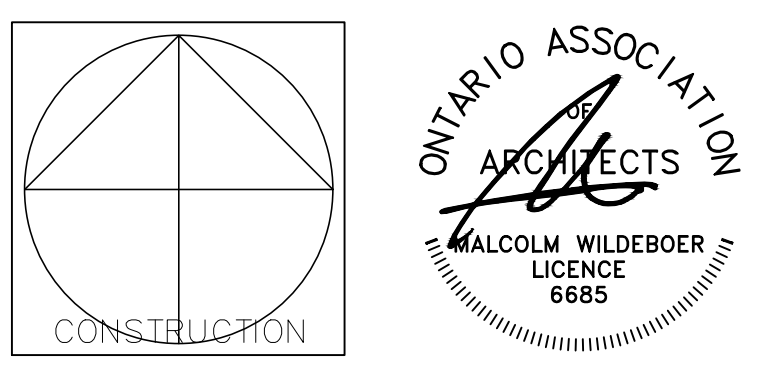
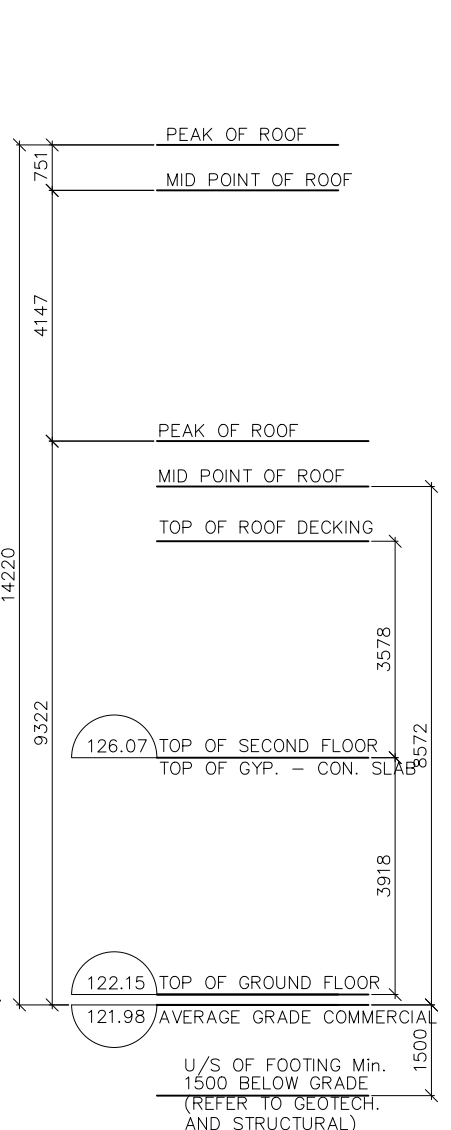
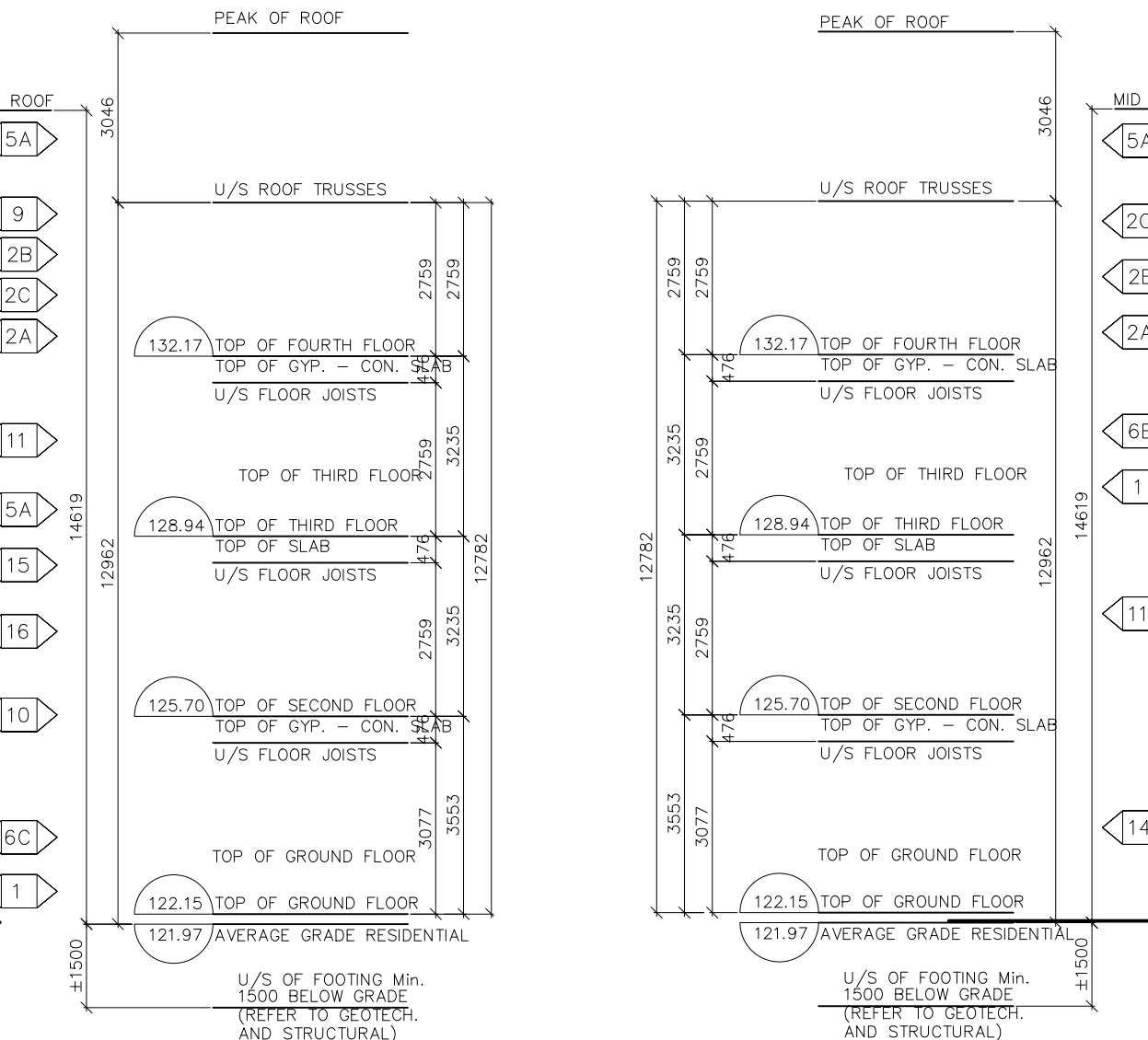
2 SOUTH ELEVATION: PARKING DRIVE AISLE
A200
SCALE: 1:125



4 WEST ELEVATION
A200
SCALE: 1:125



3 EAST ELEVATION: STITTVILLE MAIN STREET
A200
SCALE: 1:125



Vandenberg & Wildeboer
ARCHITECTS

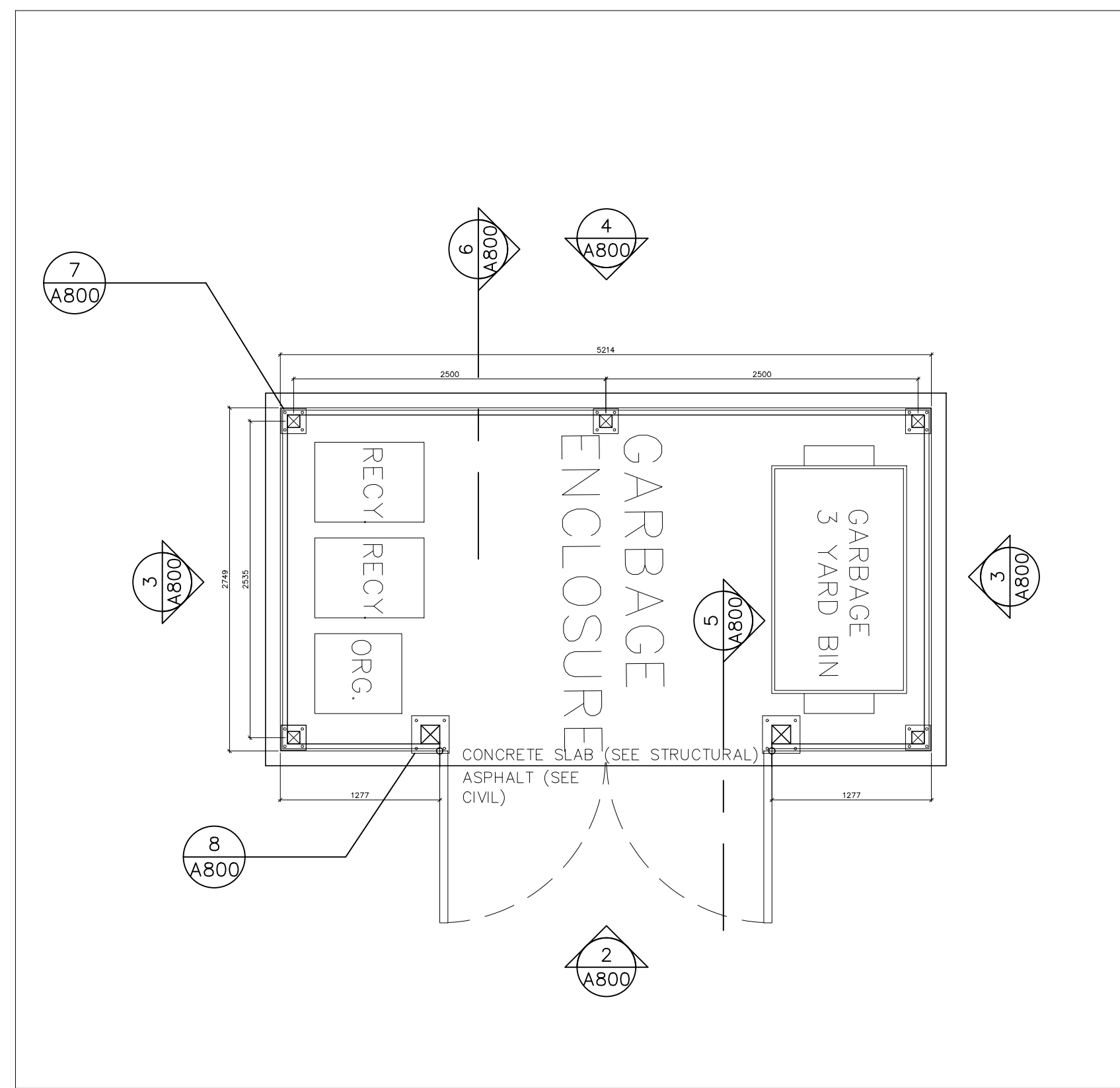
PROJECT TITLE
STITTVILLE STATION
1518-1524-1526 STITTVILLE MAIN STREET

DRAWING TITLE
BUILDING ELEVATIONS

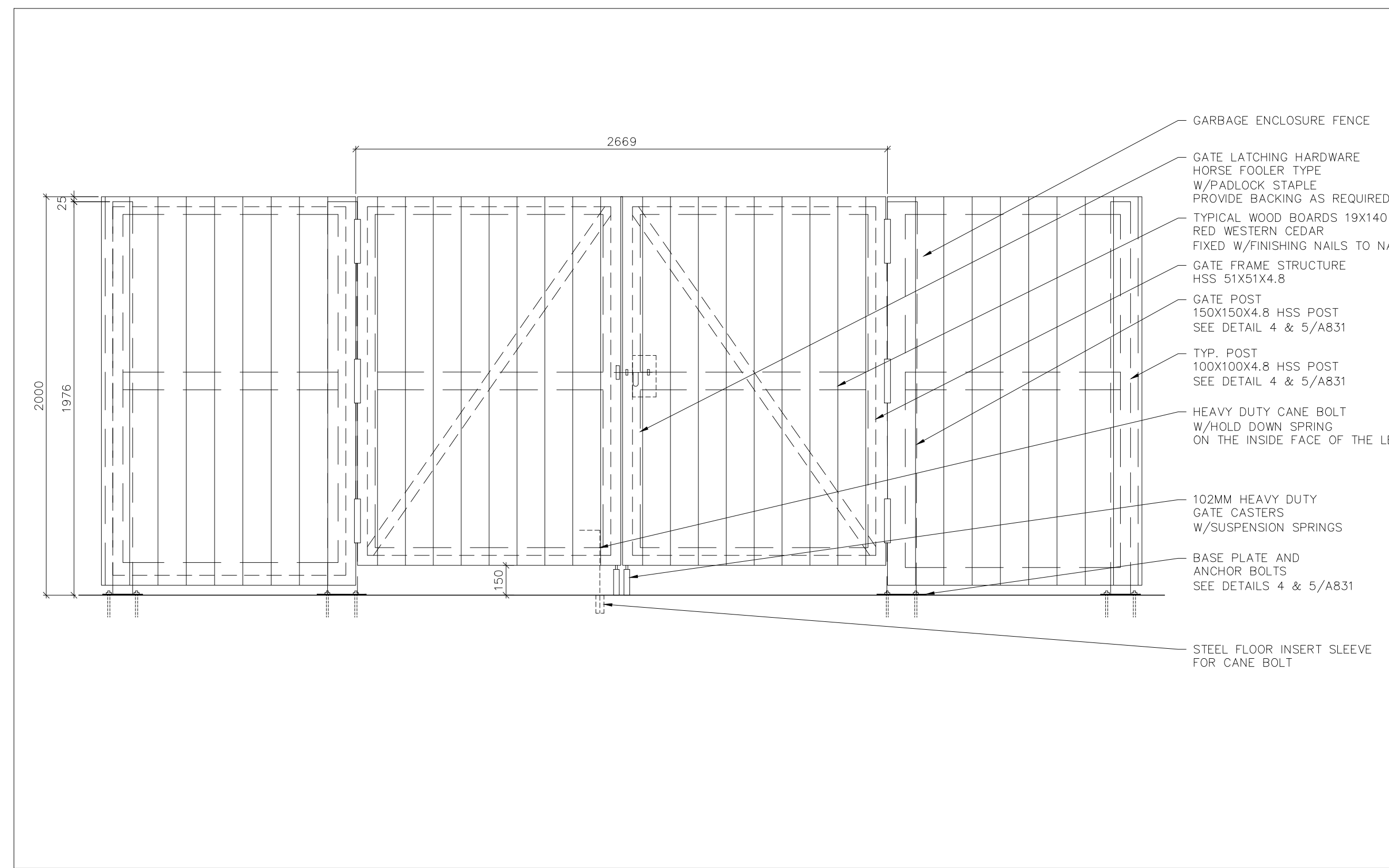
DESIGNED BY: MALCOLM WILDEBOER
DRAWN BY: JE
SCALE: AS SHOWN
PROJECT NO. 2306

DRAWING NO. **A200**

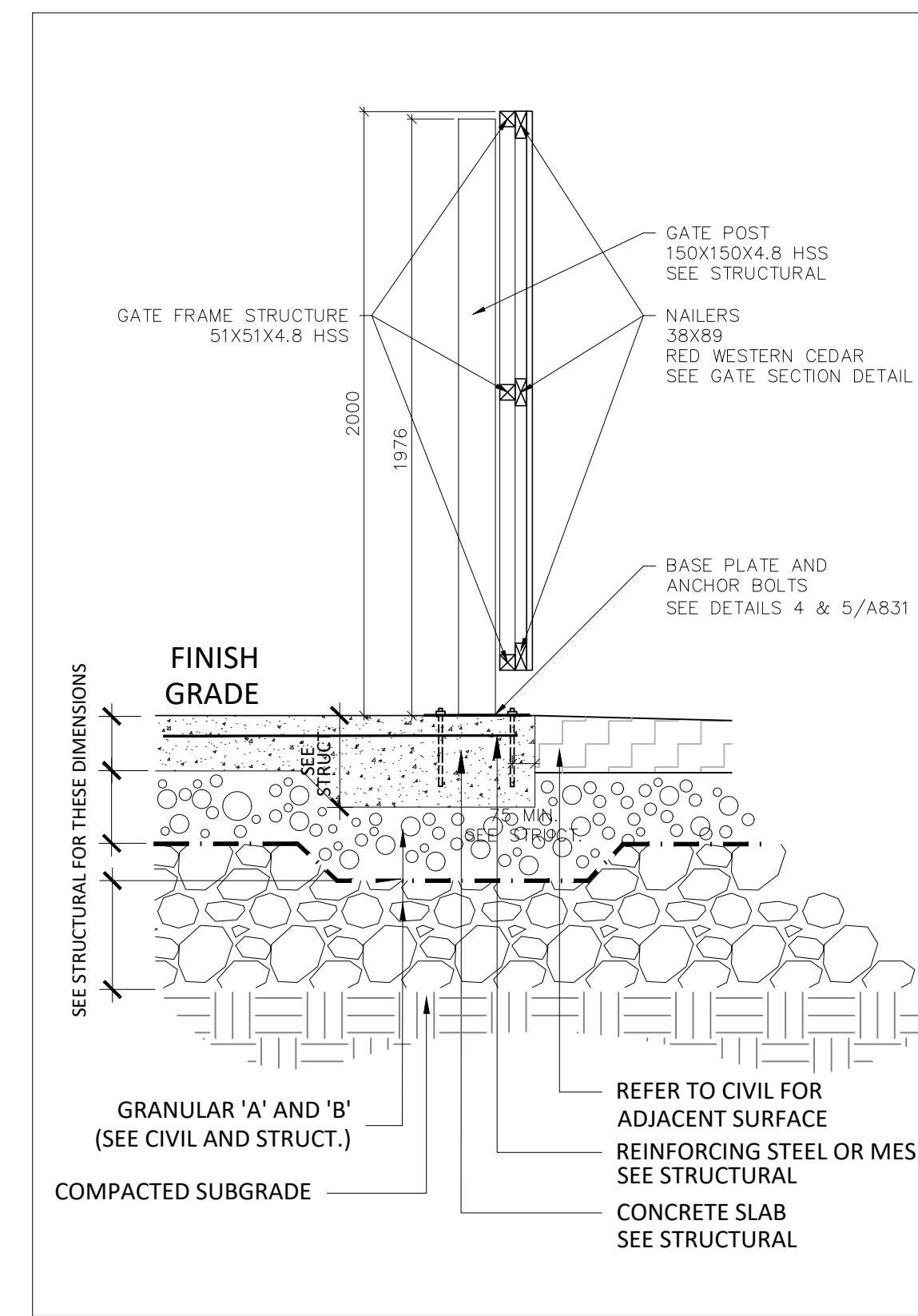
D07-12-24-0093 PLAN #19180



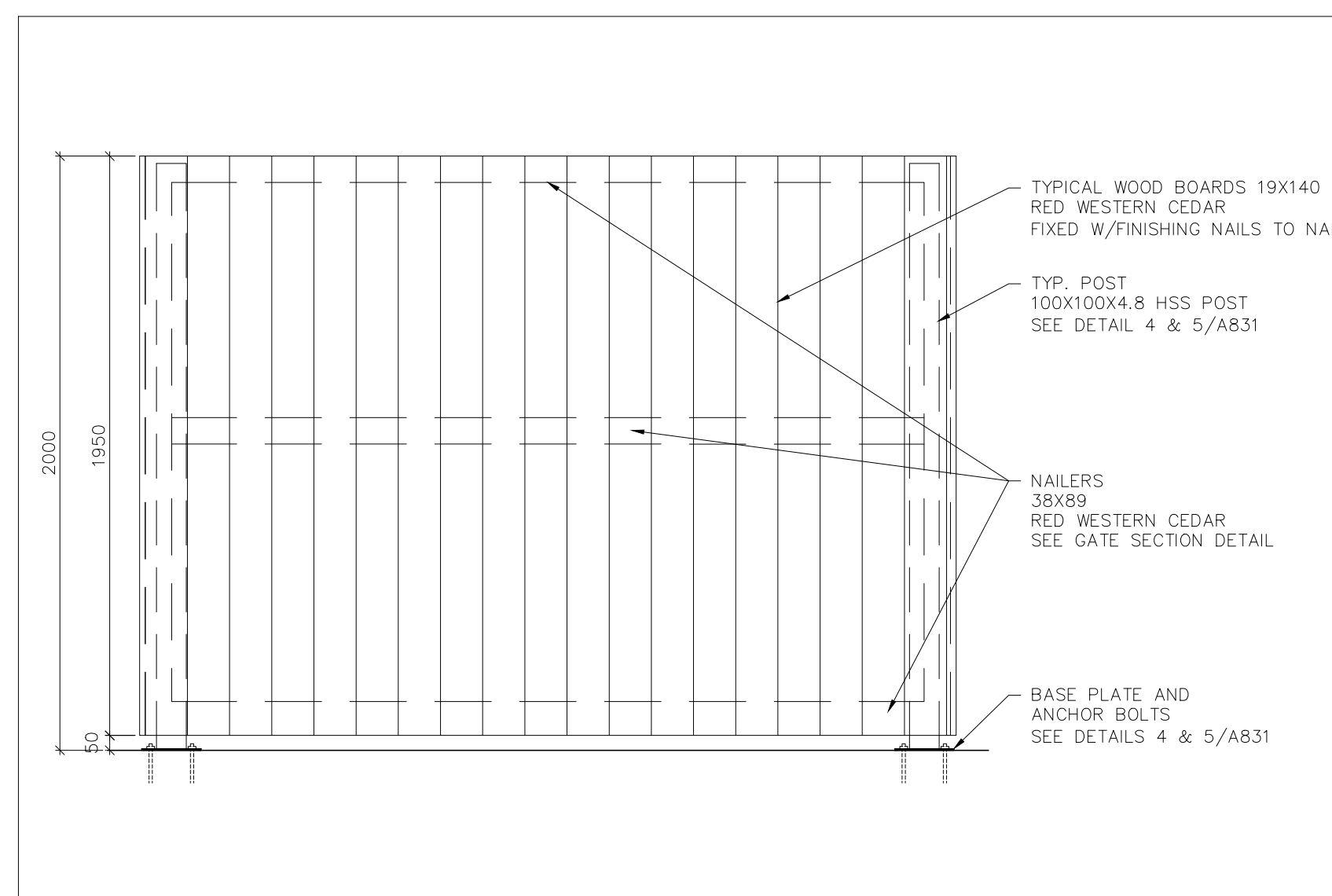
1 GARBAGE ENCLOSURE FLOOR PLAN
SCALE: 1:40



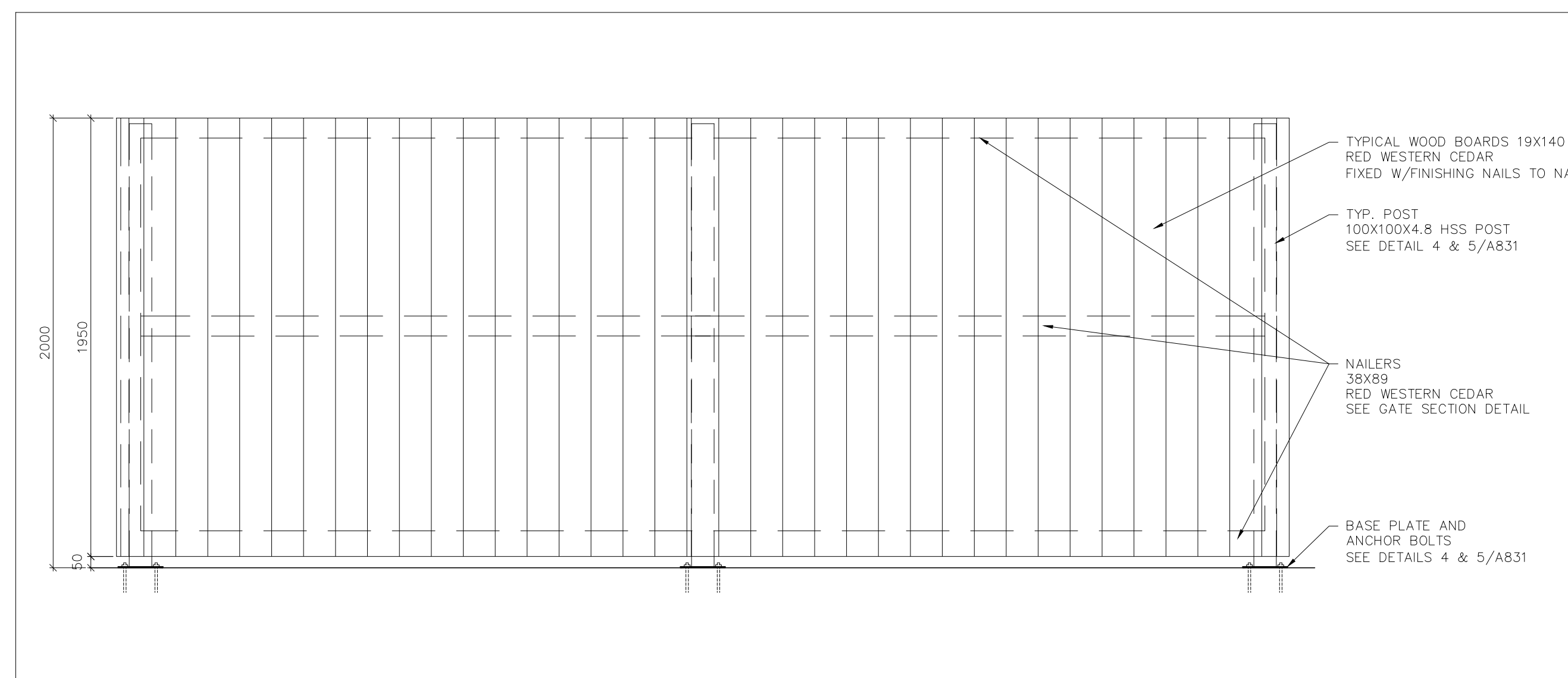
2 GATE VIEW - EAST ELEVATION
SCALE: 1:20



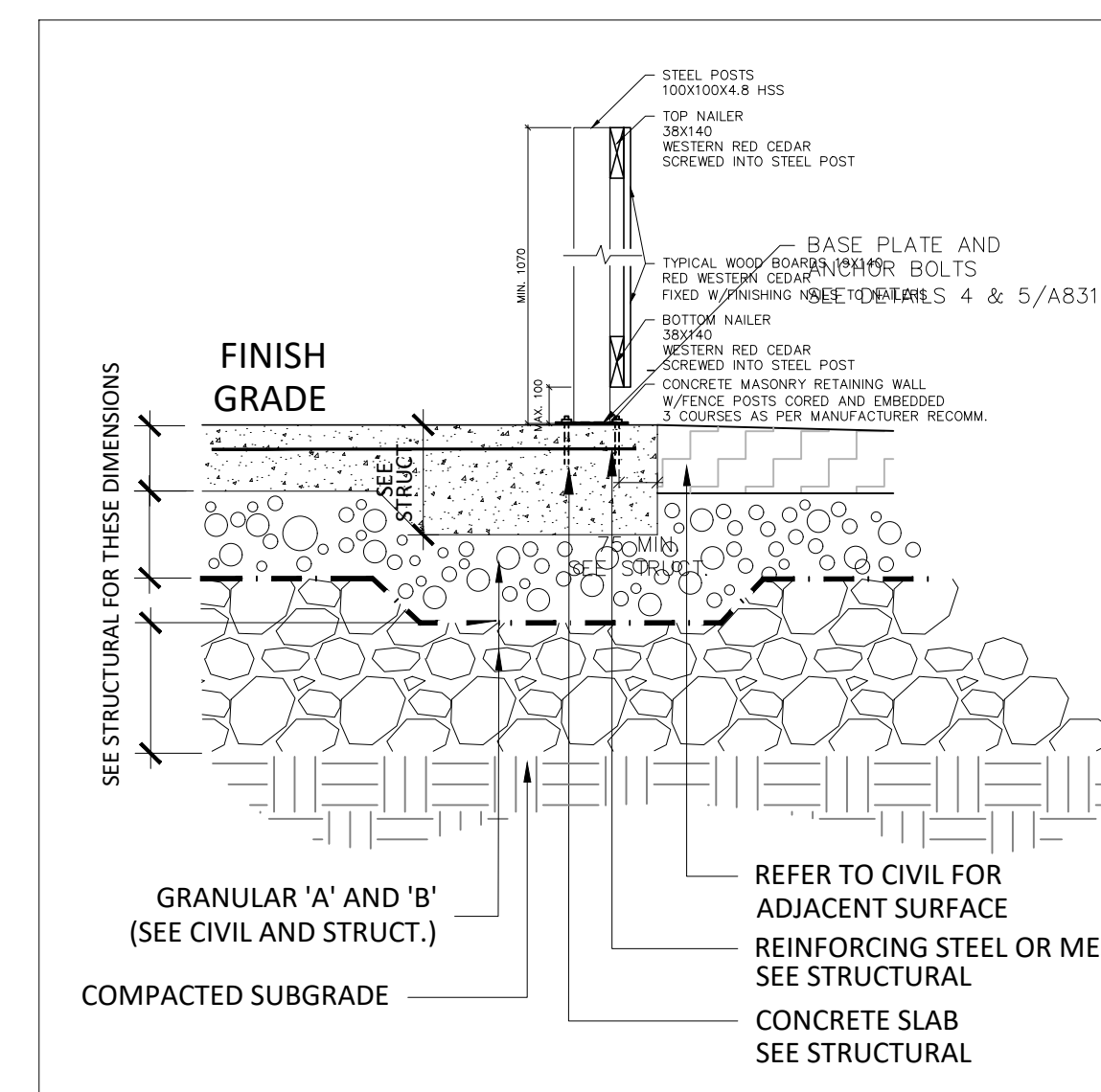
5 GARB. ENCL. GATE & GATE POST DETAIL
SCALE: 1:20



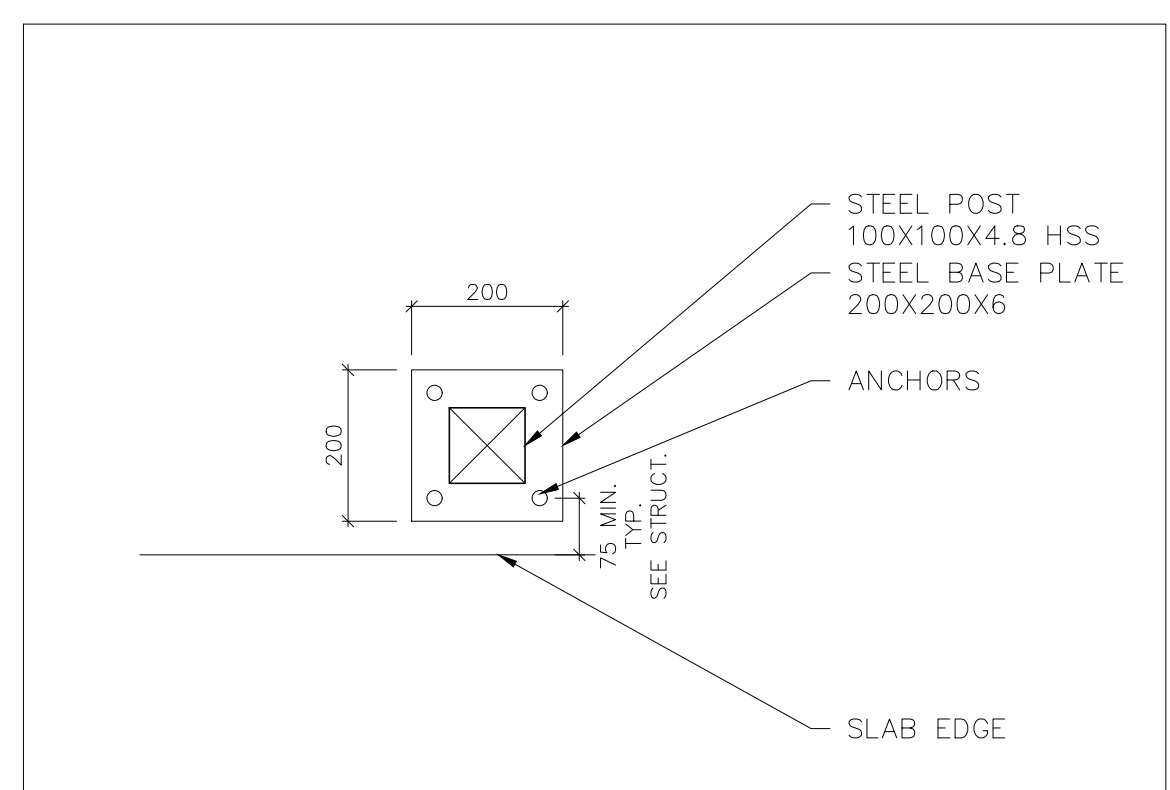
3 NORTH & SOUTH ELEVATION - FENCE VIEW (FROM OUTSIDE)
SCALE: 1:20



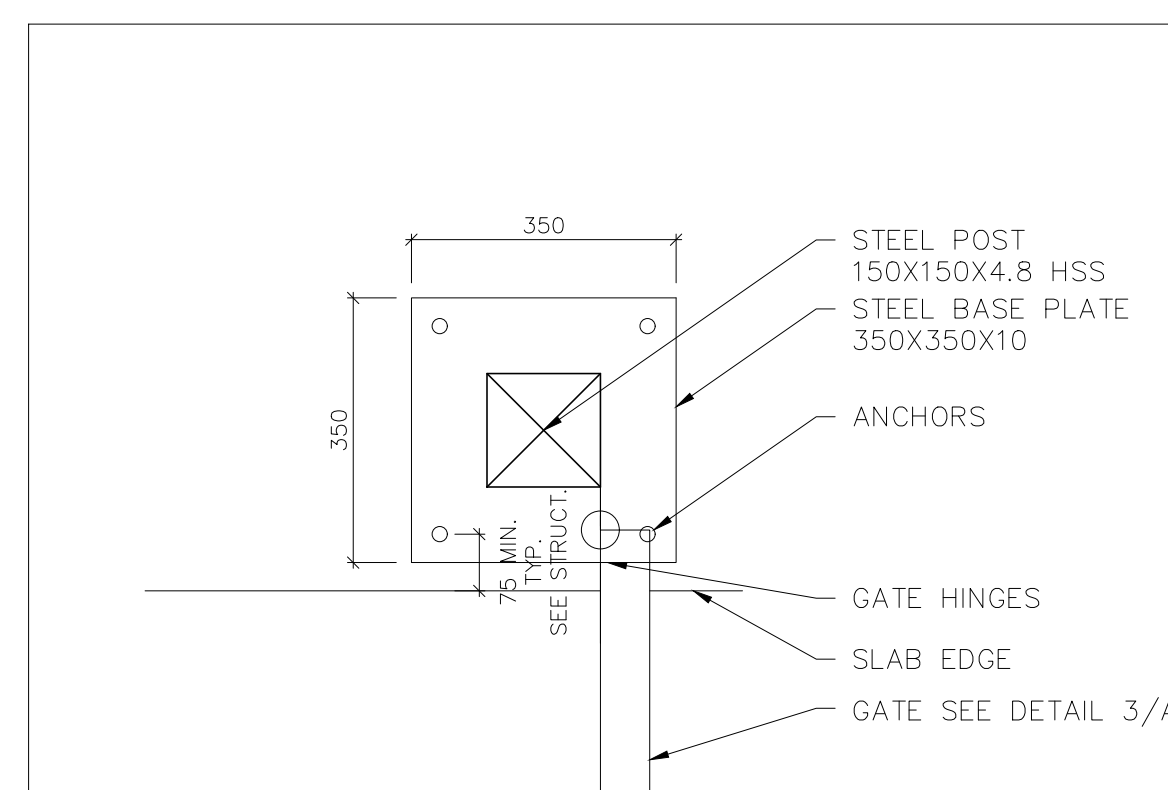
4 WEST ELEVATION - FENCE VIEW (FROM OUTSIDE)
SCALE: 1:20



6 GARB. ENCL. FENCE DETAIL
SCALE: 1:10

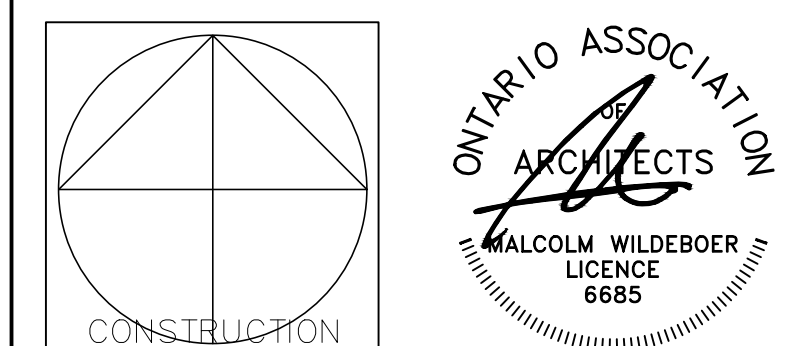


7 BASE PLATE DETAIL
SCALE: 1:10



8 BASE PLATE DETAIL
SCALE: 1:10

#	REVISION	DATE
1	ISSUED FOR REVIEW	01-02-24
2	ISSUED FOR SITE PLAN	16-02-24
3	ISSUED FOR CO-ORDINATION	21-02-24
4	ISSUED FOR CO-ORDINATION	04-03-24
5	ISSUED FOR CO-ORDINATION	21-03-24
6	ISSUED FOR CO-ORDINATION	24-04-24
7	ISSUED FOR SITE PLAN	24-05-03
8	ISSUED FOR PERMIT	24-05-30
9		
10		



Vandenberg & Wildeboer
A.R.C.H.I.T.E.C.T.S

PROJECT TITLE
STITTSVILLE STATION
1518-1524-1526 STITTSVILLE MAIN STREET

DRAWING TITLE
GARBAGE GATE AND FENCE DETAILS

DESIGNED BY: MALCOLM WILDEBOER
DRAWN BY: JE
START DATE: AS SHOWN
PROJECT NO. 2306

SCALE: AS SHOWN

DRAWING NO. **A820**

D07-12-24-0093 PLAN #19180