



SUBJECT PROPERTY AT 1518-1524-1526 STITTSVILLE MAIN STREET CONSISTS OF PARCELS PIN. 04446-1658, PIN. 04446-0338, and 04446-0240.

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) | | |
| 1) at all other cases | 10 | 21.65 |
| 2) at other cases | 10 | 14.95 |
| Building Height (m) | | |
| i) minimum | 6.7 | 14.95 |
| j) maximum | 15m / 4 storeys | 4 storeys |
| Minimum width of landscape (m) | No minimum | 1.5 |

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 |
| Deepling Units: | 27 |

Parking Requirements
Table 101 - Min. Parking Space Rates

| Area C (on Schedule 1A) | Required | Provided |
|---------------------------------------|--|----------|
| Restaurant and Kitchen (Ground Floor) | 10 per 100 m ² of G.F.A. | |
| Parking - required(*) | ± 17.6 spaces | |
| Office (First Floor) | ± 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 | |
| Parking - Adjusted for Shared Parking | 27.0 spaces | |

Exceptions:
(*) per Zoning By-Law Provision 197(14).
(**) per Zoning By-Law Provisions 100(B)(b) & By-law No. 2008-250
(†) per Zoning By-Law Provisions 111(13)

| | Required | Provided |
|---|---------------|-----------|
| Total Parking(**) | 59.4 spaces | 67 spaces |
| ...underground | 0 | 0 |
| ...at grade | 59.4 spaces | 67 spaces |
| Min. Number of Spaces for Persons with Disabilities | 1 (for 20-99) | 4 spaces |
| Required Type A (Van) | 2 spaces | 2 spaces |
| Required Type B | 2 spaces | 2 spaces |

Visitor Parking Requirements
Table 102 - Minimum Visitor Parking

| | |
|---------------------------------|------------------|
| Dwelling, Low-Rise and 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

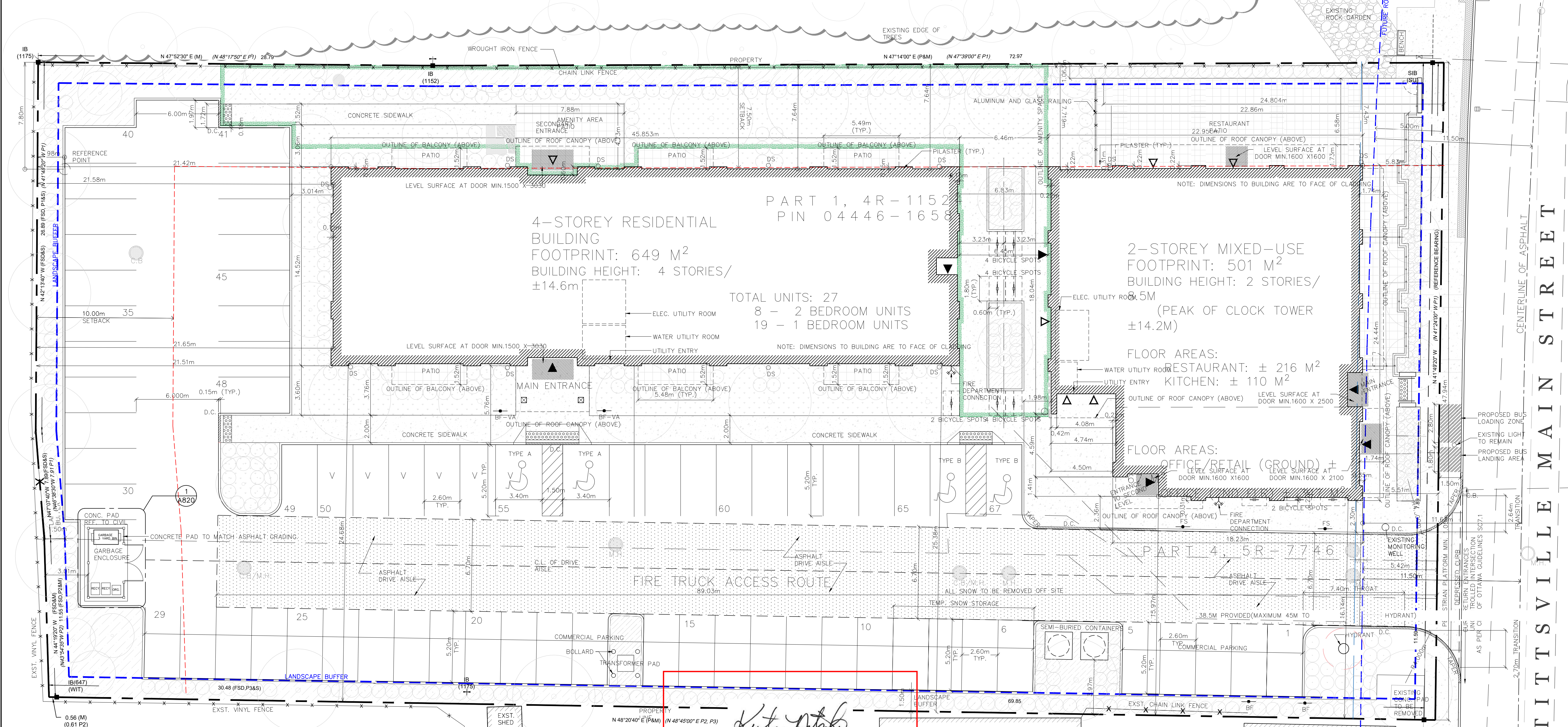
| | |
|-------------------------------------|-----------------------------|
| Non-Residential Uses (Ground Floor) | 0 (350-999 m ²) |
| Office (Second Floor) | 0 (350-999 m ²) |

Amenity Area Requirements
Table 137 - Total Amenity Area

| | Required | Provided |
|-----------------------|--|---|
| Dwelling amenity area | 6m ² per dwelling unit required | 27 units x 8.30m ² = 224.10m ² Total Amenity Provided |
| Communal amenity area | 0 | 144m ² x 50% = 72m ² required 503.2m ² provided at grade = 727.3m ² Total Communal Provided |

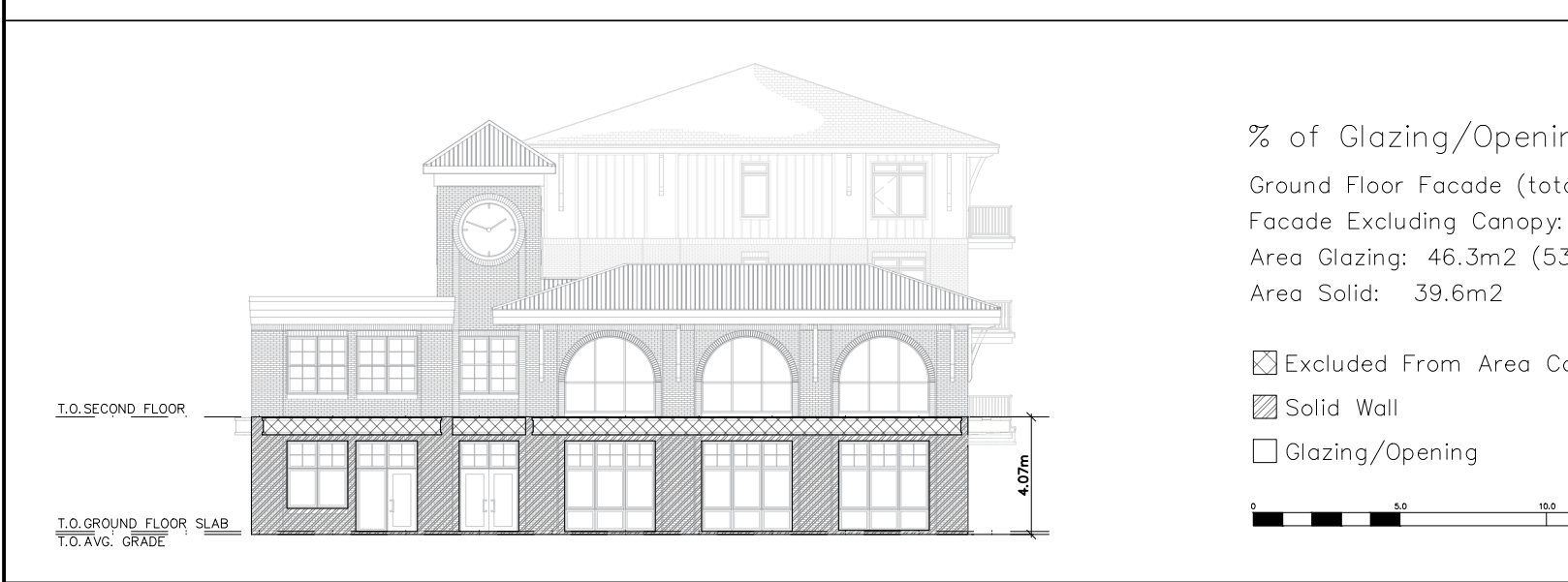
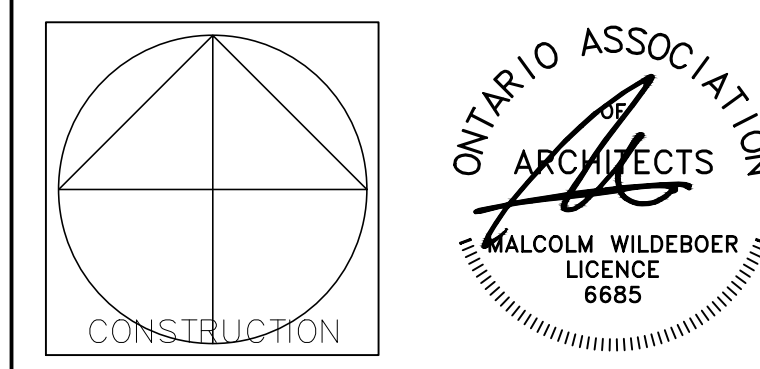
EXISTING #1510 STITTSVILLE MAIN STREET

- 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 600/600
 - PATIO 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

| | |
|-------------------|--|
| 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 |



% 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

Kersten Nitsche, MCIP RPP
 MANAGER (A), DEVELOPMENT REVIEW WEST
 PLANNING, DEVELOPMENT AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Kersten Nitsche at 2:13 pm, Jan 28, 2025

EXISTING #1530 STITTSVILLE MAIN STREET
 1 STOREY BUILDING (VINYL SIDING)

EXISTING #1528 STITTSVILLE MAIN STREET
 2 STOREY BUILDING (SIDING)

Vandenberg & Wildeboer
 ARCHITECTS

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

DRAWING TITLE
 SITE PLAN

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

DRAWING NO. **A001**

D07-12-24-0093 PLAN #19180