



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)		
1) minimum	No minimum	5.86
i) maximum	3	
Interior Side Yard Setback (m)		
1) minimum	7.5	7.5
i) maximum	N/A	
Rear Yard Setback (m)		
2) at all other cases	10	21.65
Building Height (m)		
1) minimum	6.7	14.95
i) maximum	15m / 4 storeys	4 storeys
Minimum width of landscape (m)	No minimum	1.5

Site Statistics

Building Area/Footprint	1,148 m ²
Gross 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

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)	± 17.6 spaces
Parking - required(*)	± 17.6 spaces
Office (First Floor)	± 0 spaces *
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)	Adjusted for Shared Parking
Parking - required	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 (Ground Floor)	0.2 per dwelling
Parking - required	5.4 spaces

Amenity Area Requirements
Table 137 - Total Amenity Area

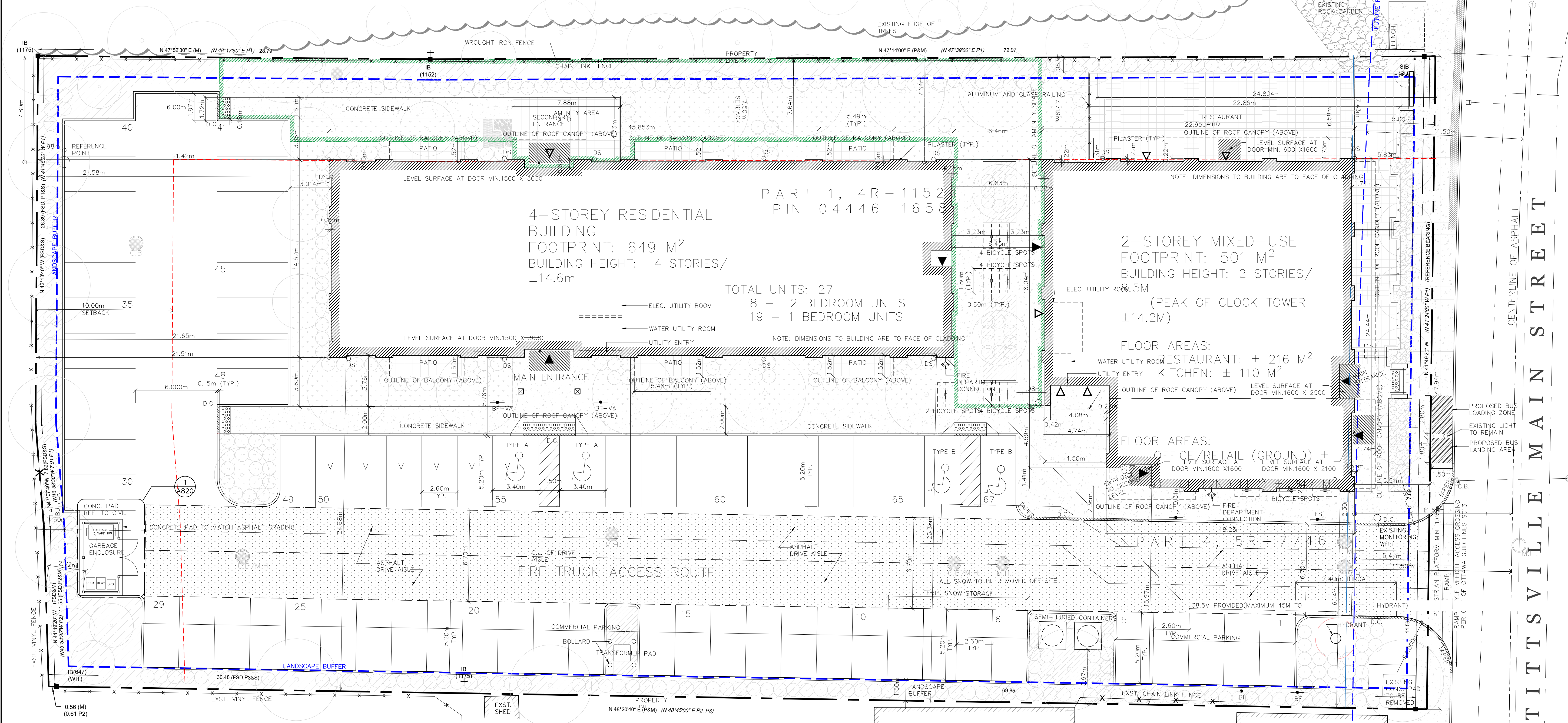
	Required	Provided
Dwelling amenity area	6m ² per dwelling unit required	27 units x 8.30m ² = 224.10m ² Total Amenity Provided
Communal amenity area	Min. 50% of required total amenity area	144m ² x 50% = 72m ² required 727.3m ² Total Communal Provided

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)

General Notes

- Site plan is based on the plan of survey (REF. No. 328-10-COLUBOR, JOB No. A415000) prepared by Fairhall, Moffatt & Woodland Limited dated April 16, 2020. Refer to legal survey for site specific legal information.
- 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.



% of Glazing/Openings on Ground Floor

Ground Floor Facade (total)	99.5m ²
Facade Excluding Canopy	85.9m ²
Area Glazing	46.3m ² (53.9%)
Area Solid	39.6m ²

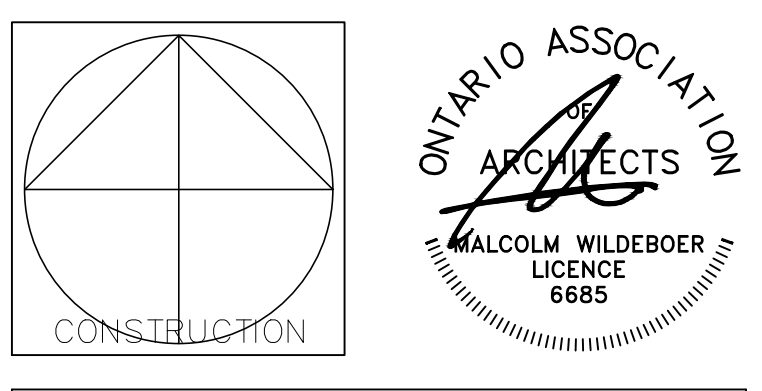
Excluded From Area Calculation.
 Solid Wall
 Glazing/Opening

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 PATIO SPLASH PAD
- PATIO GAP AND GRATE IN CONCRETE SIDEWALK AT DOWNSPOUT LOCATION (REFER TO CIVIL)
- CATCH BASIN (C.B.) (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, NG
START DATE: AS SHOWN
SCALE: AS SHOWN
PROJECT NO. 2306

DRAWING NO. **A001**