

**ZONING INFORMATION**

**ZONE DESIGNATION**

TM H(15) - TRADITIONAL MAINSTREET ZONE (Sec.197-198)

**PLANNED UNIT DEVELOPMENT REQUIREMENTS:**

MIN. LOT WIDTH REQUIRED: No minimum  
 MIN. LOT AREA REQUIRED: No minimum  
 LOT AREA PROVIDED: 450.20 S.M.4,845.91 SQ.F.

ANY PART OF BUILDING ABOVE 15M, FOR WHICH A MIN. FRONT YARD SETBACK OF 2M MUST BE PROVIDED; AND IN THE CASE OF HYDRO POLE, THE SETBACK MAY BE 2M, AND FROM A HIGH VOLTAGE POWER LINE, THE SETBACK MAY BE 5M FOR THE PORTION OF THE BUILDING AFFECTED BY THE HIGH VOLTAGE POWER LINE.

MAX. BUILDING HEIGHT: 15.0m  
 PROVIDED BUILDING HEIGHT: 16.65 m (T.O. ROOF MEMBRANE)

MAX. FRONT YARD SETBACK: 2.0M  
 PROVIDED FRONT YARD SETBACK: 2.8M

PROVIDED HIGH VOLTAGE POWER LINES SETBACK : 5.0M

REQUIRED MIN. REAR YARD SETBACK: 7.5m ABUTTING A RESIDENTIAL ZONE  
 ANGULAR PLAIN ABOVE 15 M

PROVIDED REAR YARD SETBACK:4.40 M FOR GROUND TO FIFTH STOREY (SEE PLA  
 PROVIDED REAR YARD SETBACK: 0.9M FOR SINGLE STOREY ACCESSORY BUILDIN

REQUIRED CORNER SIDE YARD SETBACK: 3M UP TO 15M,  
 ADDITIONAL 2M SETBACK FOR ADDITIONAL HEIGHT ABOVE 15M  
 PROVIDED CORNER SIDE YARD SETBACK 0.0M  
 PROVIDED CORNER SIDE YARD SETBACK AT 14.0M ABOVE GRADE: 0.5M

REQUIRED INTERIOR SIDE YARD SETBACK: 0M  
 PROVIDED INTERIOR SIDE YARD SETBACK: 0.3M

MAX. FLOOR SPACE INDEX: No maximum

**PARKING REQUIREMENTS**

RESIDENTIAL: NO PARKING REQUIRED FOR 12 DWELLING UNITS OR LESS  
 RETAIL: NO PARKING REQUIRED UPTO 150 SQ M PER CRU

**DEVELOPMENT INFORMATION**

**PROPOSED DEVELOPMENT: COMMERCIAL**

RETAIL 1 - 72.07 sq.m. - NO PARKING REQUIRED  
 RETAIL 2 - 48.16 sq.m. - NO PARKING REQUIRED  
 RETAIL 3 - 56.99 sq.m. - NO PARKING REQUIRED  
 GROUND FLOOR G.F.A.: 180.87 sq.m.

**RESIDENTIAL:**

PROPOSED G.F.A., FLOOR 2ND: 190.92 sq.m.  
 PROPOSED G.F.A., FLOOR 3RD: 175.44 sq.m.  
 PROPOSED G.F.A., FLOOR 4TH: 175.44 sq.m.  
 PROPOSED G.F.A., FLOOR 5TH: 161.59 sq.m.  
 RESIDENTIAL G.F.A.: 703.39 sq.m.

**GRAND TOTAL BUILDING G.F.A.: 884.26 sq.m.**

PROPOSED NUMBER OF UNITS: 12  
 FLOOR 2 : 3 UNITS / FLOOR (2-1 BEDROOM, 1-2 BEDROOM)  
 FLOOR 3 : 3 UNITS / FLOOR (3 - 1 BEDROOM)  
 FLOOR 4 : 3 UNITS / FLOOR (3 - 1 BEDROOM)  
 FLOOR 5 : 3 UNITS / FLOOR (3 - 1 BEDROOM)  
 TOTAL UNITS: 12 (11 - 1 BEDROOM, 1- 2 BEDROOM)

PROPOSED PARKING:  
 RESIDENTIAL: 0 STALLS  
 RETAIL: 0 STALLS

PROPOSED BICYCLE PARKING:  
 BICYCLE STALLS REQUIRED: 12 UNITS X .5 STALLS/UNIT = 6 STALLS  
 BICYCLE STALLS PROVIDED: 12 STALLS

**AMENITY AREA CALCULATIONS - PROPOSED:**  
 CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008,  
 SECTION 137 - AMENITY AREA

**AMENITY AREA REQUIRED**  
 12 UNITS @ 6.0 sq.m./unit: 72.0 sq.m.

**AMENITY AREA PROVIDED**  
 TOTAL AREA PROVIDED: 72.0 sq.m.  
 COMMON AMENITY AREA PROVIDED: 36.0 sq.m.

ALL INFORMATION TAKEN FROM  
 SURVEYOR'S REAL PROPERTY REPORT  
**PART 1** Plan of  
**LOT 2**  
**REGISTERED PLAN M-62**  
**CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

**PART 2**  
 THIS PLAN MUST BE READ IN CONJUNCTION WITH  
 SURVEY REPORT DATED: November 19th, 2014

THIS DRAWING MUST NOT BE SCALED.  
 THE CONTRACTOR SHALL VERIFY ALL LEVELS, DATUMS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED TO VINCENT COLIZZA ARCHITECT INC. IMMEDIATELY.  
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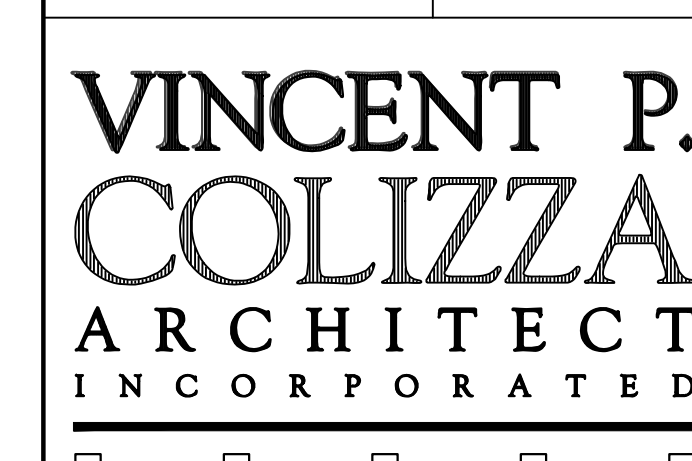
No.	REVISION DESCRIPTION	DATE	CHKD
2	REVISIONS	22MAR17	VPC
1	ISSUED FOR REVIEW	DEMAR17	VPC
	REVISION DESCRIPTION	DOMTHY	??

**REVISIONS**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.  
**DO NOT SCALE THE DRAWINGS**

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.

DATE
-
DRAWN B.R.
DATE 2016-07-29
CHECKED V.P.C
DATE PRINTED 2017-03-06



MIXED USE DEVELOPMENT  
 667 BANK STREET  
 OTTAWA, ON

DWG. TITLE SITE PLAN
SCALE 1:100
DWG. NO. SP-0
PROJ. NO. 1414

1 SITE PLAN  
 SCALE 1:100

Metric  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048