

Plan of Survey

Block 102
Registered Plan 4M-796
City of Ottawa

Survey Prepared By:
Annis, O'Sullivan, Vollebakk Ltd.

Dated:
26 February 2019

City of Ottawa - Zoning By-law 2008-250

	Required	Provided
Zoned	LC [2127]	
Min. Lot Area	-	9517.06 sq.m
Min. Lot Width	-	106.00 m
Min. Front Yard Setback	3.00 m	6.00 m
Min. Rear Yard Setback	7.50 m	12.31 m
Min. Interior Yard Setback	5.00 m	5.88 m
	5.00 m	9.31 m
Max. Building Height	12.50 m	7.646 m (New Bldg.) 6.10 m (Existing 2900) 5.49 m (Existing 2910)
Max. Floor Space Index	-	0.29
Min. Landscape Width - Abutting Street	3.00 m	4.20 m
Min. Parking Lot Landscape Area	15% OF PARKING AREA (4738.51) 710.78 sq.m	46.63% 2209.88 sq.m
Min. Parking Lot Landscape Buffer - Front (NNE) Yard	3.00 m	4.20 m
Min. Parking Lot Landscape Buffer - Right (SSE) Yard	3.00 m	2.90 m (Existing)
Min. Parking Lot Landscape Buffer - Left (WSW) Yard	3.00 m	2.80 m (Existing)
Min. Parking Lot Landscape Buffer - Rear (WSW) Yard	3.00 m	6.00 m (Existing)
Min. Vehicle Parking Spaces	95	110
Min. Total Handicap Vehicle Parking Spaces	4	6 2 Existing / 4 New
Min. Handicap Vehicle Parking Spaces - Type A	2	2
Min. Handicap Vehicle Parking Spaces - Type B	2	2
Min. Bicycle Parking Spaces	7	8
Garbage Enclosure		
Min. Setback - From Lot Line Abutting Street	9.00 m	83.20 m (Existing)
Min. Setback - From Lot Line - Right Yard	3.00 m	51.33 m (Existing)
Min. Setback - From Lot Line - Left Yard	3.00 m	47.67 m (Existing)
Min. Setback - From Lot Line - Rear Yard	3.00 m	2.90 m (Existing)
Min. Height of Opaque Screen	2.00 m	3.35 m (Existing)

Parking Calculations

	Area (sq.m)	Vehicle Parking Rate	Required Vehicle Spaces	Bicycle Parking Rate	Required Bicycle Spaces
Existing Building - 2900 Woodroffe	1718.30	3.6 / 100	61.86	1 / 500	3.44
Existing Building - 2910 Woodroffe	616.73	3.6 / 100	22.20	1 / 500	1.23
New Building - ReMax (office)	467.28	2.4 / 100	11.21	1 / 250	1.87
Total Parking Spaces Required			95.27 95		6.54 7

Site & Building Areas

Lot Area	9517.06 sq.m
Existing Building Area - 2900 Woodroffe	1718.30 sq.m
Existing Building Area - 2910 Woodroffe	616.73 sq.m
New Building Area	233.64 sq.m
Parking Lot Paved Area	4738.51 sq.m
Landscape Area	2209.88 sq.m
Site Gross Floor Area	2802.31 sq.m

Notes:

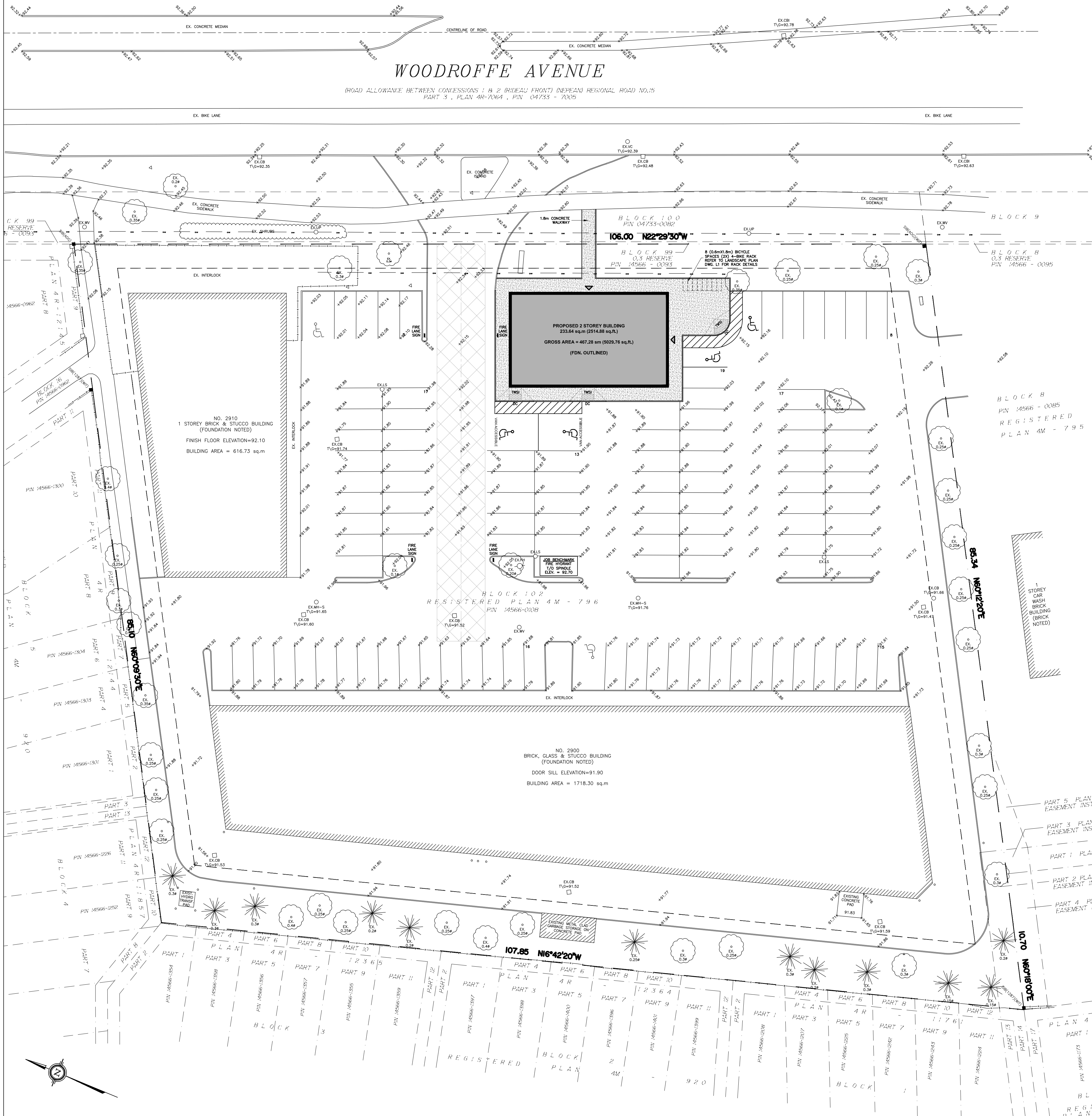
- New office building will use the existing waste management area located behind building #2900 Woodroffe.
- During the winter months snow will be removed. Snow storage will not occur on site.



LILY XU, MCIP, RPP
(A) MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

By Lily Xu at 2:34 pm, Sep 03, 2019



1 SITE PLAN
SP-01 SCALE = 1:250

OWNER
Woodroffe Square Inc.
1280 Baseline Road, Suite 201
Ottawa, Ontario, K2C 0A9

CLIENT
C. Fleming Developments Ltd.
1280 Baseline Road, Suite 200
Ottawa, Ontario, K2C 0A9

11			
10			
09			
08			
07			
06			
05			
04	SPC COMMENTS #2	PE	2019.08.16
03	SPC COMMENTS	PE	2019.07.15
02	FINAL REVIEW	PE	2019.05.06
01	FOR REVIEW	PE	2019.04.17
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTANTS

PLANNER
Lloyd Phillips & Associates Ltd.
1827 Woodward Drive #109
Ottawa, ON., K2C 0P9

SURVEYOR
Annis, O'Sullivan, Vollebakk Ltd.
14 Concourse Gate #500
Ottawa, ON., K2E 7Y1

CIVIL
IBI Group
333 Preston Street #400
Ottawa, ON., K1S 5N4

LANDSCAPE
Gino J. Aiello Landscape Architect
50 Camelot Drive
Ottawa, ON., K2G 5X8

SITE PLAN
P-Squared Concepts Inc.
739 Ridgewood Avenue #201
Ottawa, ON., K1V 6M8

ARCHITECTURAL
Peter Mansfield Architect
122 Bridge Street
Almonte, ON., K0A 1A0

P² concepts
739 RIDGEWOOD AVE., UNIT 201
OTTAWA, ONTARIO, K1V 6M8

DESIGNED BY:
P.E.

DRAWN BY:
P.K.

APPROVED BY:
P.E.

PROJECT
PROPOSED
COMMERCIAL DEVELOPMENT
2900-2910 WOODROFFE AVE.
OTTAWA, ONTARIO

DRAWING TITLE
SITE PLAN

PROJECT NO.
328

DATE
APRIL 2019

SP-01