



BLOCK 170  
PIN 04510-0292  
REGISTERED PLAN 4M-1413

10 7.5 5 2.5 0 5 10  
METRES

GENERAL NOTES:		ZONING:	PARKING, QUEUING AND LOADING PROVISIONS:	DRAWING LEGEND:	LANDSCAPE PROVISIONS PLAN:	KEY PLAN:
1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS. 2. FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.		PART 10 - MIXED USE / COMMERCIAL ZONES ZONE LC7(411) - LOCAL COMMERCIAL ZONE			(N.T.S.)	(N.T.S.)
<b>SITE + BUILDING DATA</b>  SITE AREA: 7,637.69m <sup>2</sup> GROSS FLOOR AREA <sup>1</sup> : 2,136.9m <sup>2</sup> BUILDING HEIGHT(S): 7.214m GROSS LEASABLE AREA <sup>2</sup> : 2,084.5m <sup>2</sup>		<b>ZONING PROVISIONS:</b> LC - (SECTION 189 & 300) MINIMUM LOT AREA: 1411 ADDITIONAL USES AND A CONVENIENCE STORE: 4,000m <sup>2</sup> OTHER NON-RESIDENTIAL USES: 1,800m <sup>2</sup>  <b>LOT WIDTH:</b> 30m MINIMUM <b>SETBACKS:</b> FRONT YARD: REQUIRED 10m MINIMUM - (INC. PUMP ISLANDS)  CORNER SIDE YARD: REQUIRED: 11.5m MINIMUM - PUMP ISLANDS 8m MINIMUM - OTHER BUILDINGS AND STRUCTURES  REAR YARD: 5m MINIMUM  INTERIOR SIDE YARD: 2m MINIMUM  <b>BUILDING HEIGHT:</b> 12.5m MAXIMUM  <b>FLOOR SPACE INDEX:</b> NO MAXIMUM  <b>LANDSCAPING:</b>  ABUTTING A RESIDENTIAL ZONE: 3.0m MINIMUM ABUTTING A STREET: 3.0m MINIMUM AROUND A PARKING LOT: 1.5m MINIMUM	<b>PARKING (SECTION 101):</b> MINIMUM REQUIRED: 3.4 PER 100m <sup>2</sup> OF GFA = 83 PROVIDED: 169 (95 FOR RETAIL DEVELOPMENT) (14 FOR CONVENIENCE STORE)  <b>BICYCLE PARKING (SECTION 111):</b> MINIMUM REQUIRED: 1 PER 250m <sup>2</sup> OF GFA = 10 PROVIDED: 10  <b>LOADING SPACES (SECTION 113):</b> PROPOSED: 10m MINIMUM - PUMP ISLANDS 3m MINIMUM - RETAIL PLAZA  REQUIRED: 11.5m MINIMUM - PUMP ISLANDS 8m MINIMUM - OTHER BUILDINGS AND STRUCTURES  MINIMUM REQUIRED: 4, 2x TYPE A + 2x TYPE B PROVIDED: 5, 3x TYPE A + 2x TYPE B	<p>PROPERTY LINE AND SETBACKS AS INDICATED</p> <p>FIRE ROUTE</p> <p>FIRE DEPARTMENT CONNECTION</p> <p>NEW FIRE HYDRANT</p> <p>CONCRETE APRON AND RUMBLE STRIPS</p> <p>BICYCLE PARKING SPACE</p> <p>DEPRESSED CURB AND TACTILE WALKING SURFACE INDICATORS</p> <p>ACCESSIBLE PARKING SCHEDULE</p> <p>1500   2400   1500   2600</p> <p>5200   5200</p> <p>TYPE 'A'</p> <p>TYPE 'B'</p>	<b>LANDSCAPE PROVISIONS FOR PARKING LOTS (SECT. 110):</b> (REFER TO PLAN A101)  MINIMUM REQUIRED: 15% OF PARKING LOT AREA PROVIDED:  LANDSCAPED BUFFER REQUIRED: (a) 3m (b) 1.5m PROVIDED: (a) 12.9m (b) 1.5m	
<b>1 GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS):</b> MEANS THE TOTAL AREA OF EACH FLOOR WHETHER LOCATED ABOVE, AT OR BELOW GRADE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS AND INCLUDING FLOOR AREA OCCUPIED BY INTERIOR WALLS AND FLOOR AREA CREATED BY BAY WINDOWS, BUT EXCLUDING:  FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)  COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)  BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES;  COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;  COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)  COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPAL USE ON THE LOT; AND (BY-LAW 2008-326)  LIVING QUARTERS FOR A CARETAKER OF THE BUILDING. (SURFACE DE PLANCHER HORS ŒUVRE BRUTE)		<b>2 GROSS LEASABLE AREA:</b> MEANS THE TOTAL FLOOR AREA DESIGNED FOR TENANT OCCUPANCY AND EXCLUSIVE USE, MEASURED FROM THE INTERIORS OF OUTSIDE WALLS EXCLUDING FLOOR AREA OCCUPIED BY PARTY WALLS AND EXCLUDING:  FLOOR AREA OCCUPIED BY SHARED MECHANICAL, SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE BUILDING; (BY-LAW 2008-326)  COMMON HALLWAYS, CORRIDORS, STAIRWELLS, ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND LANDINGS; (BY-LAW 2008-326)  BICYCLE PARKING, MOTOR VEHICLE PARKING OR LOADING FACILITIES;  COMMON LAUNDRY, STORAGE AND WASHROOM FACILITIES THAT SERVE THE BUILDING OR TENANTS;  COMMON STORAGE AREAS THAT ARE ACCESSORY TO THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)  COMMON AMENITY AREA AND PLAY AREAS ACCESSORY TO A PRINCIPLE USE ON THE LOT; AND (BY-LAW 2008-326) LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.				

**GENERAL NOTES**

- DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
- GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
- ALL WORK DESCRIBED IN THESE DRAWINGS AND SPECIFICATIONS ARE TO COMPLY WITH THE CURRENT EDITION OF THE ONTARIO BUILDING CODE (2012) OR NATIONAL BUILDING CODE (2010) INCLUDING MOST RECENT AMENDMENTS.
- DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

**COPYRIGHT**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS PROTECTED BY COPYRIGHT AND IS THE SOLE PROPERTY OF ARCHITECTS DCA INC. COPIES, INCLUDING ELECTRONIC COPIES MAY ONLY BE USED FOR THE PURPOSE INTENDED, FOR THE SINGLE PROJECT FOR WHICH THEY ARE ISSUED AND MAY NOT BE OFFERED FOR SALE OR TRANSFER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT.

**ISSUE RECORD:**

NO.	DESCRIPTION	DATE
01	FOR CIRCULATION	2019/01/11
02	FOR SITE PLAN APPLICATION	2019/02/01
03	FOR OWNER REVIEW / COORDINATION	2019/03/26
04	FOR SITE PLAN APPLICATION / COORD.	2019/04/05
05	FOR COORDINATION	2019/04/11
06	FOR OWNER REVIEW / COORDINATION	2019/04/26
07	FOR REVIEW	2019/05/07
08	FOR SITE PLAN APPLICATION - REVISED	2019/05/15
09	FOR BUILDING PERMIT	2019/05/17
10	FOR SITE PLAN APPLICATION - REVISED	2019/07/12
11	FOR SITE PLAN APPLICATION - REVISED	2019/08/05

**CLIENT**

7873794 CANADA INC  
43 AURIGA DRIVE, 2<sup>ND</sup> FLOOR  
NEPEAN, ONTARIO, K2E 7Y8  
DENNIS LAURIN  
TEL: 613-656-0672

**CONSULTANTS**

**NOVATECH ENGINEERING CONSULTANTS LTD.**  
CIVIL ENGINEERS & LANDSCAPE ARCHITECTS  
240 MICHAEL COWPLAND DRIVE, SUITE 200  
OTTAWA, ONTARIO, K2M 1P5  
TEL: 613-254-9643

**CLEALAND JARDINE ENGINEERING LTD.**  
STRUCTURAL ENGINEERS  
200-580 TERRY FOX DRIVE  
KANATA, ONTARIO, K2L 4B9  
TEL: 613-561-1553

**EVEREST ENGINEERING LTD.**  
MECHANICAL & ELECTRICAL ENGINEERS  
6861 FALLOWFIELD ROAD,  
OTTAWA, ONTARIO, K2S 1B8  
TEL: 613-531-5454

**ANNIS, O'SULLIVAN, VOLLEBECK LTD.**  
SURVEYOR  
14 CONCOURSE GATE, SUITE 500  
OTTAWA, ONTARIO, K2E 7S6  
TEL: 613-727-0850

**PROJECT TITLE**

HERITAGE HILLS RETAIL  
471 TERRY FOX DRIVE  
OTTAWA, ONTARIO

**DRAWING TITLE**

SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
01   2019	DR   EB	3082	A100

SCALE 1" = 300'  
REVIEWED TD

**ARCHITECTURAL**

D07-12-19-0017 PLAN #17688