

Derrick Moodie

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MANAGER  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

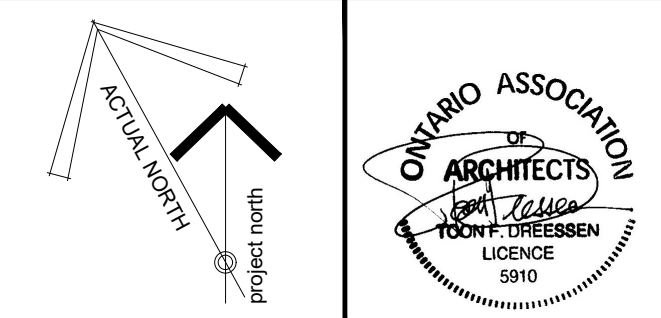
By Laurel McCreight at 9:28 am, Dec 12, 2019

#### GENERAL NOTES

1. DO NOT SCALE DRAWINGS; ONLY FIGURED DIMENSIONS ARE TO BE USED. WHERE DOUBT EXISTS, FILE REQUEST FOR INTERPRETATION AND REQUEST CLARITY.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY DIMENSIONS ON SITE. REPORT DISCREPANCIES TO THE ARCHITECT PROMPTLY.
3. GENERAL CONTRACTOR TO TAKE INTO ACCOUNT CONSTRUCTION TOLERANCE; GENERAL CONTRACTOR TO COORDINATE THE WORK OF DIFFERENT TRADES TO COMPLY WITH DESIGN INTENT.
4. 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.
5. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND ARE TO BE READ TOGETHER.

#### COPYRIGHT

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#### 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	2019/09/05

#### CLIENT

7873794 CANADA INC

43 AURIGA DRIVE, 2ND 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  
6961 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



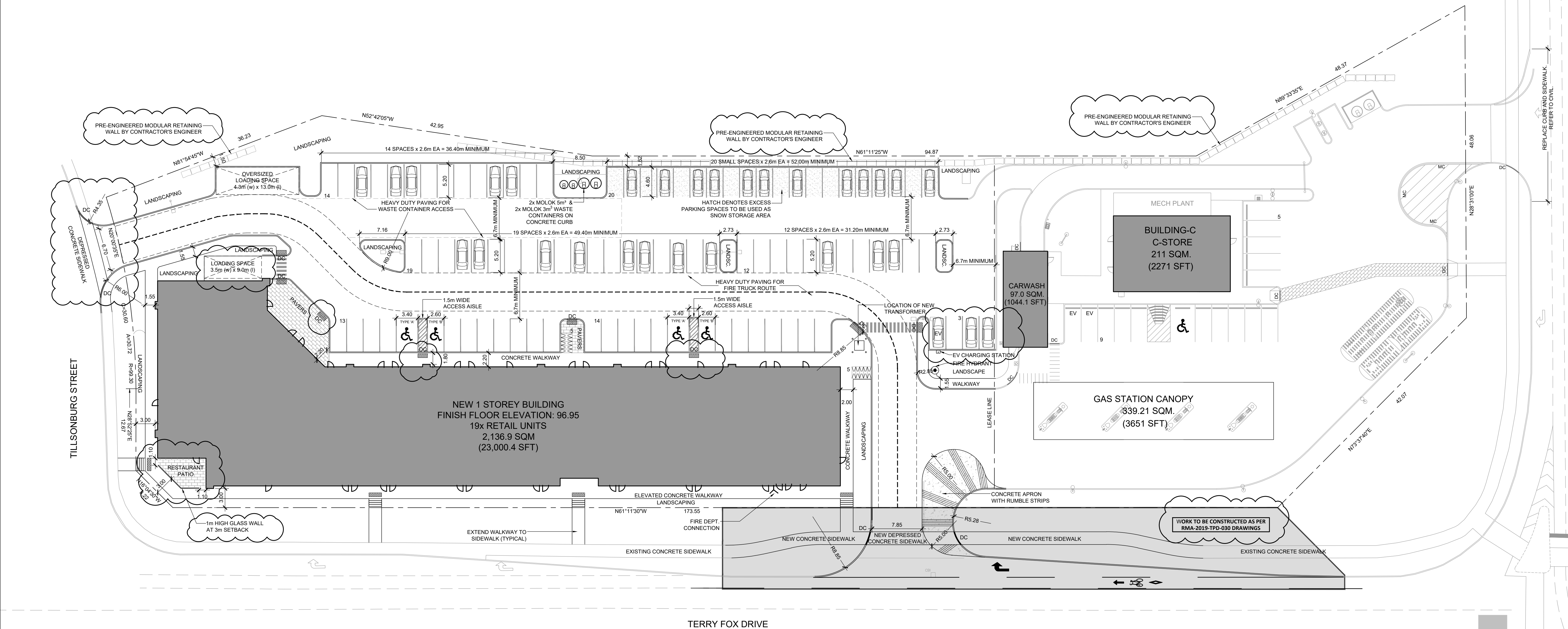
PROJECT TITLE  
HERITAGE HILLS RETAIL  
471 TERRY FOX DRIVE  
OTTAWA, ONTARIO

#### DRAWING TITLE

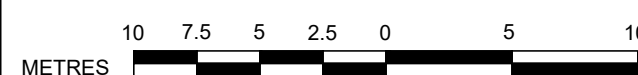
SITE PLAN

DATE	DRAWN	JOB NO.	DRAWING NO.
01   2019	DR   EB	3082	A100
SCALE	REVIEWED		
1" = 300'	TD		

ARCHITECTURAL



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



#### GENERAL NOTES:

1. FOR PAVED SURFACES, GRADING, SITE SERVICING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.
2. FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

#### SITE + BUILDING DATA

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>

- 1 GROSS FLOOR AREA (CITY OF OTTAWA ZONING BYLAW DEFINITION FOR THE PURPOSE OF DETERMINING PARKING REQUIREMENTS); 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) (BY-LAW 2017-302)

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)

- 2 GROSS LEASABLE AREA: 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 PRINCIPAL USE ON THE LOT; AND (BY-LAW 2008-326)

LIVING QUARTERS FOR A CARETAKER OF THE BUILDING.

ZONING: PART 10 - MIXED USE / COMMERCIAL ZONES  
ZONE LC7(411) - LOCAL COMMERCIAL ZONE

ZONING PROVISIONS:  
LC - (SECTION 189 & 190);  
MINIMUM LOT AREA: 1411;  
ADDITIONAL USES AND A CONVENIENCE STORE: 4,000m<sup>2</sup>  
OTHER NON-RESIDENTIAL USES: 1,800m<sup>2</sup>

LOT WIDTH: 30m MINIMUM

SETBACKS:  
FRONT YARD: REQUIRED  
10m MINIMUM - (INC. PUMP ISLANDS)

PROPOSED:  
10m MINIMUM - PUMP ISLANDS  
3m MINIMUM - RETAIL PLAZA

CORNER SIDE YARD: REQUIRED:  
11.5m MINIMUM - PUMP ISLANDS  
8m MINIMUM - OTHER BUILDINGS AND STRUCTURES

REAR YARD: 5m MINIMUM

INTERIOR SIDE YARD: 2m MINIMUM

BUILDING HEIGHT: 12.5m MAXIMUM

FLOOR SPACE INDEX: NO MAXIMUM

LANDSCAPING:  
ABUTTING A RESIDENTIAL ZONE: 3.0m MINIMUM  
ABUTTING A STREET: 3.0m MINIMUM  
AROUND A PARKING LOT: 1.5m MINIMUM

#### PARKING, QUEUING AND LOADING PROVISIONS:

PARKING (SECTION 101):  
MINIMUM REQUIRED: 3.4 PER 100m<sup>2</sup> OF GFA = 83 PROVIDED: 169 (95 FOR RETAIL DEVELOPMENT) (14 FOR CONVENIENCE STORE)

BICYCLE PARKING (SECTION 111):  
MINIMUM REQUIRED: 1 PER 250m<sup>2</sup> OF GFA = 10 PROVIDED: 10

LOADING SPACES (SECTION 113):  
MINIMUM REQUIRED: 0, LC Zone, Sentence (1); PROVIDED: 2

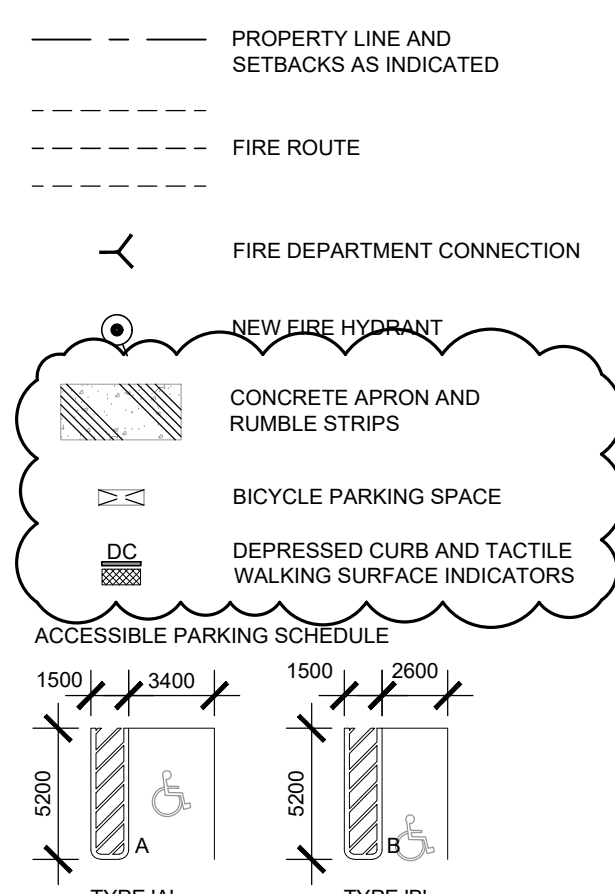
PARKING FOR THE PHYSICALLY DISABLED (OTTAWA ACCESSIBILITY DESIGN STANDARDS):  
MINIMUM REQUIRED: 4, 2x TYPE A + 2x TYPE B PROVIDED: 5, 3x TYPE A + 2x TYPE B

ACCESSIBLE PARKING SCHEDULE

TYPE 'A'

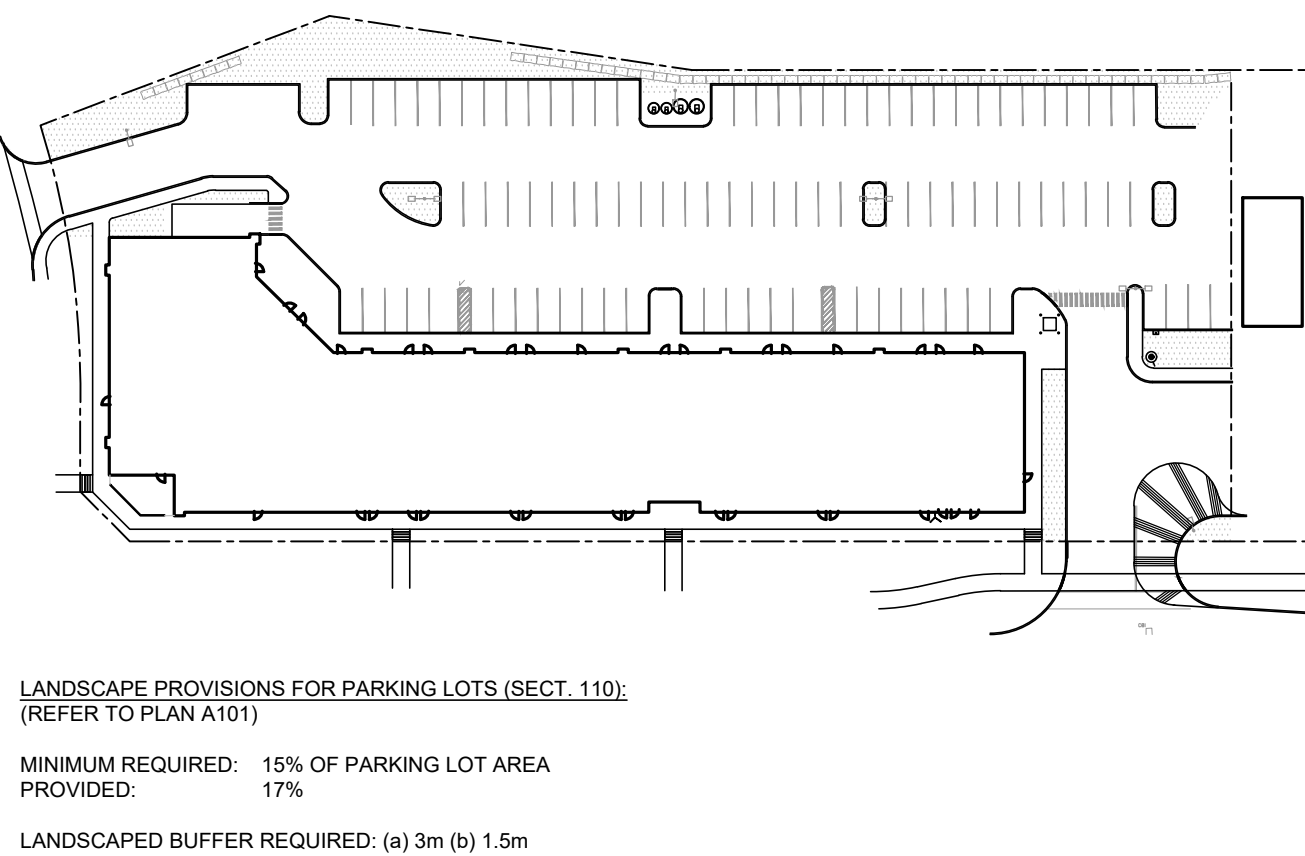
TYPE 'B'

#### DRAWING LEGEND:



#### LANDSCAPE PROVISIONS PLAN:

(N.T.S.)



#### KEY PLAN:

(N.T.S.)

