



SITE STATISTICS 3130 WOODROFFE AVENUE			
ITEM	Current	REQUIRED	PROVIDED
Zone		LC8 H(11)	
Lot Area		No minimum	3829.4 sqm
Lot Width		No minimum	52.06 m
Maximum Building Height		11.0m	9.35 m (Two storey Semis) 7.25 m (Proposed clinic stand alone pad)
Minimum Front Yard (Woodroffe Avenue)		3.0m	5.90 m (Proposed clinic stand alone pad)
Minimum Interior Side Yard		5.0 m	10.80 m (Two storey Semis) 15.90 m (Proposed clinic stand alone pad)
Minimum Corner Side Yard (Deerfox Drive)		3.0 m	7.00 m (Two storey Semis) 5.70 m (Proposed clinic stand alone pad)
Minimum Rear Yard		7.5 m	7.50 m (Two storey Semis)
Building Footprint		n/a	405 sqm (Four two storey Semis) 532 sqm (Proposed clinic stand alone pad)
Maximum Lot Coverage		n/a	405 sqm (Four two storey Semis) 532 sqm (Proposed clinic stand alone pad) 937 sqm TOTAL (24%)
PARKING SPACES	Medical	4 Spaces per 100 sqm of medical clinic GFA Minus exterior walls, washrooms and utility/ Laundry room 478.80 sqm	19 Spaces
	Semis	1 per unit (Four Semis)	(4 required) 4 spaces
Required Bike Racks		1 Space per 2000 sqm of medical clinic GFA (0.2 required)	3 Spaces
Maximum width of landscaping area			
	Adjacent to parking abutting a street	3.0 m	3.0 m

LEGEND:

- PROPERTY LINE
- - - PROPERTY SETBACK
- OHW — OVERHEAD WIRES
- EXISTING BUILDING
- ▼ BUILDING ENTRANCE
- W.P. WALL MOUNTED LIGHT
- H.P. HYDRO POLE
- F.H. FIRE HYDRANT
- M.H. MANHOLE
- C.B. CATCH BASIN
- RETAINING WALL
- D.C. DEPRESSED CURB
- X 100.00 EXISTING GRADE
- [100.00] PROPOSED GRADE
- [Pattern] INTERLOCK PAVERS
- [Pattern] DESIGNATED FIRE ROUTE
- [Pattern] TERRACE
- [Pattern] DECK
- PRIVACY WALL (7'-0" Height)

REVISIONS

No.	REVISIONS	BY	DATE
13			
12			
11			
10			
09			
08			
07			
06			
05	FOR REVIEW	GB	MAR. 16 2022
04	FOR REVIEW	GB	MAR. 10 2022
03	FOR REVIEW	PE	OCT. 06 2021
02	FOR REVIEW	PE	OCT. 01 2021
01	FOR REVIEW	PE	SEPT. 20 2021

NOT AUTHENTIC UNLESS SIGNED AND DATED

P² concepts
2700 WOODROFFE AVE., SUITE 300
OTTAWA, ONTARIO, K1V 6A6

CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT
**3130 WOODROFFE AVENUE
OTTAWA**

DRAWING TITLE
SITE PLAN

PROJECT NO.
0391

DATE
SEPT., 20, 2021

SP-01