

ZONING COMPLIANCE TABLE - PART 1

Project: Earl Armstrong Plaza
 Address: 1515 Earl Armstrong Road, Ottawa, ON
 Zoning: GM26
 Property Identification Number : 04331-4232
 Existing Lot Area: 25,302 m2
 Site Development Area Frontage: 124 m (along Limebank)
 Gross Floor Area (all buildings): 5,312 m2
 Legal Description:
 Part of Lots 20 and 21 and Part of the Road Allowance between Lots 20 and 21, Concession 1 (Rideau Front), Geographic Township of Gloucester, City of Ottawa

	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	25,302 m2
Minimum Lot Width	no minimum	varies m
Minimum Front Yard Setback	3 m	3.5 m
Minimum Corner Side Yard Setback	3 m	3.5 to 6 m
Minimum Interior Side Yard Setback	5 m	n/a m
Minimum Interior Side Yard Setback abutting Residential	9 m	n/a m
Minimum Rear Yard Setback abutting a Street	3 m	11.3 m
Minimum Rear Yard Setback abutting Residential	9 m	n/a m
Maximum Floor Space Index	2	21 %
Maximum Building Height	18 m	6 m
Minimum width of landscaping abutting a Street	3 m	3 m
Minimum width of landscaping abutting a Residential zone	6 m	n/a m
Minimum width of landscaping around a parking lot	3 m	3 m
Parking Requirements		
Parking Spaces for Retail/Personal Services	130	
Parking Spaces for Restaurant Use	105	
Parking Spaces for Restaurant with Drive-thru	37	
Parking Spaces for Daycare Use	0	
Total Parking spaces required (including barrier free parking spaces)	271	281
Maximum Parking spaces (Table 103)	294	
Minimum queuing spaces for Drive-Thru	11	11
Barrier-free parking spaces	8	14
Bike Parking	22	30
Loading Spaces for Office	0	n/a
Loading Spaces for Retail	0	0

ZONING COMPLIANCE TABLE - PART 2

Project: Earl Armstrong Plaza
 Address: 1515 Earl Armstrong Road, Ottawa, ON
 Zoning: GM26
 Property Identification Number : 04331-4232
 Existing Lot Area: 12,960 m2
 Site Development Area Frontage: 46.7 m (along Limebank)
 Gross Floor Area (all buildings): 4,744 m2
 Legal Description:
 Part of Lots 20 and 21 and Part of the Road Allowance between Lots 20 and 21, Concession 1 (Rideau Front), Geographic Township of Gloucester, City of Ottawa

	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	12,906 m2
Minimum Lot Width	no minimum	varies m
Minimum Front Yard Setback	3 m	6 m
Minimum Corner Side Yard Setback	3 m	3.5(varies) m
Minimum Interior Side Yard Setback	5 m	24 (varies) m
Minimum Interior Side Yard Setback abutting Residential	9 m	n/a m
Minimum Rear Yard Setback abutting a Street	3 m	n/a m
Minimum Rear Yard Setback abutting Residential	9 m	n/a m
Maximum Floor Space Index	2	34 %
Maximum Building Height	18 m	6 m
Minimum width of landscaping abutting a Street	3 m	3 m
Minimum width of landscaping abutting a Residential zone	6 m	n/a m
Minimum width of landscaping around a parking lot	3 m	3 m
Parking Requirements		
Parking Spaces for Retail/Personal Services	19	
Parking Spaces for Restaurant Use	56	
Parking Spaces for Restaurant with Drive-thru	19	
Parking Spaces for Office	61	
Parking Spaces for Daycare Use	11	
Total Parking spaces required (including barrier free parking spaces)	158	164
Maximum Parking spaces (Table 103)	173	
Minimum queuing spaces for Drive-Thru	11	11
Barrier-free parking spaces	8	8
Bike Parking	18	30
Loading Spaces for Office	1	1
Loading Spaces for Retail	0	0

ZONING COMPLIANCE TABLE - PART 3

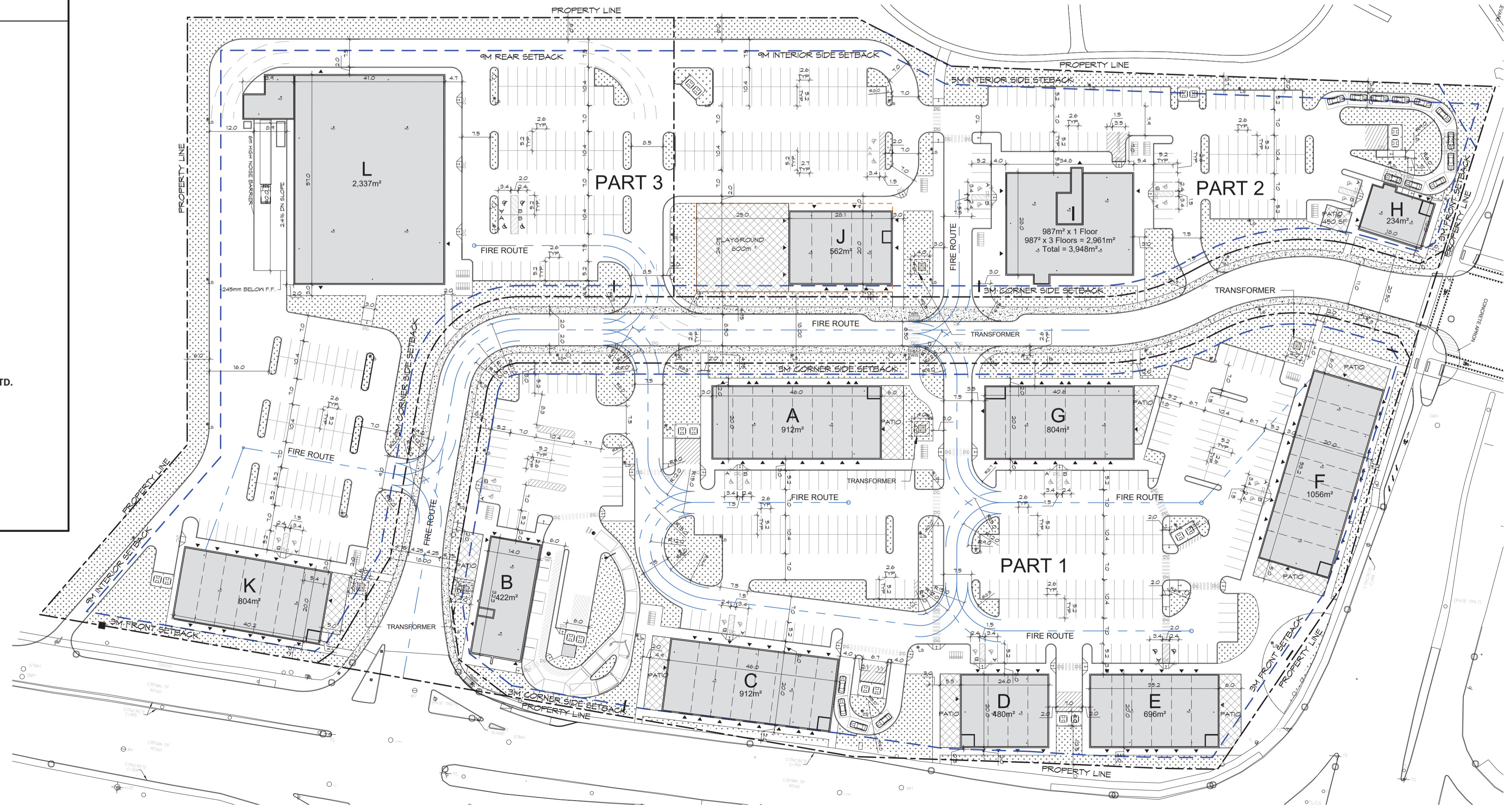
Project: Earl Armstrong Plaza
 Address: 1515 Earl Armstrong Road, Ottawa, ON
 Zoning: GM26
 Property Identification Number : 04331-4232
 Existing Lot Area: 16,422 m2
 Site Development Area Frontage: 76.5 m (along Earl Armstrong)
 Gross Floor Area (all buildings): 3,141 m2
 Legal Description:
 Part of Lots 20 and 21 and Part of the Road Allowance between Lots 20 and 21, Concession 1 (Rideau Front), Geographic Township of Gloucester, City of Ottawa

	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	3,141 m2
Minimum Lot Width	no minimum	m
Minimum Front Yard Setback	3 m	5 m
Minimum Corner Side Yard Setback	3 m	3 (varies) m
Minimum Interior Side Yard Setback	5 m	n/a m
Minimum Interior Side Yard Setback abutting Residential	9 m	15 m
Minimum Rear Yard Setback abutting a Street	3 m	n/a m
Minimum Rear Yard Setback abutting Residential	9 m	15.5 m
Maximum Floor Space Index	2	19 %
Maximum Building Height	18 m	7 m
Minimum width of landscaping abutting a Street	3 m	3 m
Minimum width of landscaping abutting a Residential zone	6 m	6 m
Minimum width of landscaping around a parking lot	3 m	3 m
Parking Requirements		
Parking Spaces for Retail/Personal Services	91	
Parking Spaces for Restaurant Use	48	
Parking Spaces for Restaurant with Drive-thru	0	
Parking Spaces for Daycare Use	0	
Total Parking spaces required (including barrier free parking spaces)	139	154
Maximum Parking spaces (Table 103)	154	
Minimum queuing spaces for Drive-Thru	11	n/a
Barrier-free parking spaces	6	6
Bike Parking	12	18
Loading Spaces for Office	0	0
Loading Spaces for Retail	2	2

EARL ARMSTRONG PLAZA

1515 Earl Armstrong Road
 Ottawa, Ontario

OWNER / APPLICANT:	URBANDALE CORPORATION 2193 ARCH ST. OTTAWA, ON K1G 2H5
ARCHITECT:	DREDGE LEAHY ARCHITECTS INC. 11 HOLLAND AVE., SUITE 411 OTTAWA, ON K1Y 4R9
CIVIL ENGINEERING:	IBI GROUP 333 PRESTON ST., SUITE 500 OTTAWA, ON K1S 5N4
PLANNING:	FOTENN 396 COOPER ST., SUITE 300 OTTAWA, ON K2P 2H7
M&E ENGINEERING:	JRP ENGINEERING 9 HOLLGATE COURT KANATA, ON K2K 1B4
LANDSCAPE ARCHITECT:	CSW LANDSCAPE ARCHITECTS LTD 319 MCRAE AVE., SUITE 502 OTTAWA, ON K1Z 0B9
SURVEYOR:	ANNIS, O'SULLIVAN, VOLLEBEK LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON K2E 7S6
GEOTECHNICAL:	PATERSON GROUP 9 AURIGA DRIVE OTTAWA, ON K2E 7T9
STRUCTURAL:	CLELAND JARDINE ENGINEERING 580 TERRY FOX DRIVE, SUITE 200 OTTAWA, ON K2L 4B9



APPROVED
 By Lily Xu at 3:14 pm, Feb 15, 2024

Lily Xu
LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, INFRASTRUCTURE & ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 KEY PLAN
 A000 SCALE: 1 : 750

Client:
 Key Plan:
 Plan Clé:
 T.N. = TRUE NORTH
 P.N. = PROJECT
 NORTH
 P.N.
 T.N.

2	RE-ISSUED FOR SITE PLAN APPLICATION	29/06/2023
1	ISSUED FOR SITE PLAN APPLICATION	15/12/2022

Issue: _____ Date: _____

Prime Consultant:
 Expert-Consult:

DREDGE LEAHY ARCHITECTS INC.
 411-11 Holland Ave.
 Ottawa, ON K1Y 4S1
 613.724.9865
 dl-arch.ca

Sub Consultant:
 Expert-Consult:

Project:
 Project: **EARL ARMSTRONG PLAZA**
 1515 EARL ARMSTRONG RD, OTTAWA, ON

Drawing:
 Dessin: **ZONING TABLES**

Drawn by:
 Dessiné par: **SG**
 Scale:
 Echelle: **1 : 750**

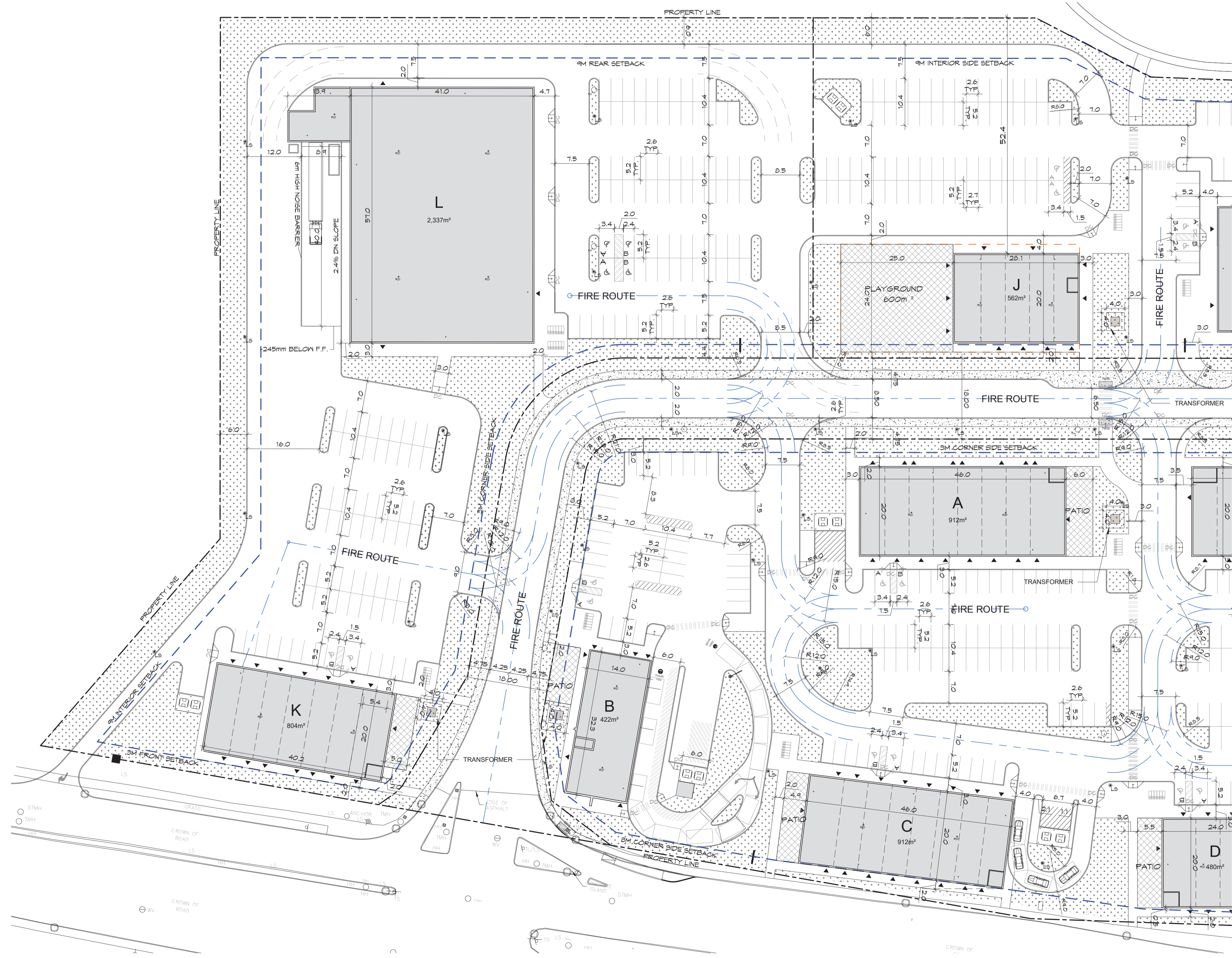
Designed by:
 Conçu par: **MD**
 Date: **DEC. 2022**

Approved by:
 Approuvé par: **MD**
 Client Project No.
 No. du Projet du Client:

Seal:
 Sceau: **ONTARIO ASSOCIATION OF ARCHITECTS**
 MICHELE L. DREDGE
 LICENCE 4998
 Project No.:
 No. du Projet: **1225-01**
 Sheet No.:
 No. de la feuille: **A000**

Plan Number: 18900
 D07-16-22-0010
 D07-12-22-0169

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	FIRE ROUTE
---	CURB
DC	DEPRESSED CURB
▲	BUILDING ENTRANCE/EXIT
⊙LS	LAMP STANDARD
○B	PROTECTIVE BOLLARDS
⊕P	ACCESSIBLE PARKING SIGN
⊕EV	ELECTRIC CAR CHARGING STATION
⊕	ACCESSIBLE PARKING SPACE TYPE A (3.4m X 5.2m) TYPE B (2.4m X 5.2m)
□	STANDARD PARKING SPACE (2.6m X 5.2m)
⊕	BICYCLE PARKING SPACE (1.8M X 0.8M)
▨	LANDSCAPED AREA
▨	PAINTED LINES
▨	LOADING ZONE
⊕	EARTH BIN SYSTEM WASTE CONTAINER



APPROVED
By Lily Xu at 3:15 pm, Feb 15, 2024

Lily Xu

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

1 SITE PLAN WEST
A100.1 SCALE: 1:500

Client:
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Expert-Consult: _____

DREDGE LEAHY ARCHITECTS INC.
411-11 Holland Ave.
Ottawa, ON K1Y 4S1
613.724.9865
dl-arch.ca

Sub Consultant: _____
Expert-Consult: _____

Project:
Project: EARL ARMSTRONG PLAZA
1515 EARL ARMSTRONG RD, OTTAWA, ON

Drawing:
Dessin: SITE PLAN - WEST

Drawn by:
Dessiné par: SG
Scale:
Echelle: As indicated

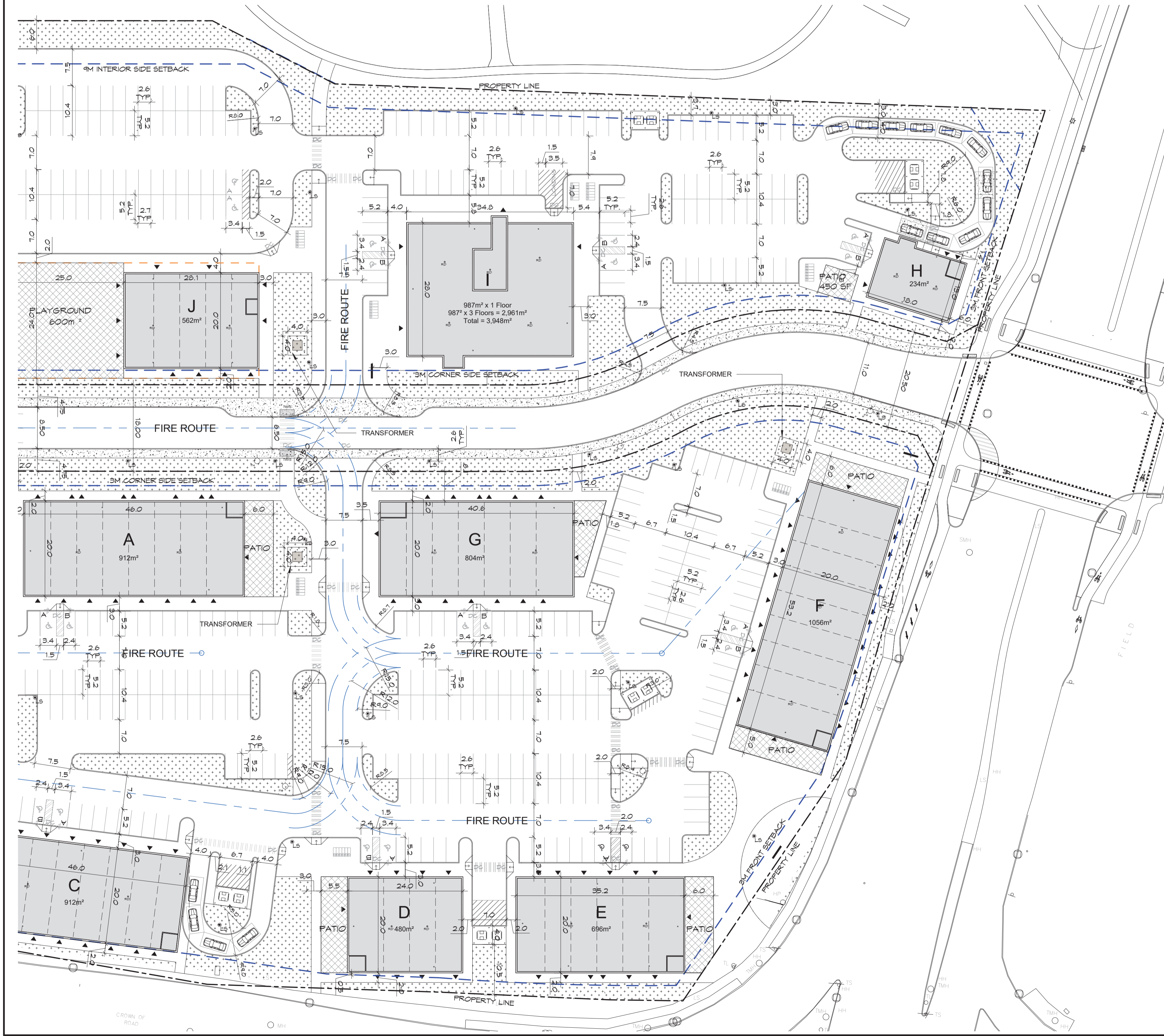
Designed by:
Conçu par: MD
Date: DEC. 2022

Approved by:
Approuvé par: MD
Client Project No.
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Seal:
Scellum: ONTARIO ASSOCIATION OF ARCHITECTS
MICHELE L. DREDGE
LICENCE 4998
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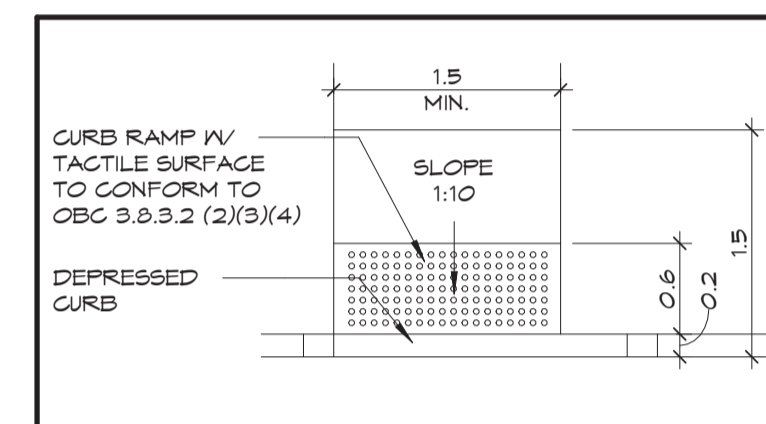
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D07-12-22-0169 D07-16-22-0010 Plan Number: 18900

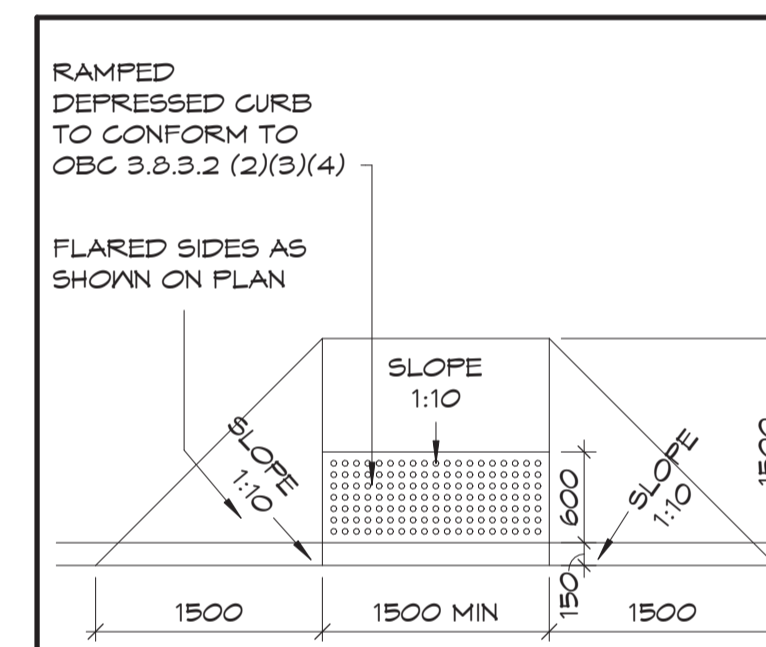


1 SITE PLAN EAST
A100.2 SCALE: 1:500

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	FIRE ROUTE
---	CURB
---	DEPRESSED CURB
▲	BUILDING ENTRANCE/EXIT
⊙LS	LAMP STANDARD
⊙B	PROTECTIVE BOLLARDS
⊙P	ACCESSIBLE PARKING SIGN
⊙EV	ELECTRIC CAR CHARGING STATION
⊙	ACCESSIBLE PARKING SPACE TYPE A (3.4m X 5.2m) TYPE B (2.4m X 5.2m)
⊙	STANDARD PARKING SPACE (2.6m X 5.2m)
⊙	BICYCLE PARKING SPACE (1.8m X 0.6m)
⊙	LANDSCAPED AREA
⊙	PAINTED LINES
⊙	LOADING ZONE
⊙	EARTH BIN SYSTEM WASTE CONTAINER



2 TYPICAL BARRIER-FREE RAMP DETAIL
A100.2 SCALE: 1:50



3 TYPICAL BARRIER-FREE RAMP W/SIDES
A100.2 SCALE: 1:50

APPROVED
By Lily Xu at 3:15 pm, Feb 15, 2024

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

Client:
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2	RE-ISSUED FOR SITE PLAN APPLICATION	29/06/2023
1	ISSUED FOR SITE PLAN APPLICATION	15/12/2022

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Date:
Prime Consultant:
Expert-Consult:

DREDGE LEAHY ARCHITECTS INC.
411-11 Holland Ave.
Ottawa, ON K1Y 4S1
613.724.9865
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Sub Consultant:
Expert-Consult:

Project:
Project: EARL ARMSTRONG PLAZA
1515 EARL ARMSTRONG RD, OTTAWA, ON

Drawing:
Dessin: SITE PLAN - EAST

Drawn by:
Dessiné par: SG
Scale:
Echelle: As indicated

Designed by:
Conçu par: MD
Date: DEC. 2022

Approved by:
Approuvé par: MD
Client Project No.
No. du Projet du Client:

Seal:
Scellé: ONTARIO ASSOCIATION OF ARCHITECTS
MICHELE L. DREDGE
LICENCE 4998
Project No.:
No. du Projet: 1225-01
Sheet No.:
No. de la feuille: A100.2

D07-12-22-0169 D07-16-22-0010 Plan Number: 18900



ELEVATION LEGEND

- METAL PANEL - GREY
- METAL PANEL - SILVER
- GLASS - COLOUR A
- GLASS - COLOUR B
- GLASS - COLOUR C
- SPANDREL GLASS WITH INSULATED METAL PAN

CLEAR ANODIZED CURTAIN WALL
SIGNAGE - BY TENANT
NOTE: ATRIUM GLAZING TO FOLLOW BIRD SAFE GUIDELINES

APPROVED
By Lily Xu at 3:17 pm, Feb 15, 2024

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

1 SOUTH ELEVATION @ GRID A (facing street)
SCALE: 1 : 100



2 NORTH ELEVATION @ GRID E (facing parking)
SCALE: 1 : 100

Client:

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Expert-Conseil:

DREDGE LEAHY ARCHITECTS INC. 411-11 Holland Ave. Ottawa, ON K1Y 4S1 613.724.9865 dl-arch.ca

Sub Consultant:
Expert-Conseil:

Project:
Projet: **EARL ARMSTRONG SHOPPING PLAZA**

1515 EARL ARMSTRONG ROAD, K1V 2K6, GLOUCESTER, ON

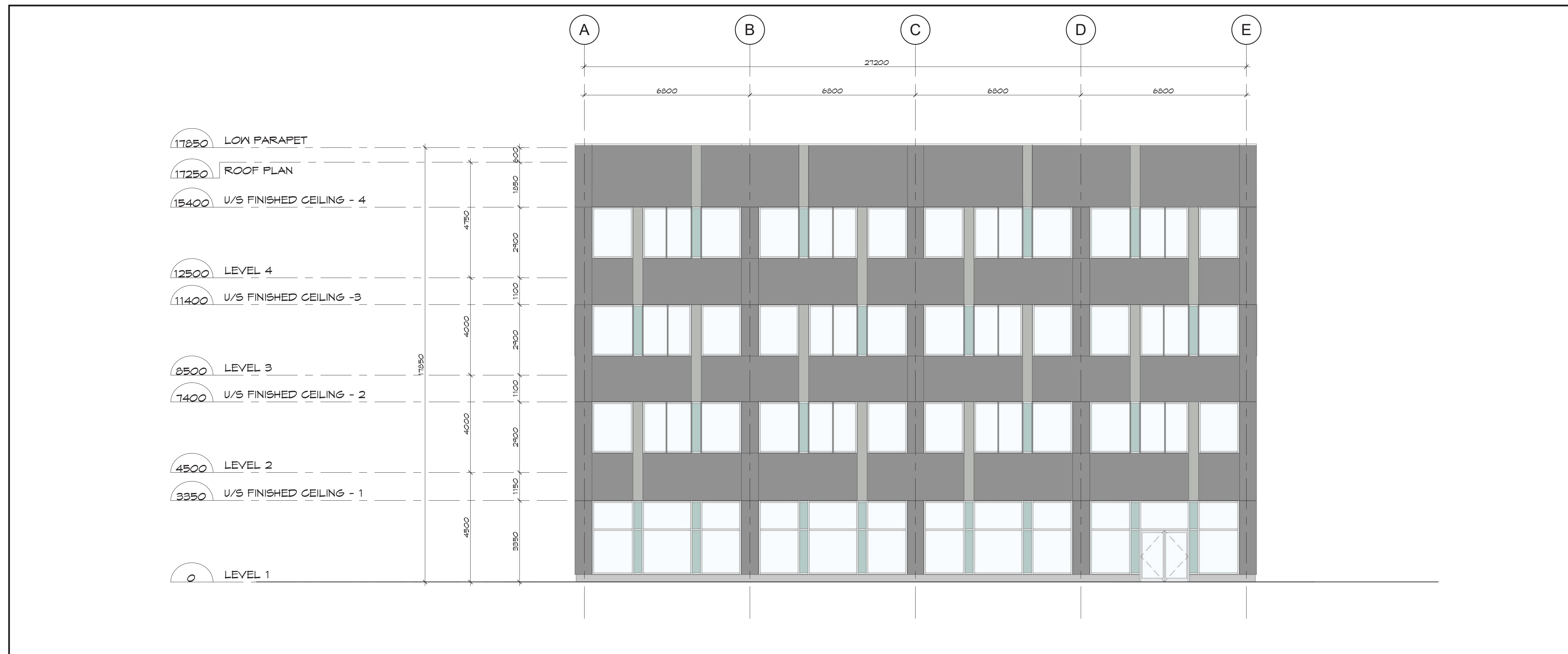
Drawing:
Dessin: **PRELIMINARY EXTERIOR ELEVATIONS**

Drawn by: Dessiné par: SG	Scale: Echelle: As indicated
Designed by: Conçu par: MD	Date: DEC. 2022
Approved by: Approuvé par: MD	Client Project No. No. du Projet du Client:
Seal: Sceau:	Project No.: No. du Projet: 1225-01
	Sheet No.: No. de la feuille:

A-3



1 WEST ELEVATION @ GRID 1 (facing parking)
SCALE: 1 : 100



2 EAST ELEVATION @ GRID 6 (facing parking)
SCALE: 1 : 100

ELEVATION LEGEND

- METAL PANEL - GREY
- METAL PANEL - SILVER
- GLASS - COLOUR A
- GLASS - COLOUR B
- GLASS - COLOUR C
- SPANDREL GLASS WITH INSULATED METAL PAN
- CLEAR ANODIZED CURTAIN WALL
- SIGNAGE - BY TENANT
- NOTE: ATRIUM GLAZING TO FOLLOW BIRD SAFE GUIDELINES

APPROVED
By Lily Xu at 3:17 pm, Feb 15, 2024

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
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Sub Consultant:
Expert-Conseil:

Project:
Project: EARL ARMSTRONG SHOPPING PLAZA
1515 EARL ARMSTRONG ROAD, K1V 2K6, GLOUCESTER, ON

Drawing:
Dessin: PRELIMINARY EXTERIOR ELEVATIONS

Drawn by: Dessiné par: SG	Scale: Echelle: As indicated
Designed by: Conçu par: MD	Date: DEC. 2022
Approved by: Approuvé par: MD	Client Project No. No. du Projet du Client:
Seal: Sceau:	Project No.: No. du Projet: 1225-01
	Sheet No.: No. de la feuille: