

LEGEND	
	PROPOSED BUILDING LOCATION
	EXISTING NEIGHBOURING BUILDING
	LANDSCAPED AREA
	CONCRETE/ SIDEWALK
	FIRE ROUTE
	BARRIER-FREE PARKING CLEARANCE
	TACTILE WALKING SURFACE INDICATOR
	FIRE DEPARTMENT CONNECTION
	BUILDING ENTRANCE / EXIT
	PRINCIPAL ENTRANCE (8 TRAVEL PATH EXIT)
	EXIT AT REQUIRED TRAVEL PATH
	FIRE HYDRANT
	BOLLARD
	MANHOLE / STORMWATER MANHOLE (SEE CIVIL)
	TRANSFORMER (HYDRO)
	CATCH BASIN (SEE CIVIL)
	GAS METER & PAD (SEE MECHANICAL)
	LIGHT STANDARD (SEE ELECTRICAL)
	EV CHARGE STATION (SEE ELECTRICAL)
	BARRIER-FREE PARKING
	VEHICULAR TRAFFIC DIRECTION
	CURB
	DEPRESSED CURB
	LANDSCAPE PLANTING. SEE LANDSCAPE
	TYPICAL BIKE RACK
	TYPICAL PARKING
	TYPICAL BF PARKING (TYPE A)

GENERAL SITE PLAN NOTES:

TOPOGRAPHICAL INFORMATION:

PART OF BLOCK 1  
REGISTERED PLAN 4M-1563  
GEOGRAPHIC TOWNSHIP OF MARCH  
CITY OF OTTAWA  
SURVEY BY: STANTEC GEOMATICS LTD.  
BY LAW NUMBER: 2008-250  
SCHEDULE 1/1A AREA: AREA C

SITE AND BUILDING DATA:

NEW SITE SUB-DIVISION AREA  
4,824 m<sup>2</sup>

BUILDING HEIGHT:

MINIMUM HEIGHT: N/A  
MAXIMUM HEIGHT: 45M  
BUILDING HEIGHT PROVIDED: 9.25M

AREAS:

GROSS BUILDING AREA (1)  
(1\*) 1270 m<sup>2</sup> 13668.84 ft<sup>2</sup>  
GROSS FLOOR AREA (2)  
(2\*) 1079 m<sup>2</sup> 11609.94 ft<sup>2</sup>  
(1\*) SEE GROSS BUILDING AREA NOTES BELOW

GENERAL NOTES:

1. FOR PAVED SURFACES, GRADING, SITE SERVING, DRAINAGE EROSION AND SEDIMENT CONTROL, REFER TO CIVIL DRAWINGS.

2. FOR PLANTING DETAILS, REFER TO LANDSCAPE DRAWINGS.

3. GROSS BUILDING AREA:  
(1\*) (ONTARIO BUILDING CODE DEFINITION):  
THE TOTAL AREA OF ALL FLOORS ABOVE GRADE  
MEASURED BETWEEN THE OUTSIDE SURFACES OF  
EXTERIOR WALLS

4. GROSS FLOOR AREA:  
(2\*) (CITY OF OTTAWA ZONING BYLAW):  
DEFINITION FOR THE PURPOSE OF DETERMINING  
PARKING REQUIREMENTS: GROSS LEASABLE FLOOR  
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:  
1. INTERIOR PARKING / LOADING (DRIVE THRU).  
2. FLOOR AREA OCCUPIED BY SHARED MECHANICAL,  
SERVICE AND ELECTRICAL EQUIPMENT THAT SERVE THE  
BUILDING; (BY-LAW 2008-326)  
3. COMMON HALLWAYS, CORRIDORS, STAIRWELLS,  
ELEVATOR SHAFTS AND OTHER VOIDS, STEPS AND  
LANDINGS; (BY-LAW 2008-326)  
4. BICYCLE PARKING, MOTOR VEHICLE PARKING OR  
LOADING FACILITIES, COMMON LAUNDRY, STORAGE AND  
WASHROOM FACILITIES THAT SERVE THE BUILDING OR  
TENANTS.  
5. COMMON STORAGE AREAS THAT ARE ACCESSORY TO  
THE PRINCIPAL USE OF THE BUILDING; (BY-LAW 2008-326)  
6. 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.

ZONING:

ZONING DESIGNATIONS (PART 10):  
EXISTING ZONING: MC MIXED USE CENTRE H(45)

PROVISIONS

REQUIRED

PROVIDED

MINIMUM LOT WIDTH (m):  
MINIMUM LOT AREA (m<sup>2</sup>):  
MINIMUM FRONT YARD SETBACK:  
MINIMUM REAR YARD SETBACK:  
MINIMUM INTERIOR SIDE YARD SETBACK:  
MINIMUM CORNER SIDE YARD SETBACK:  
MAXIMUM FLOOR SPACE INDEX

NO MIN.  
NO MIN.  
NO MIN.  
NO MIN.  
NO MIN.  
NO MIN.  
NO MAX.

IRR  
4625 M<sup>2</sup>  
24 M  
15.9 M  
7.2 M  
4.1 M  
0.24

LANDSCAPING (SECTION 110):

REQUIRED FRONT AND CORNER SIDE YARDS TO BE  
LANDSCAPED, EXCEPT FOR DRIVEWAYS CROSSING THE  
FRONT OR CORNER SIDE YARD LEADING TO PARKING AREA

PARKING AREA  
(HARDSCAPE)

LANDSCAPE AREA  
PROVIDED

LANDSCAPING

2405 m<sup>2</sup>  
360.7 m<sup>2</sup>  
1224 m<sup>2</sup>

VEHICLE PARKING (SECTION 101):

OFFICE (N59): [2.4 Per 100 m<sup>2</sup>]:  
= 1126m<sup>2</sup> x 0.034  
MINIMUM REQUIRED: 28  
PARKING FOR THE PHYSICALLY DISABLED (PARKING  
BYLAW 2003-530, SECTION 122):  
MINIMUM REQUIRED: - No. 1x TYPE 'A' 1x TYPE 'B'  
NUMBER PROVIDED: - No. 1x TYPE 'A' 1x TYPE 'B'  
(\*) PARKING PROVIDED: PARKING BAY TYPE: No.  
PARK-5-2X2-6 1. SITE PARKING 37  
PARK-BF-5-2X3-4-TYPE-A 2. BARRIER FREE BAY TYPE A 1  
PARK-BF-5-2X2-6-TYPE-B 3. BARRIER FREE BAY TYPE B 1  
PARKING TOTAL PROVIDED: 39  
(2 EV)  
BICYCLE PARKING (SECTION 111):  
MINIMUM REQUIRED (OFFICE): [1 / 250m<sup>2</sup>]: 1085 / 250 = 4  
NUMBER PROVIDED: 6  
LOADING ZONE (SECTION 113):  
MINIMUM REQUIRED: 1\* [3.5M x 9M]  
NUMBER PROVIDED: 1

CLIENT:

MINTO GROUP  
200 180 KENT STREET, OTTAWA, ON, K1P 0B6  
TEL: 613-404-4235

CONSULTANTS

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JAMES B. LENNOX & ASSOCIATES INC.  
TEL: 613-722-9168

DCA

A GROUP OF ARCHITECTS

201-1339 WELLINGTON ST. WEST OTTAWA ON K1T 3B8  
WWW.ARCHITECTSDCA.COM 613-725-2294

PROJECT TITLE

MINTO DESIGN CENTRE

DRAWING TITLE

SITE PLAN (SPA)

DATE  
2025-01-17  
SCALE  
As indicated

DRAWN  
REVIEWED  
Checker

JOB NO.  
3622

DRAWING NO.  
A100

ARCHITECTURAL



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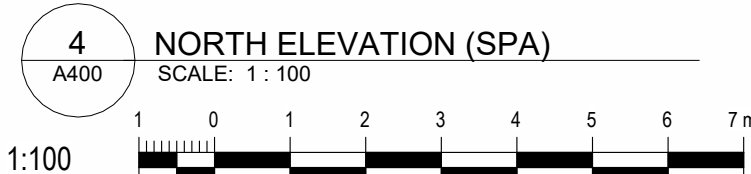
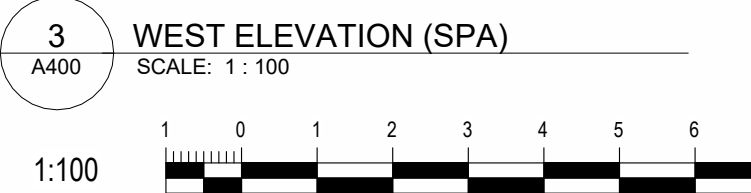
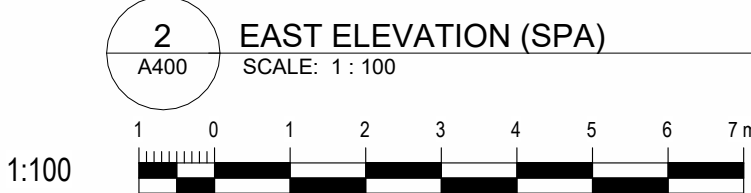
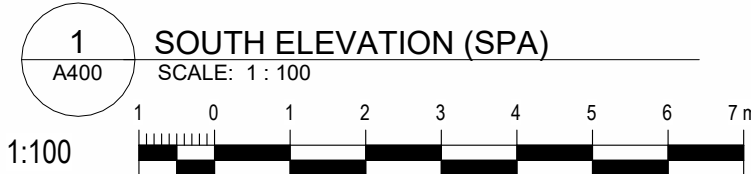
ROOF AREAS		
Level	Material: Name	Material: Area
	RF-ASPH-SHINGLE	54 m <sup>2</sup>
	RF-ASPH-SHINGLE	67 m <sup>2</sup>
	RF-ASPH-SHINGLE	526 m <sup>2</sup>
		647 m <sup>2</sup>
L2	RF-INS-TAPERED	4 m <sup>2</sup>
L2	RF-INS-TAPERED	140 m <sup>2</sup>
L2	RF-INS-TAPERED	223 m <sup>2</sup>
		366 m <sup>2</sup>
Hi	RF-INS-TAPERED	268 m <sup>2</sup>
		268 m <sup>2</sup>

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DATE 2025-01-17	DRAWN	JOB NO.  3622	DRAWING NO.  A105
SCALE As indicated	REVIEWED Checker		

ARCHITECTURAL




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