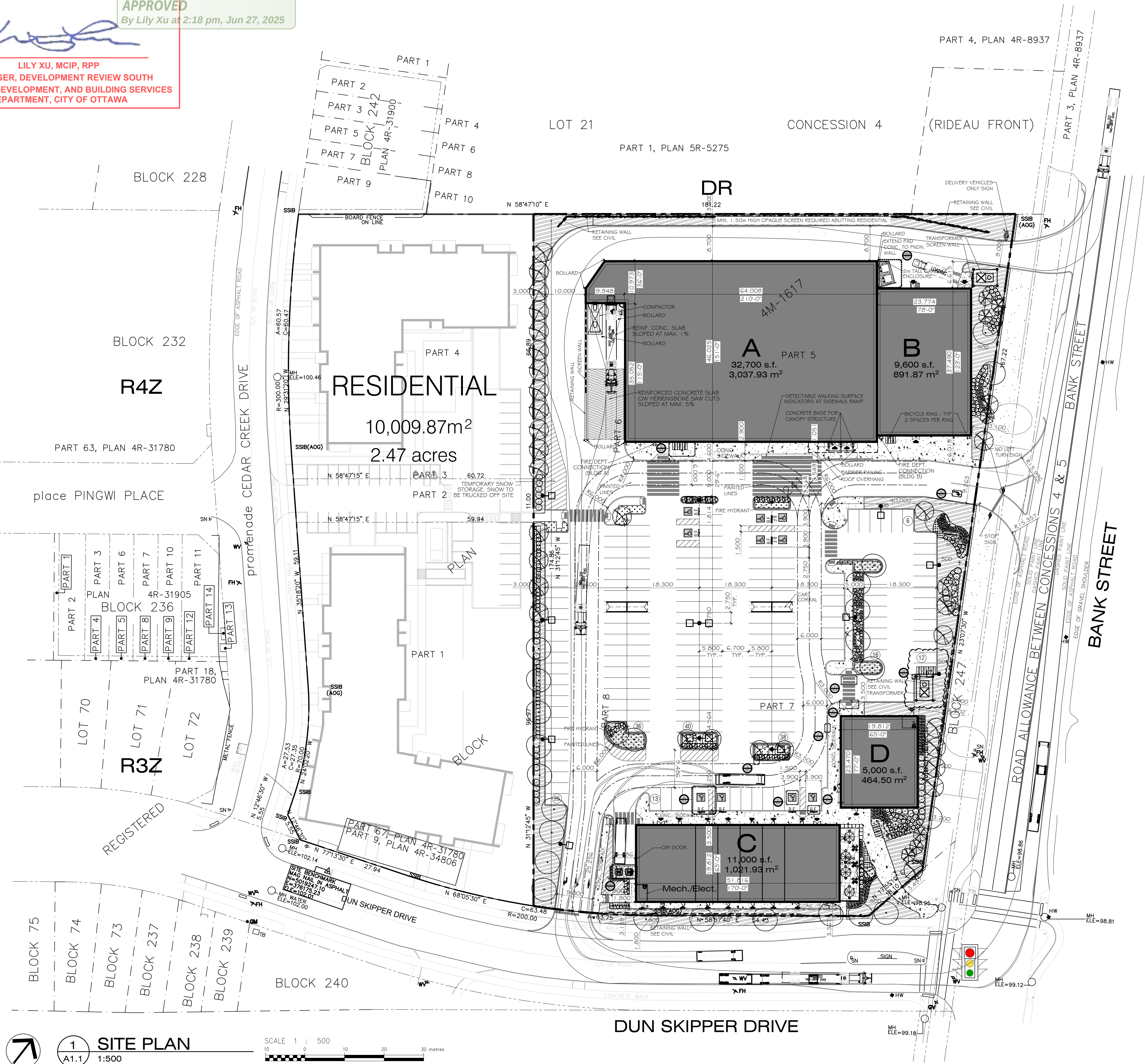


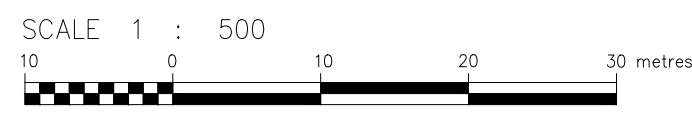
[Signature]

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

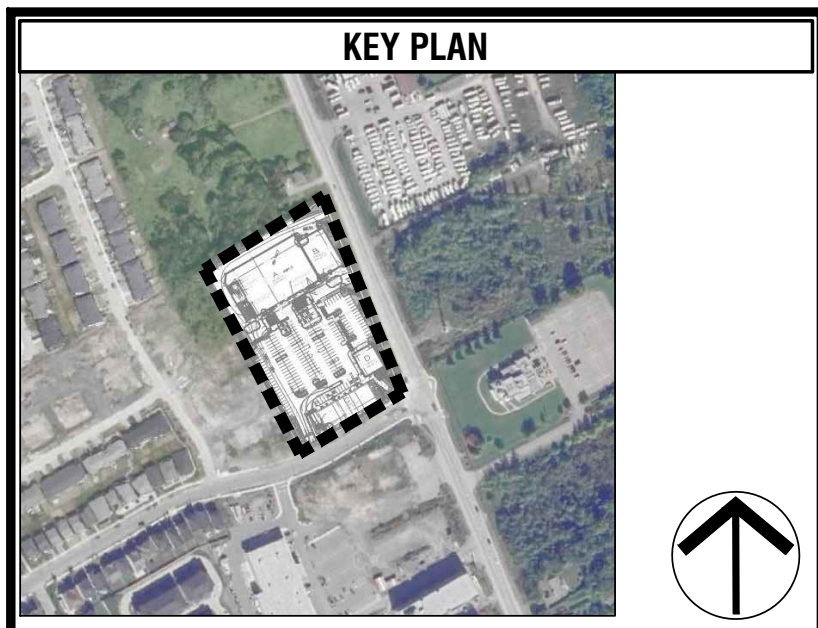
APPROVED
By Lily Xu at 2:18 pm, Jun 27, 2025



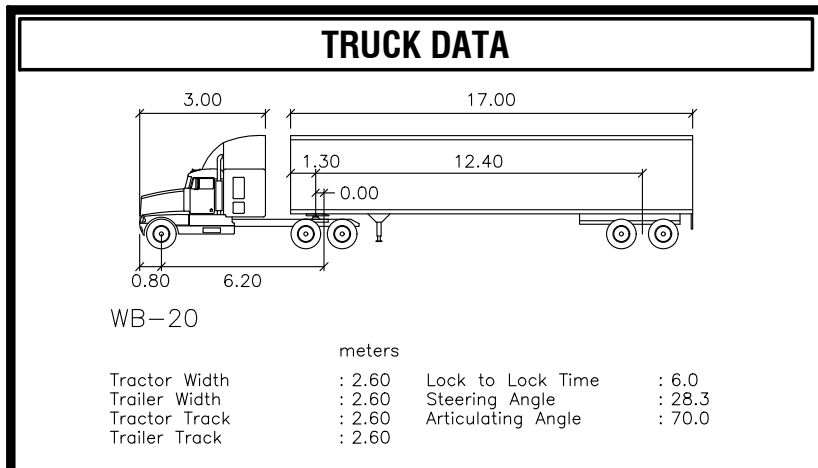
1 SITE PLAN
A1.1 1:500



NOTES
BEARINGS ARE MTM GRID, REFERRED TO THE WESTERLY LIMIT OF BLOCK 241
HAVING A BEARING OF N23°09'30\"/>

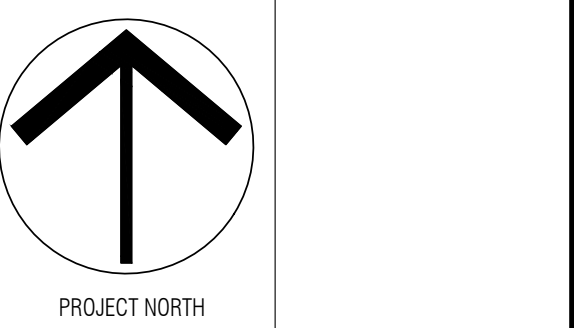


SITE DATA			
ZONE - GM General Mixed Use Zone; BLOCK 241, REGISTERED PLAN 4M-1617, CITY OF OTTAWA			
TOTAL SITE AREA	19,272.67 m ²	4.76 acres	
ZONING MECHANISMS		REQUIRED	PROVIDED
Minimum Lot Area		No minimum	21,185.50 m ²
Minimum Lot Width		No minimum	109.30 metres
Min. Front Yard & Corner Yard setbacks		3.0m	3.0 metres
Minimum Interior Side Yard setback		5.0m from Res.	16.1 metres
Minimum Interior Side Yard setback		No minimum	N/A
Minimum Rear Yard Setback		7.50m from Res.	11.22 metres
Minimum Rear Yard Setback		3.0m abutting street	N/A
Minimum Rear Yard Setback		No minimum	N/A
Maximum Building Height		18.0m	11.50 metres
Maximum Floor Space Index		2	0.28
Minimum Width of Landscaped Area		3.0m	3.00 metres
Landscape % of Parking Area		N/A	18.3%
Parking Area			9,127.8 m ²
Landscape Area			1,669.4 m ²
Min. Parking Lot Landscaping		3.0m	3.00 metres
BUILDING		FLOOR AREA ft ²	FLOOR AREA m ²
A	32,700	3,037.93	2,886.03
B	9,600	891.87	847.28
C	11,000	1,021.93	970.84
D	5,000	464.52	441.29
TOTAL	58,300	5,416.25	5,145.43
PARKING MINIMUM		REQUIRED	PROVIDED
3.60 spaces / 100 m ²		185 spaces	186 spaces
Gross Leasable Floor Area			3.6 spaces / 1,000 s.f.
ACCESSIBLE PARKING			
16 spaces provided			
REQUIRED PARKING SPACE : 2.60m x 5.20m, 6.70m AISLE			
BARRIER FREE SPACE MIN. : 3.90m x 5.20m			
FIRE ROUTE : 6.0m WIDE, MIN. 12.0m C RADIUS			
LOADING		REQUIRED	PROVIDED
4.30m x 13.0m & 3.50m x 9.0m		1+1 spaces	3 spaces
5,000-9,999 sq ft			
BICYCLE PARKING		REQUIRED	PROVIDED
0.6m x 1.80m		22 spaces	23 space
1 space / 250m ² GFA			

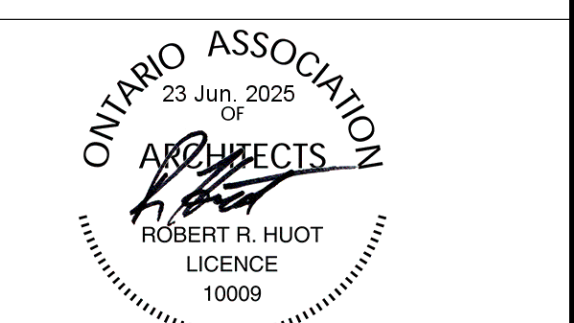


LEGEND	
PROPERTY LINE	PROPERTY LINE
SETBACKS	SETBACKS
FIRE ROUTE	FIRE ROUTE
FENCE	FENCE
PRINCIPLE ENTRANCE	SECONDARY ENTRANCE/EXIT
PEDESTRIAN CROSSWALK	'NO PARK' ZONE
DEPRESSED CURB	PARKING COUNT
PYLON SIGN	NEW SIDEWALK
BARRIER FREE SIGN	BARRIER FREE PARKING
EARTHIN ON CONC. PAD	3m x 6m CAR SPACE
LANDSCAPING GREEN SPACE	FH FIRE HYDRANT
TRANSFORMER	BOLLARD
NEW CONCRETE SIDEWALK	SINGLE LIGHT STANDARD
DOUBLE LIGHT STANDARD	BKE RACK - 2 SPOTS
TRAFFIC FLOW ARROWS	0.6m x 1.8m

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO:
- CHECK AND VERIFY ALL DIMENSIONS ON SITE.
- REPORT ALL ERRORS AND/OR OMISSIONS TO GREYSTONE ARCHITECTURAL PARTNERS BEFORE CONTINUING WITH ANY WORK.
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Greystone
Cambridge
154 King Street East
Cambridge, Ontario N3H 3M4
(519) 896-1010 ext.100



REV.	DESCRIPTION	DATE
12	REVISED PER SPA COMMENT	2025.06.23
11	REVISED PER PERMIT COMMENT	2025.06.19
10	REVISED PER PERMIT COMMENT	2025.05.28
9	ISSUED FOR TENDER/ADDENDUM	2025.05.08
8	ISSUED FOR TENDER/ADDENDUM	2025.05.01
7	SPA THIRD SUBMISSION	2025.03.04
6	ISSUED FOR COORDINATION	2025.02.20
5	ISSUED FOR COORDINATION	2025.02.12
4	SPA SECOND SUBMISSION	2025.01.09
3	FOR CONSULTANT COORD	2025.01.02
2	FOR CONSULTANT COORD	2024.12.18
1	ISSUED FOR SPA	2024.10.24

REVISION ISSUED APPROVAL

PROJECT FOR:
MAVERICK DEVELOPMENT CORPORATION

PROJECT:
NEW BUILD
FINDLAY CREEK
DUN SKIPPER & BANK STREET
OTTAWA, ONTARIO

DRAWING:
SITE PLAN

DRAWN: N.B. CHECKED: S.R. JOB NUMBER: 24422

DATE (YYYY/MM/DD): 2025.06.23 SCALE: 1:500

DRAWING NUMBER: A1.1 REVISION NUMBER: R12