



NO. REVISION DATE

1	ISSUED SPA FOR PRECONSULTATION MEETING	FEB 10, 2025
2	ISSUED FOR CLIENT REVIEW	FEB 25, 2025
3	ISSUED FOR CLIENT REVIEW	MAR 31, 2025
4	ISSUED FOR SITE COORDINATION	MAR 31, 2025
5	ISSUED FOR 33% COORDINATION	MAY 02, 2025
6	ISSUED FOR 33% SET	MAY 14, 2025
7	ISSUED FOR SITE PLAN CONTROL	JUN 03, 2025
8	REISSUED FOR SITE PLAN CONTROL	JUL 23, 2025
9	REISSUED FOR SITE PLAN CONTROL	SEP 24, 2025

LEGEND:

MH MANHOLE - SANITARY AND STORM (SEE CIVIL) ('E' DENOTES EXISTING)

CB CATCHBASIN (SEE CIVIL) ('E' DENOTES EXISTING)

FH FIRE HYDRANT (SEE CIVIL) ('E' DENOTES EXISTING)

UP UTILITY POLE ('E' DENOTES EXISTING)

S STREET SIGN ('E' DENOTES EXISTING)

Δ DENOTES BUILDING DESIGNATED EXIT

△ DENOTES BUILDING ACCESS

▲ DENOTES BUILDING DESIGNATED EXIT

— TYPICAL CURB (REFER: CITY STANDARDS)

— DEPRESSED CURB (REFER: CITY STANDARDS)

— PROPERTY LINE

— EXISTING PROPERTY LINE

— DESIGNATED BARRIER FREE PARKING SPACE

NP NO PARKING SIGN

BF BARRIER FREE PARKING SIGN

FR FIRE ROUTE SIGN

FR LIGHT STANDARD (SEE ELECT.)

FR FR' DENOTES FIRE ROUTE SIGN ON POST

— LIGHT POST (SEE ELECT.)

— WALL SCONCE (SEE ELECT.)

— LIGHT POST WALL MOUNTED (SEE ELECT.)

— SIAMESE CONNECTION

— DOWNSPOUT

EV ELECTRIC VEHICLE CHARGING STATION

— TACTILE WALKING SURFACE INDICATOR (TWSI)

— DIAGONAL PAINTED LINES

— TRANSFORMER W/ BOLLARDS (SEE ELECT.)

— SITE FENCING (SEE LANDSCAPE)

LP EXISTING LIGHT POLE

— TREES (TYPICAL)

CLIENT

TONY GRAHAM MOTORS INC.
A: 1855 Merivale Rd, Ottawa, ON, K2G 1E3
T: 613 225 1212

LANDSCAPE

JAMES B. LENNOX & ASSOCIATES INC.
A: 3323 Carling Ave., Ottawa, ON, K2H 5A8
T: 613 722 5168

CIVIL

DOUGLAS B. GRAY ENGINEERING INC.
A: 700 Long Point Circle, Ottawa, ON, K1T 4E9
T: 613 425 8044

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS
MALCOLM WILDEBOER
LICENCE # 6685

Vandenberg & Wildeboer
ARCHITECTS

PROJECT TITLE:
64 JAMIE PREP SHOP ADDITION
64 Jamie Ave., Ottawa, ON K2E 6T6

DRAWING TITLE:
SITE PLAN

DESIGNED BY: MW
DRAWN BY: DV
START DATE: 2025-02-06
SCALE: As indicated
PROJECT NO. 2510

A001

CITY OF OTTAWA: - FILE NUMBER: D07-12-25-0079
- PLAN NUMBER #19362

SITE STATISTICS

LEGAL DESCRIPTION:
LOTS 15, 16 & 17, REGISTERED PLAN 564563, CITY OF OTTAWA.

ZONING: IH1 - HEAVY INDUSTRIAL (SUBZONE 1)

TOTAL SITE AREA (m²): 5718.10 m²

ZONING MECHANISM	REQUIRED	PROVIDED
MINIMUM LOT AREA	4000 m ²	5718.10 m ²
MINIMUM LOT WIDTH	NO MIN.	---
MINIMUM FRONT AND CORNER SIDE YARD	7.5 m	7.5 m
MINIMUM INTERIOR AND REAR SIDE YARD	7.5 m	7.5 m
MAXIMUM FLOOR SPACE INDEX	2	0.16
MAXIMUM BUILDING HEIGHT	22 m	7.5 m
MINIMUM WIDTH OF LANDSCAPING	3 m	SEE COMMENTS BELOW

PARKING CALCULATIONS

OCCUPANCY	GFA (m ²)	PARKING RATE (m ²)	PARKING REQUIRED	PARKING PROVIDED
GROUP F2	1,126	1 per 100 m ²	12	20
TOTAL PARKING PROVIDED:				20

PARKING DIMENSIONS

PARKING SPACE TYPE	REQUIRED	PROVIDED
REGULAR PARKING SPACE	2.7 x 5.2 m	2.745 x 5.2 m
ACCESSIBLE PARKING SPACE (BY AODA)	TYPE A: 3.4x5.2m TYPE B: 2.4x5.2m	TYPE A: 0 TYPE B: 1
MINIMUM ASLE WIDTH	6.7 m	6.7 m

BICYCLE PARKING RATES

BICYCLE PARKING SPACES	REQUIRED	PROVIDED
1 per 500 m ² of GFA	2	3

NOTE: 3M LANDSCAPE BUFFER NOT PROVIDED ON ALL SIDES, NO MINOR VARIANCE REQUIRED. SEE EMAIL FROM CITY OF OTTAWA INTERPRETATION ATTACHED TO THE SITE PLAN CONTROL APPLICATION

GENERAL NOTES

- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN FROM FARLEY SMITH & DENE SURVEYING LTD. PREPARED BY EMAD ALFREFAH ON MARCH 14/2025.
- REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
- ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
- ALL PARKING AREAS TO BE ASPHALT PAVED UNLESS NOTED OTHERWISE.
- REFER TO CIVIL FOR COMPLETE GRADING INFORMATION.

APPROVED
By Kersten Nitsche at 2:45 pm, Nov 28, 2025

Kersten Nitsche
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

