

1 LOCATION PLAN  
A010 SCALE: N.T.S.

LEGAL DESCRIPTION:

PARCELS WW-8 AND WW-11 ON SEC 4M-152  
PART OF BLOCK WW ON REGISTERED PLAN 4M-152  
PARTS 1 AND 3 ON PLAN 4R-4508, FORMER CITY OF GLOUCESTER, NOW IN CITY OF OTTAWA  
AS PREPARED BY STANTEC GEOMATICS LTD., 29 MARCH 2022

Project Zoning Review/Statistics

Municipality: City of Ottawa  
Municipal Address: 1400-1410 Youville Drive  
Registered Owner: Jim Keay  
Lot Area: 9,188 sq.m. (98,894 sq.ft. (2.27 acres))  
Zoning By-law: 2008-250  
Zone: IL2 H(14) - Light Industrial  
Proposed Use: Automobile Body Shop & Automobile Service Station

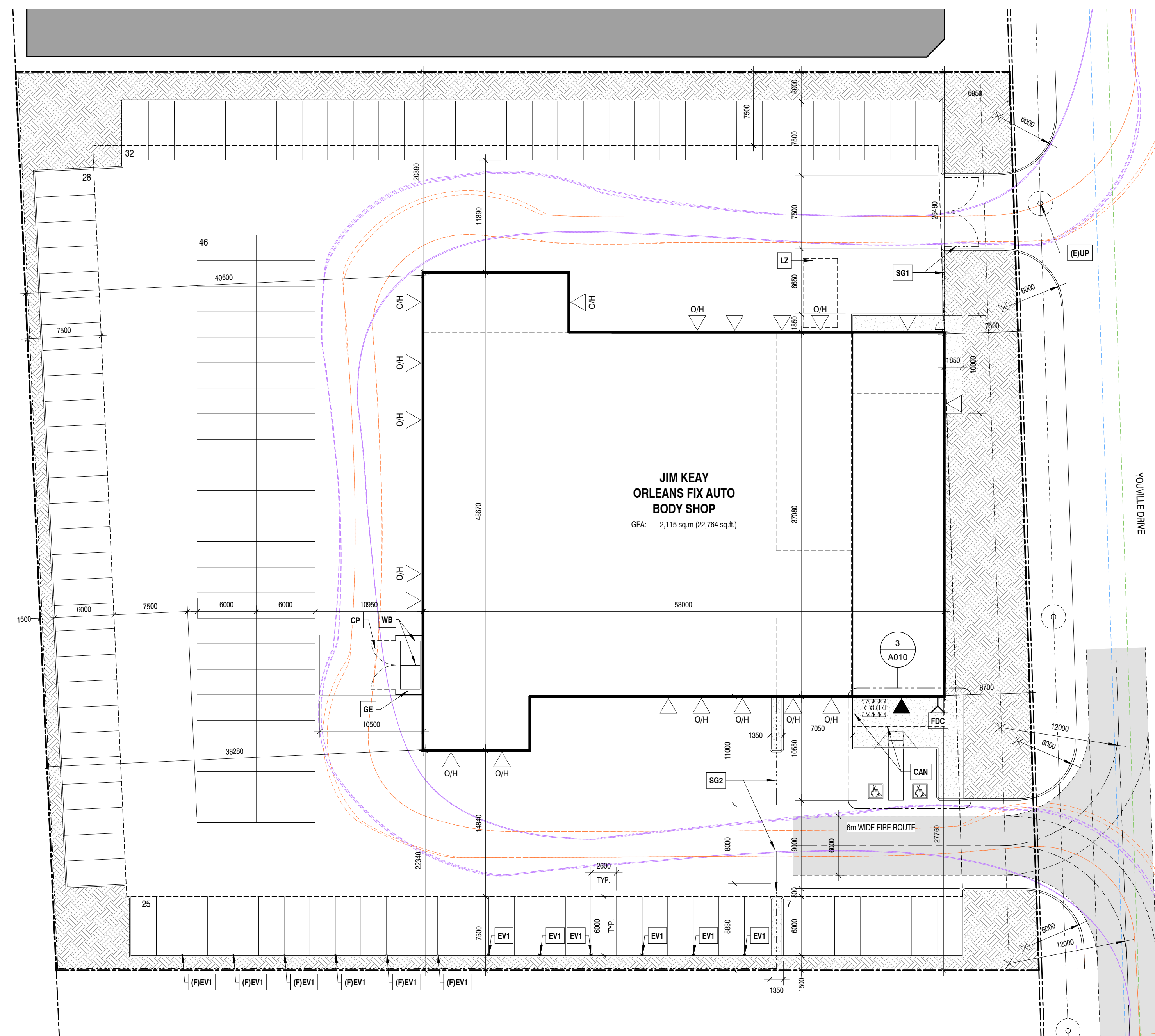
Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft
<b>Proposed Development</b>		
Ground Floor, Offices	291	3,130
Ground Floor, Body & Service Shop	1,596	17,177
Ground Floor, Parts	228	2,457
<b>Total</b>	<b>2,115</b>	<b>22,764</b>

Development Standards

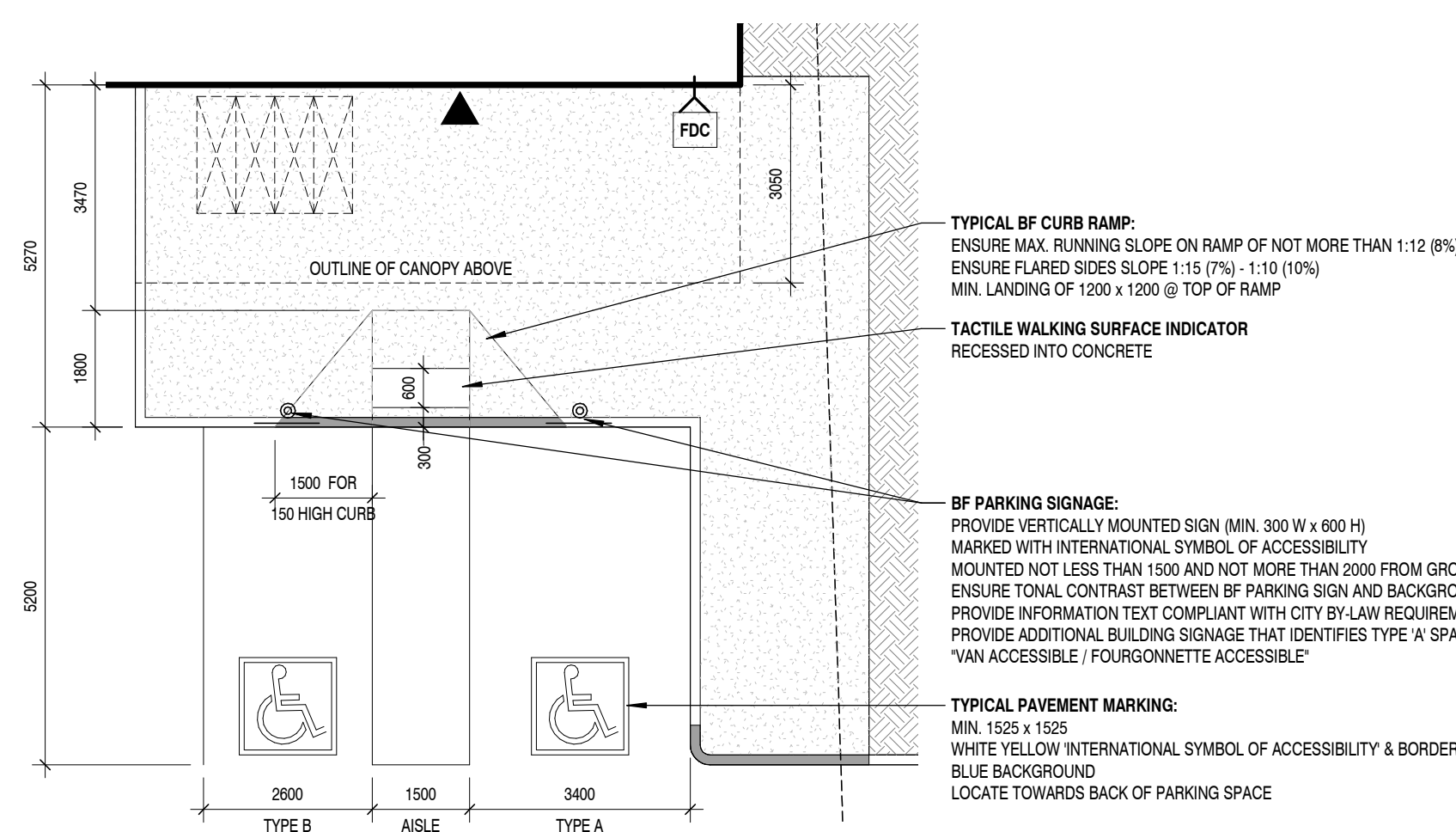
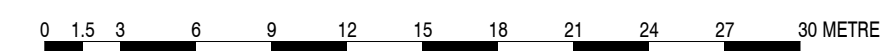
	Required	Provided
Minimum Lot Area	2,000 sq.m.	9,188 sq.m.
Minimum Lot Width	No min.	91.3m
Minimum Required Yard		
Front Yard (min.)	7.5m	7.5m
Interior Side Yard (min.)	7.5m	20.39m
Rear Yard (min.)	7.5m	38.28m
Maximum Building Height	14m	<14m
Maximum Lot Coverage	65%	22%
Maximum Floor Space Index	2	±0.2
Minimum Width of Landscaped Area		
Abutting a street	3m	6.95m
All other cases	No min.	1.5m

Parking, Loading, Queuing

Existing Parking		
Parking Spaces (Minimum 2.6m x 5.2m)		
Offices (2.4 spaces / 100 sq.m.)	Required: 7 Provided: 30	Area C of Schedule 1A
Body Shop & Service Station (3 spaces per Service Bay @ 13 Service Bays)	Required: 39 Provided: 108	
Accessible Parking Section 111 of By-law 2017-301	Required: 2 Provided: 2	1x Type A & 1x Type B
Loading Spaces (3.5m x 9m)	Required: 1 Provided: 1	
Bicycle Parking (Offices: 1 space / 250 sq.m.; All other: 1 space / 1,500 sq.m.)	Required: 2 Provided: 4	1x for Offices; 1x for Body Shop/Service Station 3x for Offices; 1x for Body Shop/Service Station



2 SITE PLAN  
A010 SCALE: 1 : 300



3 BARRIER-FREE PARKING PLAN  
A010 SCALE: 1 : 100



SITE PLAN SYMBOLS

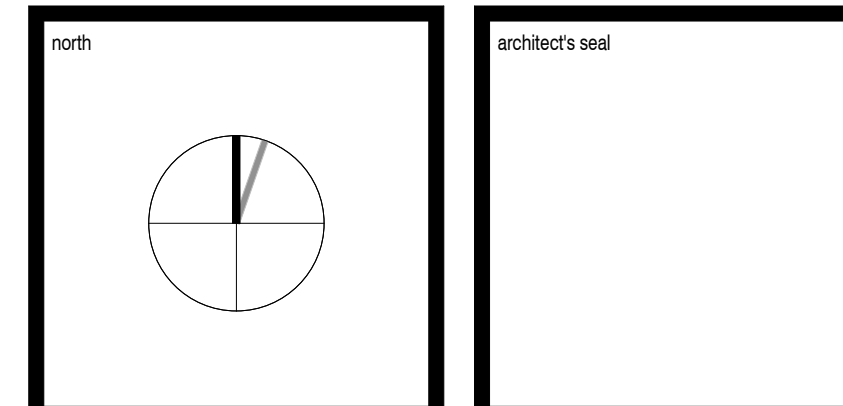
ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Setback Lines
[Symbol]	Landscape Buffer
[Symbol]	Overhead Wires
[Symbol]	Fence
[Symbol]	Sanitary Line - refer to Civil
[Symbol]	Stormwater Line - refer to Civil
[Symbol]	Vehicle Transport Truck Pathing/Route
[Symbol]	Waste Management Truck Pathing/Route
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Concrete Curb
[Symbol]	Proposed Concrete Sidewalk
[Symbol]	Proposed Landscape Area
[Symbol]	Barrier Free Parking Space
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ('OH' indicates Overhead Door)
[Symbol]	Exterior 6m Wide Fire Route (12m centerline radius on all turns, TYP.)

SITE PLAN NOTES

NOTE#	NOTE
(E)UP	Existing Utility Pole, to be relocated. Refer also to Civil.
(F)EV1	Future Electric Vehicle Charging Station
CAN	Outline of Carport/Canopy above
CP	Concrete Pad - refer to Structural
EV1	Electric Vehicle Charging Station, post-mounted level 2 dual-charging station by Owner
GE	Prefinished Metal Panel on Galvanized Steel framing Garbage Enclosure
LZ	Loading Zone, 3.5m W x 7.0m L
SG1	Steel post & chain linked swinging gate, c/w locking mechanism
SG2	Steel post & chain linked sliding gate, c/w locking mechanism
WB	Waste Bins, by Owner

REVISIONS	DATE	DESCRIPTION
0	05 July 2022	Issued for Coordination
1	12 August 2022	Issued for Coordination
2	18 August 2022	Issued for Site Plan Control

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and / or omissions to the Architect.  
All contractors must comply with all pertinent codes and by-laws.  
Do not scale drawings.  
This drawing may not be used for construction until signed by KWC Architects Inc. and shall not be used without the Architect's consent.



383 Parkdale Avenue, Suite 201  
Ottawa, Ontario, Canada, K1Y 4R4

**KWC ARCHITECTS INC.**

Phone: 613 238-2217  
Fax: 613 238-6595  
E-Mail: kwc@kwc-arch.com

**BBS**

BUILDING A REPUTATION ON EXCELLENCE

BBS CONSTRUCTION (ONTARIO) LTD.  
1805 WOODWARD DRIVE,  
OTTAWA, ON. K2C 0P9 CANADA  
TEL: (613) 226-8830 FAX: (613) 226-7709  
www.bbsconstruction.ca

owner: **JIM KEAY**

project: **'FIX AUTO' ORLEANS - AUTOMOBILE BODY SHOP**

drawing title: **SITE PLAN**

project no.: **2250**

scale: **As indicated**

drawn by: **TC**

date: **2022 JULY 15**

drawing no.: **A010**