

AREA PLAN: SCALE: NTS

SITE INFORMATION:
 SITE AREA = 0.11ha (0.27 Acres.)
 ZONING: 1773 WOODROFFE = R2A, 1767 WOODROFFE = R2F[555]
 NEW ZONING (2026-50): MS2 H(11)
 PROPOSED ZONING: R5B [XXXX] H(18)
 OFFICIAL PLAN: OUTER URBAN TRANSECT
 CORRIDOR- MAINSTREET
 EVOLVING NEIGHBORHOOD

	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):	38.29 m	38.29 m
LOT AREA (MIN.):	1,086.92 m ²	1,086.92 m ²
BUILDING HEIGHT (MAX.):	17.50 m	17.50 m
FRONT YARD (MIN.):	2.50 m	2.50 m
REAR YARD (MIN.):	6.06 m	6.06 m
INTERIOR SIDE YARD (MIN.):	2.50 m	2.50 m
LANDSCAPED AREA OF LOT (MIN.):	472.21 m ² (43.33%)	472.21 m ² (43.33%)

PARKING REQUIREMENTS: SCHEDULE A3 AREA 'B', NEW ZONING BYLAW 2026-50
 MID-RISE APARTMENT BUILDING (40 UNITS)
 MAXIMUM RESIDENT PARKING PERMITTED = 1.25 / D.U. (40) = 50 SPACES
 VISITOR PARKING REQUIRED = 0.1 / D.U. (40-24=16) = 02 SPACES
TOTAL PARKING REQUIRED = 02 SPACES
TOTAL PARKING PROVIDED = 14 SPACES (2 VISITOR, 12 RESIDENT)

BICYCLE PARKING REQUIREMENTS: NEW ZONING BYLAW 2026-50
 SHORT-TERM BICYCLE SPACES REQUIRED = 2 + 2 = 04 SPACES
 LONG-TERM BICYCLE SPACES REQUIRED = 1.0 / D.U. (40) = 40 SPACES
 NUMBER OF SPACES REQUIRED TO BE INCLUSIVE: (5%/ 40) = 2 SPACES
TOTAL BICYCLE PARKING REQUIRED = 44 SPACES
TOTAL BICYCLE PARKING PROVIDED = 44 SPACES

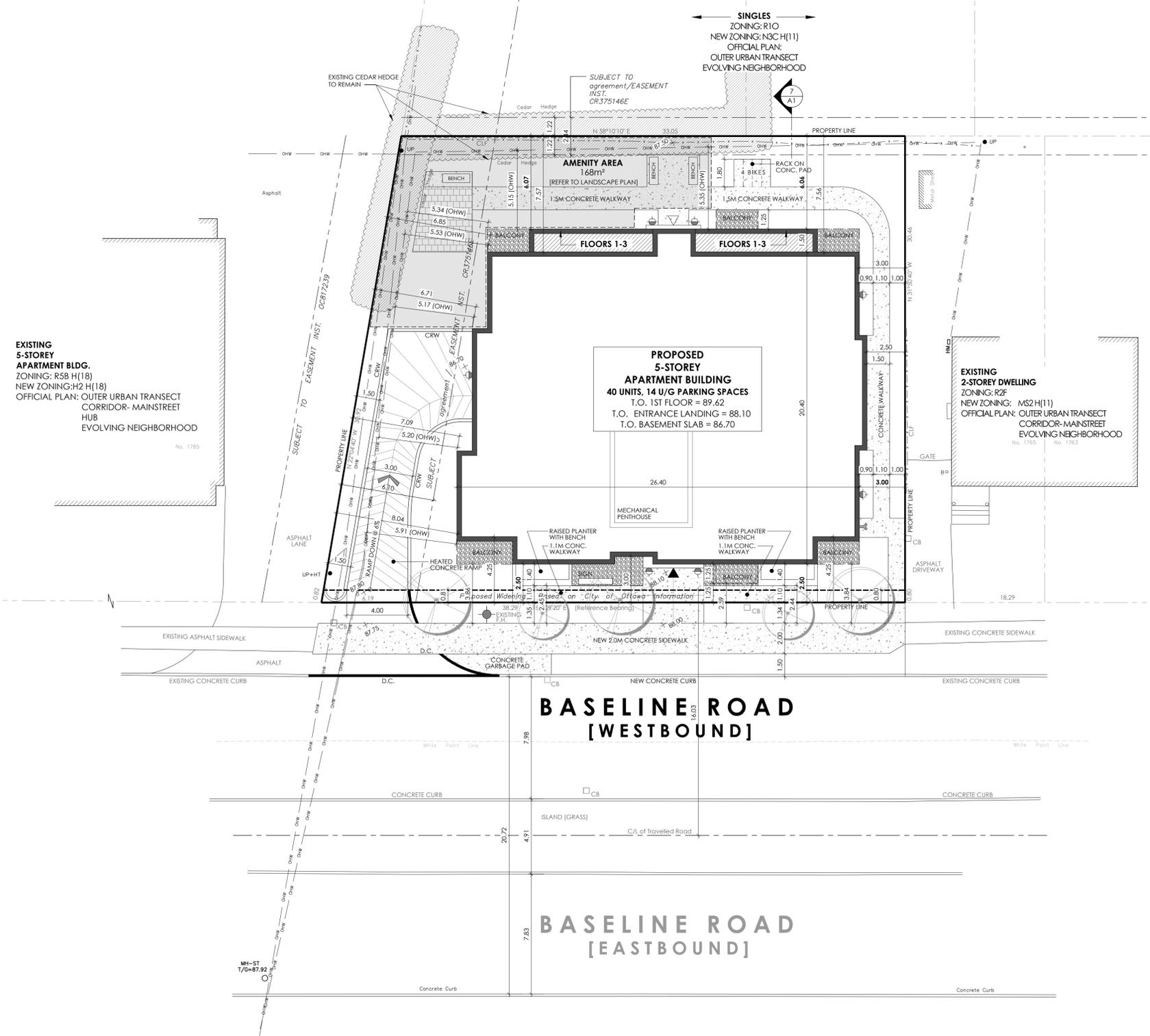
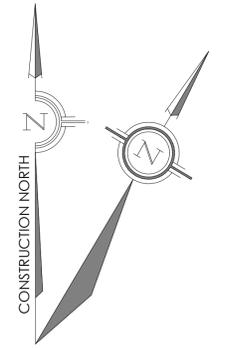
AMENITY SPACE REQUIREMENTS:
 AMENITY SPACE REQUIRED = 6m² d.u. x 40 d.u. = 240m²
 50% COMMUNAL AMENITY AREA REQUIRED = 120m²
 COMMUNAL AMENITY AREA PROVIDED = 168m²
 PRIVATE AMENITY AREA PROVIDED = 116m² (BALCONIES/ TERRACES)
TOTAL AMENITY AREA PROVIDED = 284m²

BUILDING INFORMATION:
 5-STOREY APARTMENT BUILDING
 BUILDING AREA: 541.81 m²
 GFA: 2,324.99 m²
 UNIT COUNTS: STUDIO: 00
 1-BEDROOM: 24
 2-BEDROOM: 16
 3-BEDROOM: 00
TOTAL UNITS = 40 UNITS

LEGEND/ ABBREVIATIONS:

D.C.	DEPRESSED CURB	⊗	GAS METERS LOCATION	⊕	LIGHT STANDARD
CRW	CONCRETE RETAINING WALL	⊠	BUILDING SERVICES LOCATION (IN LOWER LEVEL)	⊕	TWSS
W.I.	WROUGHT IRON	⊕	WALL MOUNTED LIGHT FIXTURE	⊕	SIAMASE CONNECTIONS
TWB	TACTILE WALKING SURFACE INDICATOR	⊕	FIRE HYDRANT	⊕	TRANSFORMER
CONC.	CONCRETE	⊕	GRADE ELEVATION- FOR ARCHITECTURAL INTENT & COORDINATION ONLY. REFER TO GRADING PLAN FOR FINAL GRADES.	⊕	PRINCIPAL ENTRANCE
ASPH.	ASPHALT	⊕	GRADE ELEVATION- FOR ARCHITECTURAL INTENT & COORDINATION ONLY. REFER TO GRADING PLAN FOR FINAL GRADES.	⊕	SECONDARY ENTRANCE
CLF	CHAIN LINK FENCE				
OWH	OVERHEAD WIRES				

NOTE:
 SITE PLAN TO BE READ IN CONJUNCTION WITH:
 - SITE SERVICING AND GRADING PLANS PREPARED BY ARCADIS PROFESSIONAL SERVICES (CANADA) INC.
 - LANDSCAPE PLAN PREPARED BY JAMES B. LENNOX & ASSOCIATES INC.
NOTE:
 SITE BOUNDARIES DERIVED FROM:
 TOPOGRAPHIC PLAN OF SURVEY OF LOTS 351 and 352 REGISTERED PLAN 372115 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd. DATED: 2025/03/28



GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

OWNER: 760527 ONTARIO INC., 524 TRILBY COURT, OTTAWA, ON K2R 0A4
ARCHITECT: M. DAVID BLAKELY ARCHITECT INC., 2200 PRINCE OF WALES DR., SUITE 101, OTTAWA, ON K2E 6Z7 (613) 226-8811
CIVIL ENGINEER: ARCADIS PROFESSIONAL SERVICES (CANADA) INC., 333 PRESTON ST SUITE 500, OTTAWA, ON K1S 5N4 (613) 721-0555

LANDSCAPE ARCHITECT: JAMES B. LENNOX & ASSOCIATES INC., 3332 CARLING AVE NEPEAN, ON K2E 7S6 (613) 722-5168
SURVEYOR: ANNIS O'SULLIVAN VOLLEBAKK LTD., 14 CONCORSE GATE, SUITE 500 NEPEAN, ON K2E 7S6 (613) 727-8850



No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
1.	10/04/25	FOR COORDINATION	MB	13.			
2.	26/11/25	FOR REVIEW	MB	14.			
3.	08/01/26	FOR SITE PLAN SUBMISSION	MB	15.			
4.	09/02/26	AS PER CITY COMMENTS/ FOR RE-SUBMISSION	MB	16.			

A	DETAIL NUMBER
B	SHEET NUMBER (DETAIL REQUIRED)
C	SHEET NUMBER (DETAIL LOCATION)

PROJECT: 1773 & 1767 BASELINE ROAD, OTTAWA, ONTARIO
OWNER: 760527 ONTARIO INC., 524 TRILBY COURT, OTTAWA, ON K2R 0A4

DRAWING TITLE: SITE PLAN
DATE: APRIL 2025
SCALE: 1 : 150
DRAWN BY: mdb
CHECKED: MDB
SHEET NO.: SP1

