

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 = 148m²
 PRIVATE AMENITY AREA PROVIDED = 133m² (BALCONIES/ TERRACES)
TOTAL AMENITY AREA PROVIDED = 301m²

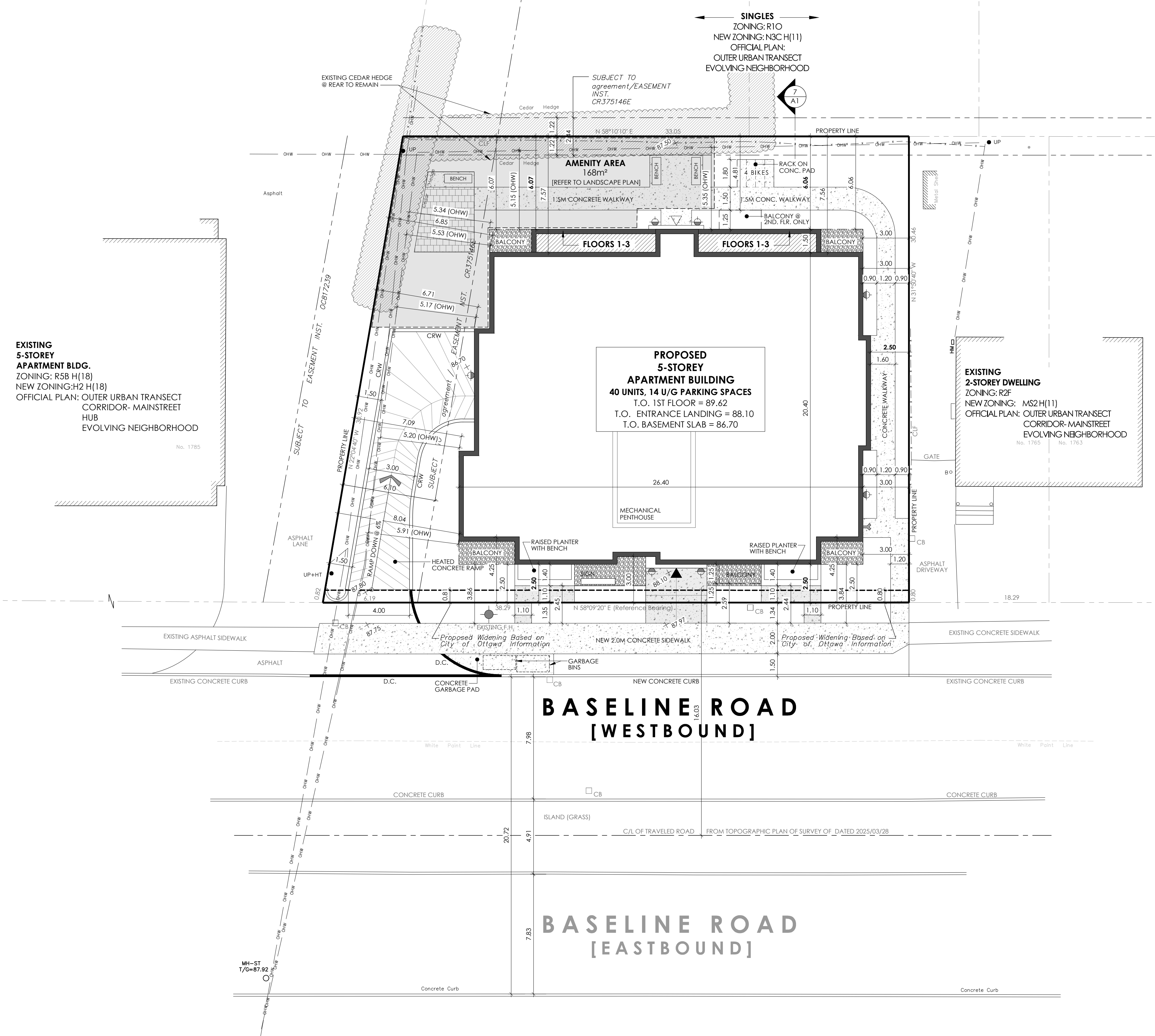
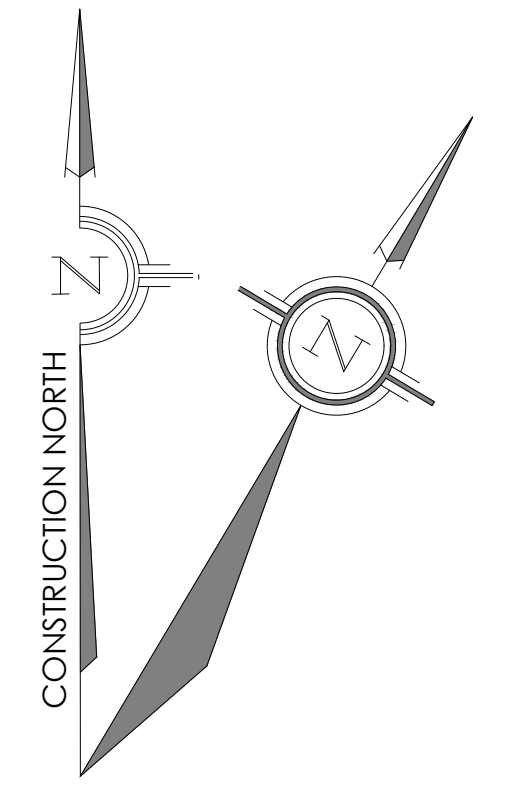
BUILDING INFORMATION:
 5-STOREY APARTMENT BUILDING
 BUILDING AREA: 541.81 m²
 GFA: 2,324.99 m²
 UNIT COUNTS: STUDIO: 00
 1-BEDROOM: 24
 2-BEDROOM: 16
 3-BEDROOM: 00

TOTAL UNITS = 40 UNITS

LEGEND/ ABBREVIATIONS:

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

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



EXISTING 5-STOREY APARTMENT BLDG.
 ZONING: R5B H(18)
 NEW ZONING: H2 H(18)
 OFFICIAL PLAN: OUTER URBAN TRANSECT
 CORRIDOR- MAINSTREET
 HUB
 EVOLVING NEIGHBORHOOD

EXISTING 2-STOREY DWELLING
 ZONING: R2F
 NEW ZONING: MS2 H(11)
 OFFICIAL PLAN: OUTER URBAN TRANSECT
 CORRIDOR- MAINSTREET
 EVOLVING NEIGHBORHOOD

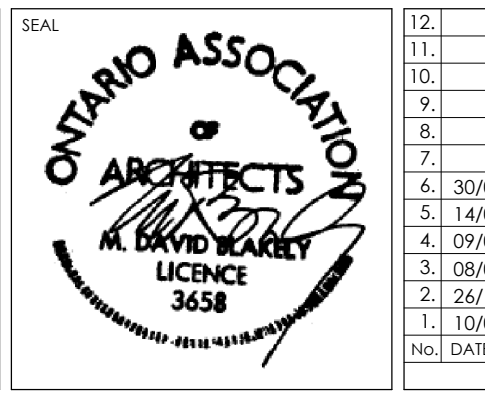
PROPOSED 5-STOREY APARTMENT BUILDING
 40 UNITS, 14 U/G PARKING SPACES
 T.O. 1ST FLOOR = 89.62
 T.O. ENTRANCE LANDING = 88.10
 T.O. BASEMENT SLAB = 86.70



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 4Z7 (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.			
5.	14/04/26	SIDE YARD WALKWAY WIDENED/ FOR COORDINATION	MB	17.			
6.	30/04/26	AS PER CITY COMMENTS ROUND #1/ FOR RESUBMISSION	MB	18.			

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

DRAWING TITLE: SITE PLAN
DATE: APRIL 2025
SCALE: 1 : 150
SHEET NO.: SP1

D07-12-25-0169