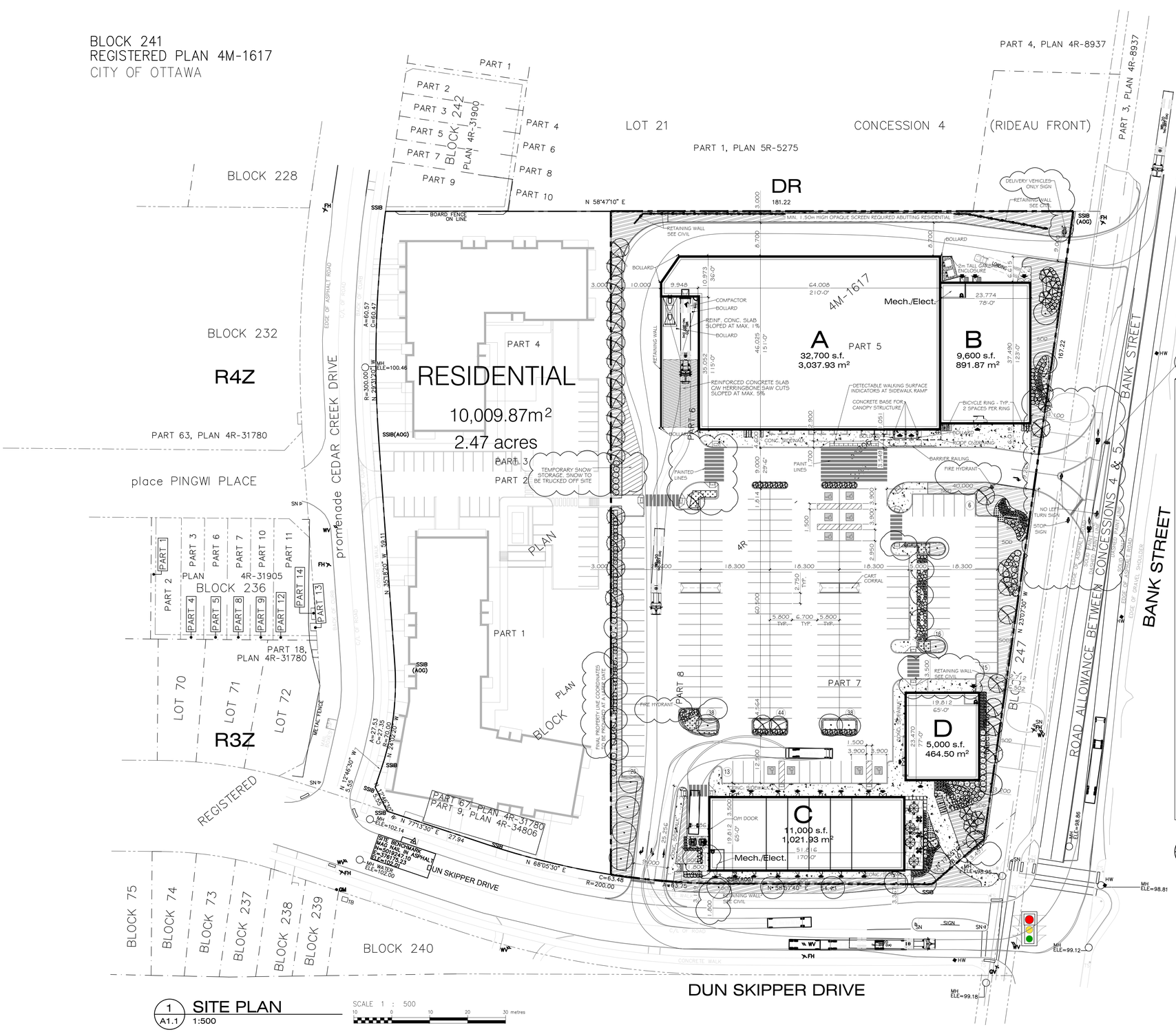

1 A1.1 **SITE PLAN**
1:500

ZONE : GM General Mixed Use Zone		
TOTAL SITE AREA	19,272.67 m²	4.76 acres
ZONING MECHANISMS	**REQUIRED**	**PROVIDED**
Minimum Lot Area	No minimum	21,185.50 m²
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 m²
Landscape Area		1,669.4 m²
Min. Parking Lot Landscaping	3.0m	3.00 metres

BUILDING	FLOOR AREA ft.²	FLOOR AREA m²	GLFA m²
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 m² Gross Leasable Floor Area	185 spaces	195 spaces 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 ℄ RADIUS

LOADING	REQUIRED	PROVIDED
4.30m x 13.0m & 3.50m x 9.0m 5,000-9,999m² GFA	1+1 spaces	3 spaces
BICYCLE PARKING	**REQUIRED**	**PROVIDED**
0.6m x 1.80m 1 space / 250m GFA²	22 spaces	24 space

2 A1.1 **SITE STATISTICS**
N.T.S.

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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REV.	DESCRIPTION	DATE
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:	CHECKED:	JOB NUMBER:
N.B.	S.R.	24422
DATE (YYYY/MM/DD): 2025.01.10	SCALE: 1:500	
DRAWING NUMBER: A1.1	REVISION NUMBER: R0	

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