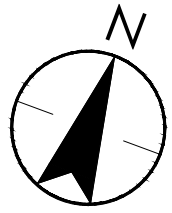


LEGEND

- BUILDING TO BE DEMOLISHED
- FACADE RETENTION
- FULL EXTERIOR RETENTION



Stantec  
400-1305 Riverbend Road  
London ON N6K 0J5  
Tel. 519-645-2007  
www.stantec.com

Liability Note  
The Contractor shall verify and be responsible for all dimensions.  
DO NOT scale the drawing - any errors or omissions shall be  
reported to Stantec without delay.

Legal Description  
Part of Lot 20,  
Junction Gore,  
City of Ottawa

Exception 2990

- v. All parcels subject to Exception 2990 are considered one lot for zoning purposes.
- vi. Maximum building heights are as per Schedule 502.
- vii. No new buildings are permitted in Area E on Schedule 502. This provision does not apply to below grade structures or parking.
- x. Except for mixed-use buildings within 120m of Heron Road, all non-residential uses are only permitted on the ground floor and second storey of a mixed-use building.
- xi. Minimum setback of 2.5m after the 4th storey.
- xii. Maximum building width and length of 60m for mid-rise buildings (5+ storeys).
- xiii. Despite Subsection 74(3), buildings connected above the ground by features such as pedways, bridges, or other connections that create additional gross floor or gross leasable floor area, are not considered one building for the purpose of applying maximum building length.
- xiv. Minimum setback of 14.25m from a parcel zoned R1.
- xv. A building or structure must be at least 3m from any lands zoned O1.
- xvi. No maximum Floor Space Index.
- xvii. The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following:
- a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.b. A functional servicing report is approved confirming that municipal water supply and sanitary sewer capacity is adequate for the proposed development, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate.
- xviii. Partial removal of the holding symbol may be considered to facilitate phased development. Approval of an application to partially lift the holding provision will be based on satisfying the applicable conditions for that phase of development as determined by the General Manager of Planning, Development, and Building Code Services.

Exception 2991

The holding symbol may only be removed from all or part of the lands subject to the 'h' symbol following the completion of the following conditions:

- a. A heritage impact assessment that demonstrates compliance with the 1495 Heron Road Conservation Design Guidelines is approved, to the satisfaction of the General Manager of Planning, Development and Building Code Services or their designate, together with any required permits under Sections 33 or 34 of the Ontario Heritage Act.
- b. A minimum 5000m2 park less any deductions applicable by the provision of affordable housing is dedicated to the City in a location and configuration to the satisfaction of the General Manager of Recreation, Cultural and Facilities or their designate.

Note:  
Private Driveway to be designed with temporary parking spaces - location and number of spaces to be confirmed at detailed engineering design

Neighbourhood Mixed-Use Zone

- Min. Lot Area: No minimum  
Min. Lot Width: No minimum  
Min. Front Yard: 3 m  
Min. Exterior Yard: 3 m  
Min. Interior Yard  
(A residential bldg greater than 11 m in ht): 3 m  
Min. Rear Yard:  
For a residential use bldg: 7.5 m  
Max. Ht: 18 m

Institutional Zone

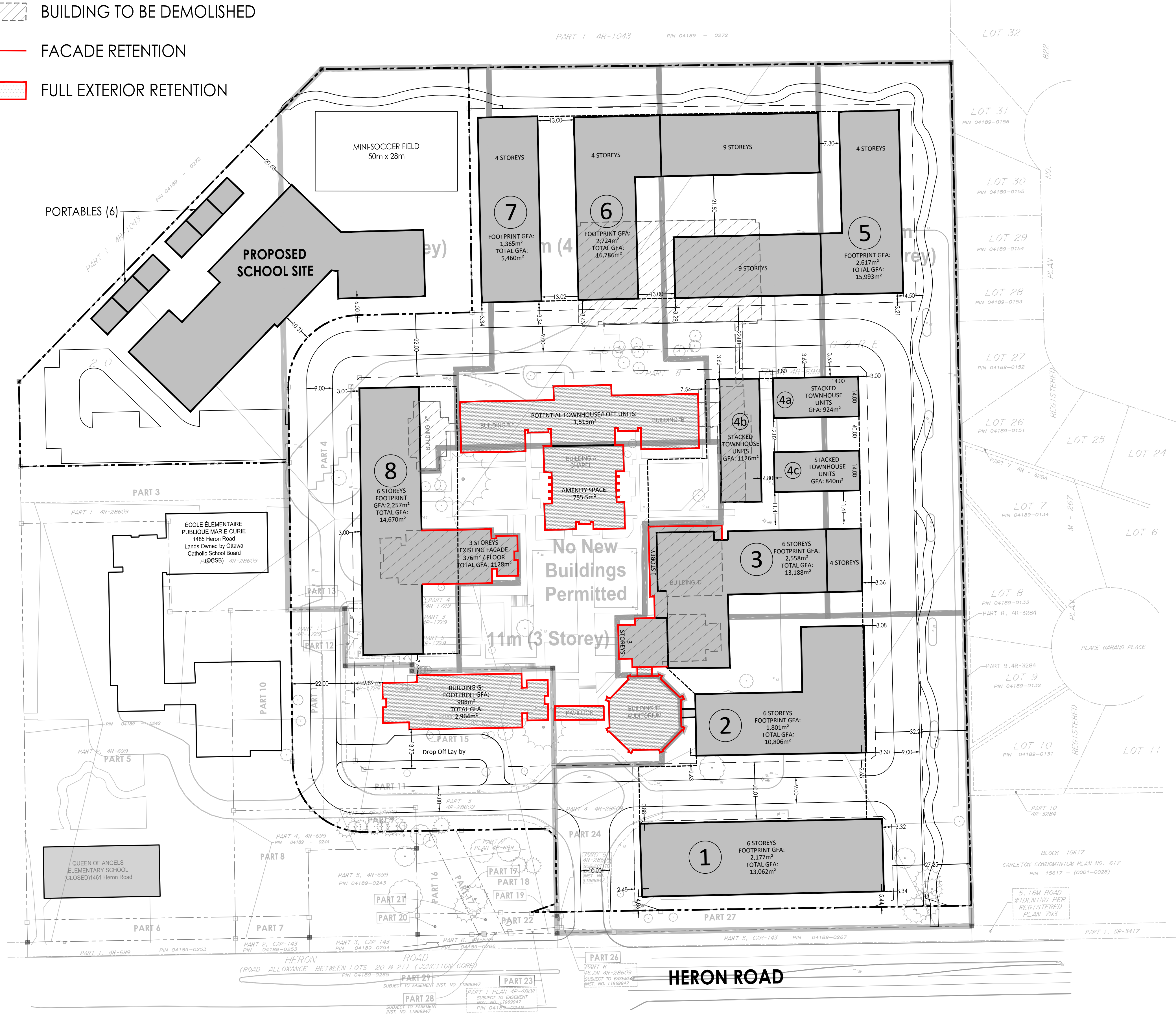
- Min. Lot Area: 400 m2  
Min. Lot Width: 15 m  
Min. Front Yard: 3  
Min. Exterior Yard: 4.5  
Min. Interior Yard: 3 m  
Min. Rear Yard: 4.5 m

Minor Corridor 2 Zone

- Min. Lot Area: No minimum  
Min. Lot Width: No minimum  
Min. Front Yard: 2  
Min. Exterior Yard: 3  
Min. Interior Yard: 2  
Min. Rear Yard: 7.5  
Min. Ht: 6 m  
Max. Ht: 20 m

Green Space/Institutional Zone

- Min. Lot Area: 400 m2  
Min. Lot Width: 15 m  
Min. Front Yard: 3  
Min. Exterior Yard: 4.5  
Min. Interior Yard: 3 m  
Min. Rear Yard: 4.5 m  
Max. Ht: 15 m



|                      |           |                 |
|----------------------|-----------|-----------------|
| Title                |           |                 |
| Conceptual Site Plan |           |                 |
| 1495 Heron Road      |           |                 |
| September 3, 2026    |           |                 |
| Project No.          | Scale     | HORIZ - 1 : 750 |
| 160410368            | 7.5 0 15m |                 |
| Drawing No.          | Sheet     | Revision        |
| CP2.10               | 1 of 1    | 0               |

\\CA01\8\apps\160410368\design\drawing\CAD\concept\plan\160410368\_concept\_plan.dwg  
2026-09-11 11:06 AM by: Walker, Joscob (London)