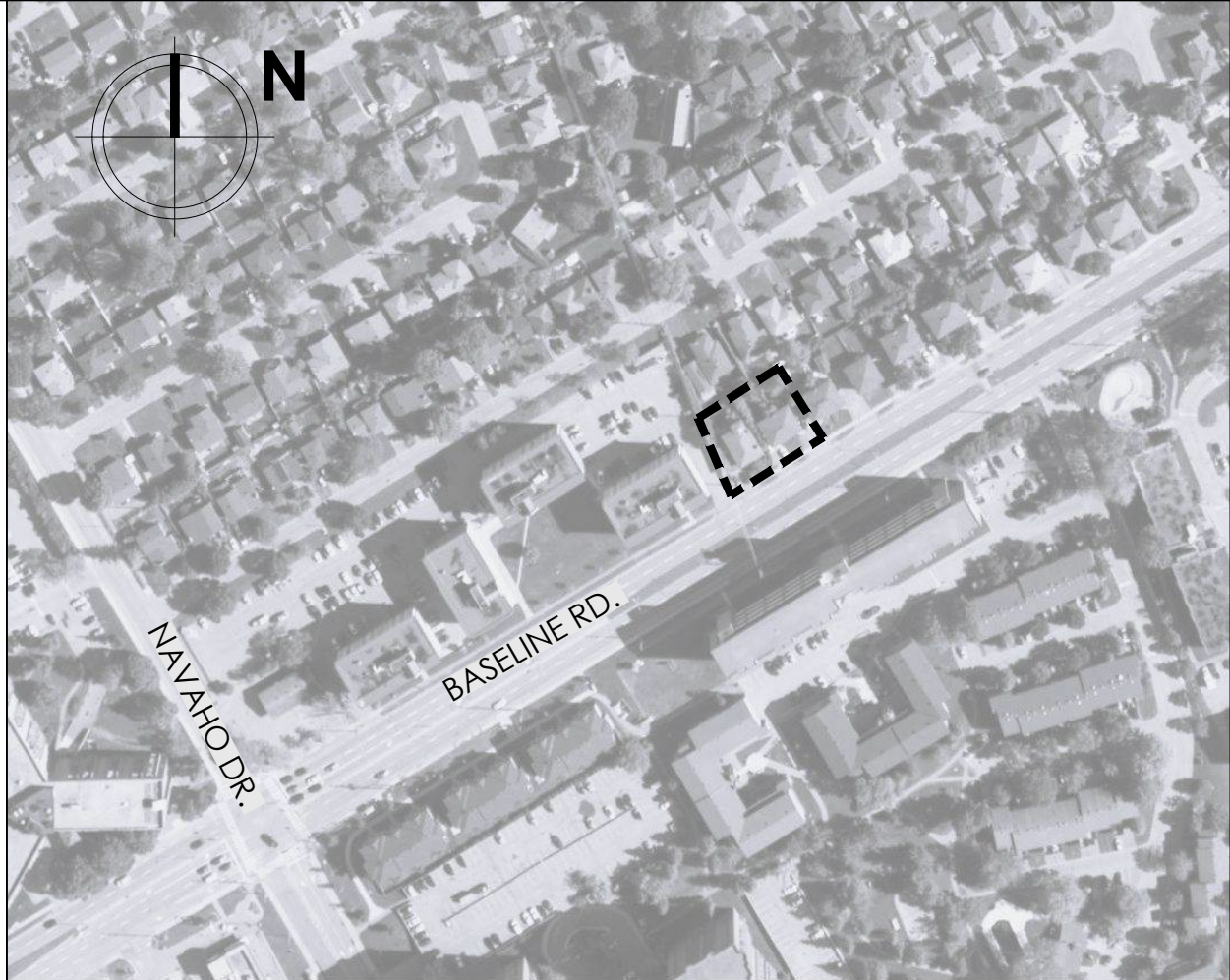
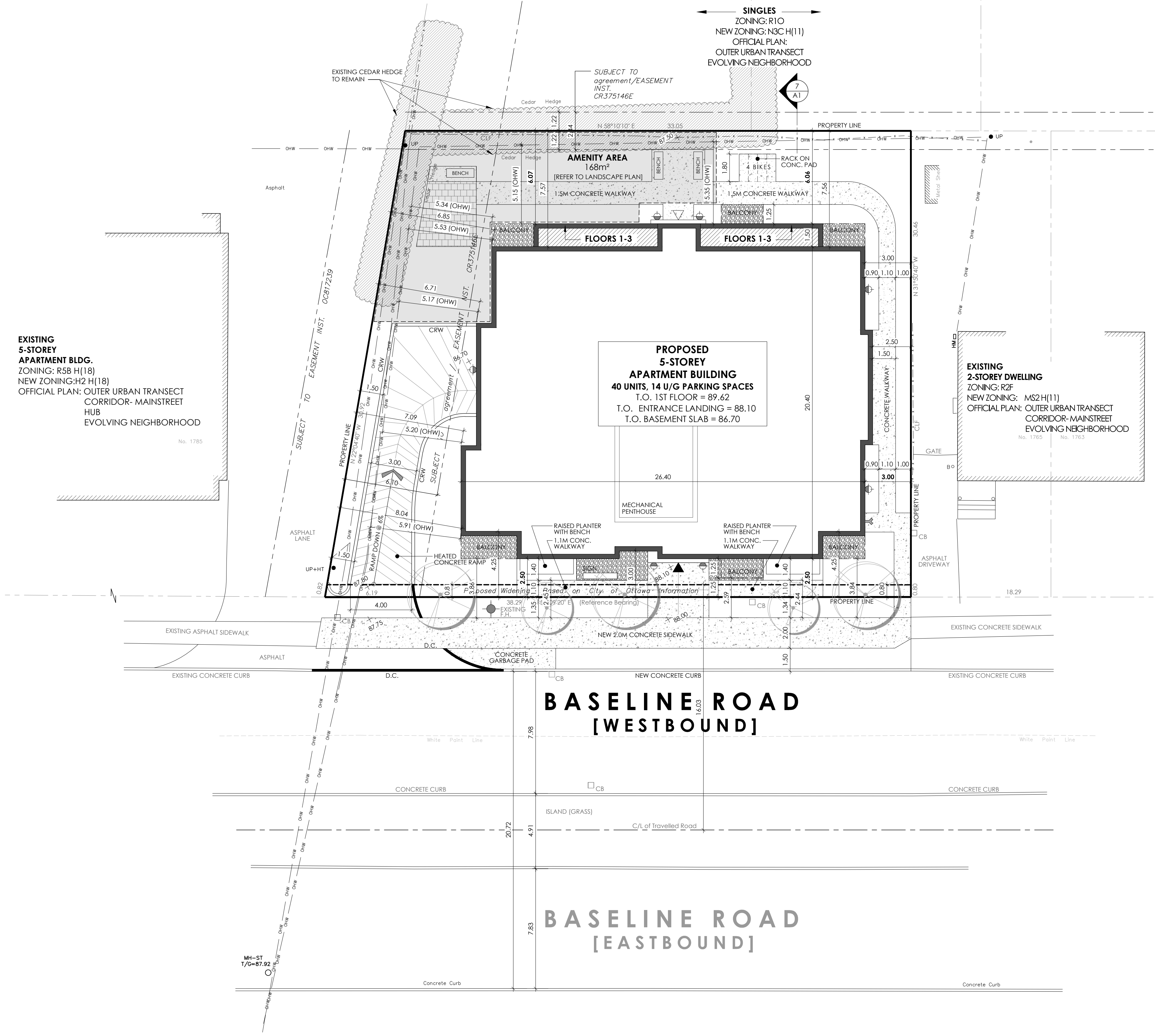




AREA PLAN: SCALE: NTS

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		
LOT WIDTH (MIN.):	REQUIRED :	PROVIDED :
LOT AREA (MIN.):		
BUILDING HEIGHT (MAX.):		
FRONT YARD (MIN.):		
REAR YARD (MIN.):		
INTERIOR SIDE YARD (MIN.):		
LANDSCAPED AREA OF LOT (MIN.):		

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

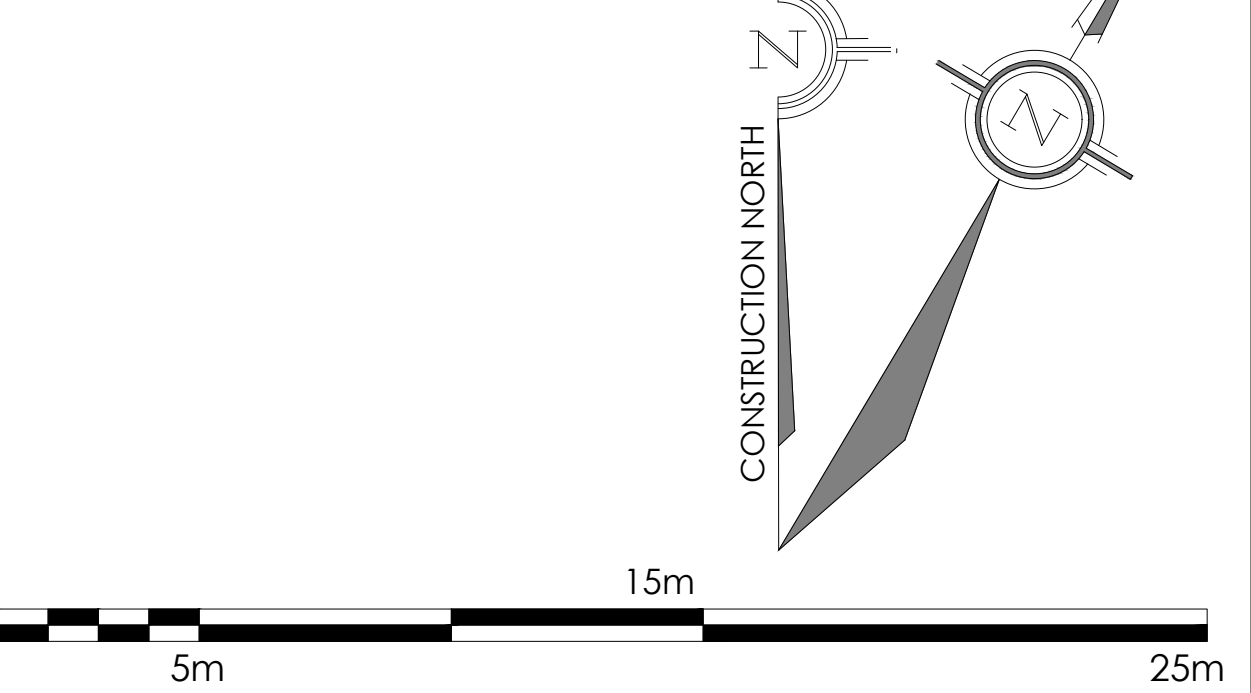
AMENITY SPACE REQUIREMENTS:		
AMENITY SPACE REQUIRED = 6m ² / d.u. x 40 d.u. =		240m ²
50% COMMUNAL AMENITY AREA REQUIRED =		120m ²
COMMUNAL AMENITY AREA PROVIDED =		168m ²
PRIVATE AMENITY AREA PROVIDED =		116m ² (BALCONIES/ TERRACES)
TOTAL AMENITY AREA PROVIDED =		284m ²

BUILDING INFORMATION:		
5- STOREY APARTMENT BUILDING		
BUILDING AREA: 541.81 m ²		
GFA: 2,324.99 m ²		
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)	TWSI
W.I. WROUGHT IRON	WALL MOUNTED LIGHT FIXTURE	SIAMSE CONNECTIONS
TWSI TACTILE WALKING SURFACE INDICATOR	FIRE HYDRANT	TRANSFORMER
CONC. CONCRETE	GRADE ELEVATION- FOR ARCHITECTURAL	PRINCIPAL ENTRANCE
ASPH. ASPHALT	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



M. David Blakely
Architect Inc.
2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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 6Z9 (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 CONCOURSE GATE, SUITE 500, NEPEAN, ON K2E 7S6 (613) 727-0850



12.		24.	
11.		23.	
10.		22.	
9.		21.	
8.		20.	
7.		19.	
6.		18.	
5.		17.	
4.	09/02/26 AS PER CITY COMMENTS/ FOR RE-SUBMISSION	16.	
3.	08/01/26 FOR SITE PLAN SUBMISSION	15.	
2.	26/11/25 FOR REVIEW	14.	
1.	10/04/25 FOR COORDINATION	13.	
No.	DATE D/M/Y	No.	DATE
DESCRIPTION		DESCRIPTION	
REVISIONS		REVISIONS	

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**

SHEET NO.: **SP1**

DRAWN BY: **mdb**

CHECKED: **MDB**