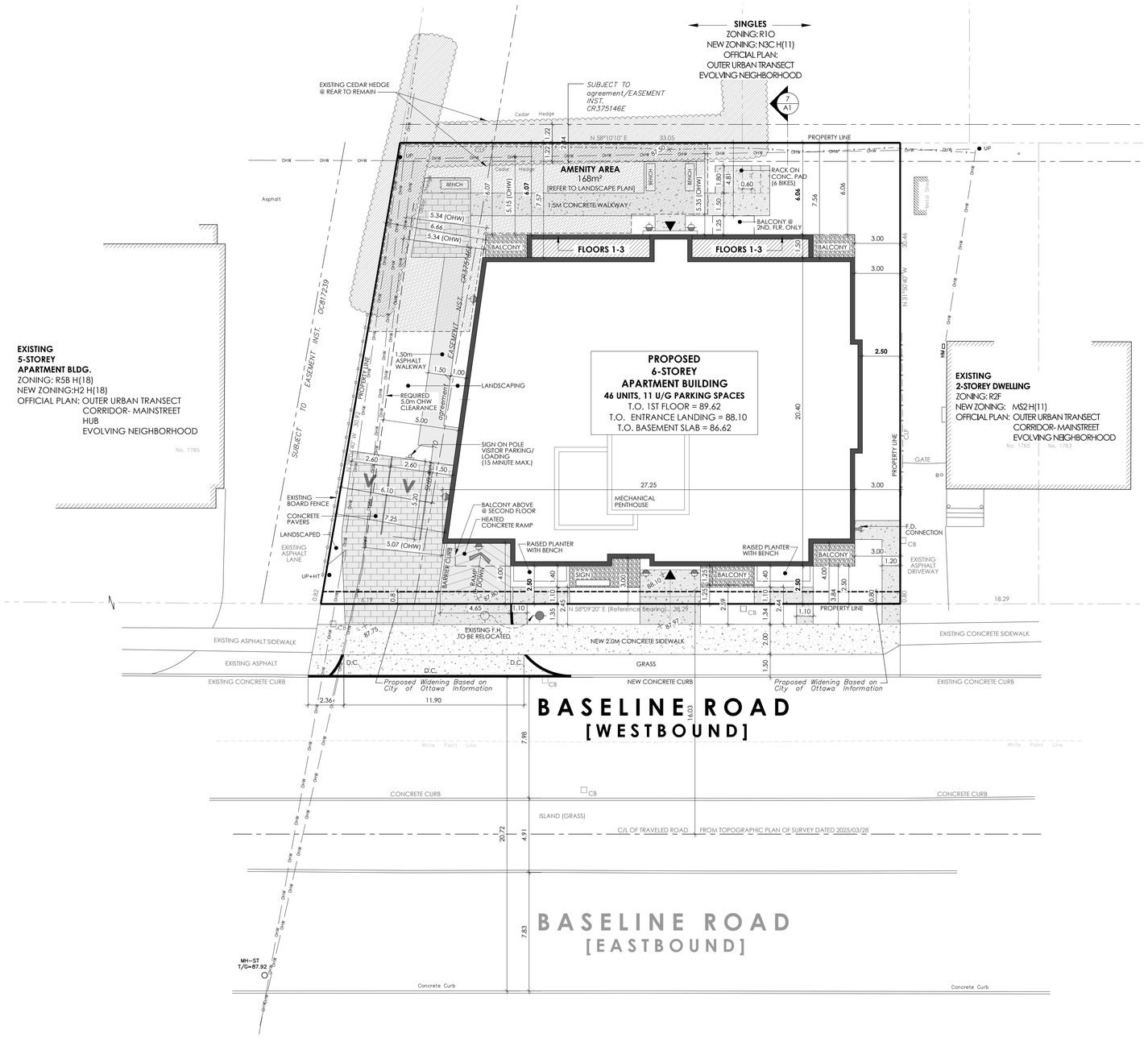

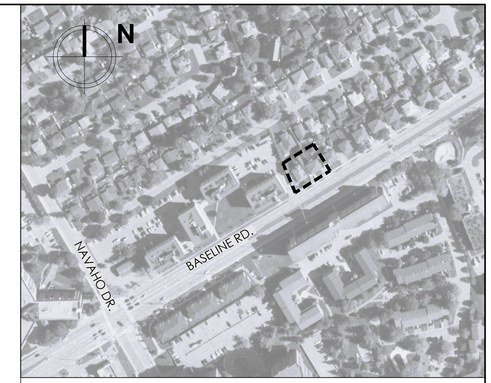

AREA PLAN:

SCALE: NTS

SITE INFORMATION:

SITE AREA = 0.11ha (0.27 Acres.)
ZONING: 1773 BASELINE = R2A, 1767 BASELINE = R2F[555]
NEW ZONING (2026-50): MS2 H(11)
PROPOSED ZONING: MS2 H(21)
OFFICIAL PLAN: OUTER URBAN TRANSECT
CORRIDOR- MAINSTREET
EVOLVING NEIGHBORHOOD

	REQUIRED :	PROVIDED :
LOT WIDTH (MIN.):		38.29 m
LOT AREA (MIN.):		1,086.92 m²
BUILDING HEIGHT (MAX.):		20.60 m
FRONT YARD (MIN.) :		2.50 m
REAR YARD (MIN.) :		6.06 m
INTERIOR SIDE YARD (MIN.) :		2.50 m
LANDSCAPED AREA OF LOT (MIN.):		517.60 m² (47.62%)

PARKING REQUIREMENTS: SCHEDULE A3 AREA 'B', NEW ZONING BYLAW 2026-50

MID-RISE APARTMENT BUILDING [46 UNITS]

MAXIMUM RESIDENT PARKING PERMITTED = 1.25 / D.U. (46) =	58 SPACES
VISITOR PARKING REQUIRED = 0.1 / D.U. (46-24=22) =	02 SPACES
TOTAL PARKING REQUIRED =	**02 SPACES**
TOTAL PARKING PROVIDED =	**13 SPACES** (2 VISITOR, 11 RESIDENT)

BICYCLE PARKING REQUIREMENTS: NEW ZONING BYLAW 2026-50

SHORT-TERM BICYCLE SPACES REQUIRED = 2 + 3 =	05 SPACES
LONG-TERM BICYCLE SPACES REQUIRED = 1.0 / D.U. (46)	46 SPACES
NUMBER OF SPACES REQUIRED TO BE INCLUSIVE: (5%/ 46)	3 SPACES
TOTAL BICYCLE PARKING REQUIRED =	**51 SPACES**
TOTAL BICYCLE PARKING PROVIDED =	**52 SPACES**

AMENITY SPACE REQUIREMENTS:

AMENITY SPACE REQUIRED = 6m² / d.u. x 46 d.u. =	276m²
50% COMMUNAL AMENITY AREA REQUIRED =	138m²
COMMUNAL AMENITY AREA PROVIDED =	168m²
PRIVATE AMENITY AREA PROVIDED =	172m² (BALCONIES/ TERRACES)
TOTAL AMENITY AREA PROVIDED =	**340m²**

BUILDING INFORMATION:

6- STOREY APARTMENT BUILDING
BUILDING AREA: 550 m²
GFA: 3,230 m²

UNIT COUNTS:	STUDIO:	00
	1-BEDROOM:	27
	2-BEDROOM:	17
	3-BEDROOM:	02

TOTAL UNITS = 46 UNITS

LEGEND/ ABREVIATIONS:

D.C. DEPRESSED CURB
CRW CONCRETE RETAINING WALL
W.I. WROUGHT IRON
TWSI TACTILE WALKING SURFACE INDICATOR
CONC. CONCRETE
ASPH. ASPHALT
CLF CHAIN LINK FENCE
OHW OVERHEAD WIRES
GAS METERS LOCATION
BS BUILDING SERVICES LOCATION (IN LOWER LEVEL)
WALL MOUNTED LIGHT FIXTURE
FIRE HYDRANT
XX.XX GRADE ELEVATION- FOR ARCHITECTURAL INTENT & COORDINATION ONLY. REFER TO GRADING PLAN FOR FINAL GRADES.
LIGHT STANDARD
TWSI
SIAMESE CONNECTIONS
TRANSFORMER
PRINCIPAL ENTRANCE
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, Vollebekk 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 ISSUED 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
PLANNER: FOTENN PLANNING + DESIGN, 420 O'CONNOR ST, OTTAWA, ON K2P 1W4, (613) 730-5709
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 VOLLEBEKK LTD., 14 CONCOURSE GATE, SUITE 500, NEPEAN, ON K2E 7S6, (613) 727-0850

SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

No.	DATE D/M/Y	DESCRIPTION	INIT.
12.			
11.			
10.			
9.	16/07/26	VISITOR PARKING UPDATED/ FOR COORDINATION	MB
8.	13/07/26	FOR COORDINATION	MB
7.	08/07/26	FOR DISCUSSION	MB
6.	30/04/26	AS PER CITY COMMENTS ROUND #1/ FOR RESUBMISSION	MB
5.	14/04/26	SIDE YARD WALKWAY WIDENED/ FOR COORDINATION	MB
4.	09/02/26	AS PER CITY COMMENTS/ FOR RE-SUBMISSION	MB
3.	08/01/26	FOR SITE PLAN SUBMISSION	MB
2.	26/11/25	FOR REVIEW	MB
1.	10/04/25	FOR COORDINATION	MB

REVISIONS

No.	DATE	DESCRIPTION	INIT.
24.			
23.			
22.			
21.			
20.			
19.			
18.			
17.			
16.			
15.			
14.			
13.			

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
DRAWN BY: mdb
CHECKED: MDB
SHEET No.: SP1

D07-12-25-0169