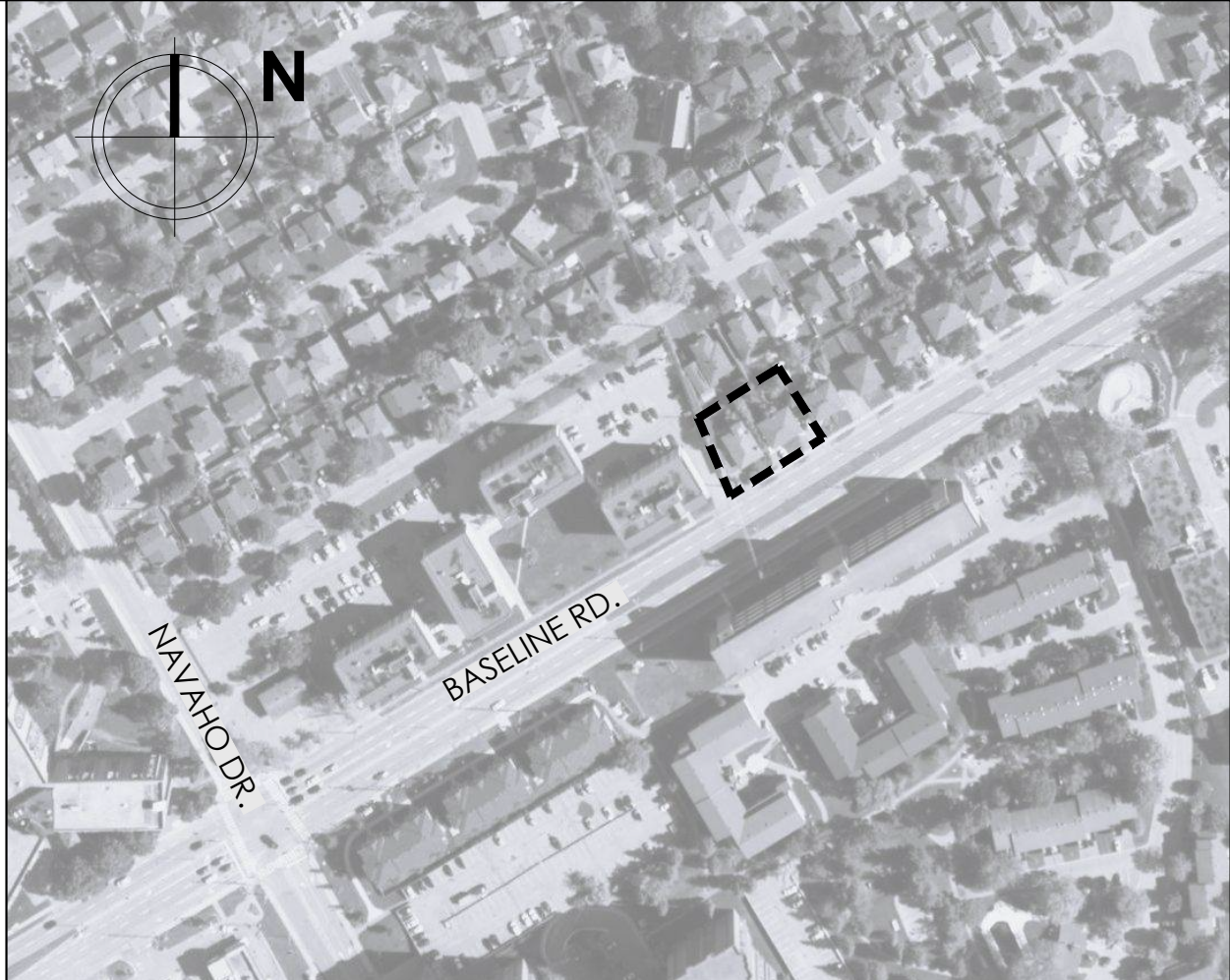
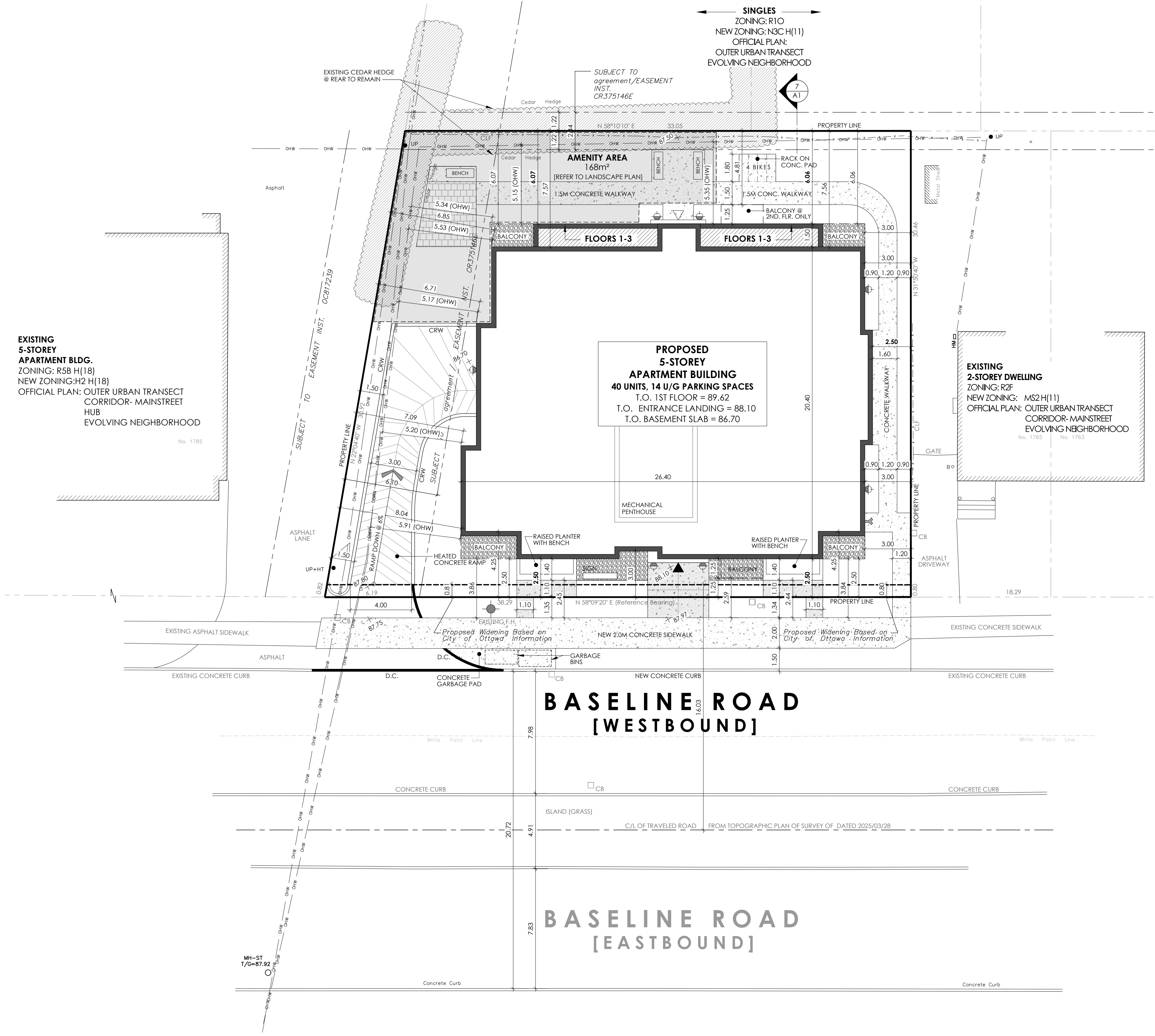




AREA PLAN: SCALE: NTS

SITE INFORMATION:

SITE AREA = 0.11ha (0.27 Acres.)	1773 WOODROFFE = R2A, 1767 WOODROFFE = R2F[555]
ZONING: MS2 H(11)	
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.):		38.29 m
BUILDING HEIGHT (MAX.):		1,086.92 m²
FRONT YARD (MIN.):		17.50 m
REAR YARD (MIN.):		2.50 m
INTERIOR SIDE YARD (MIN.):		6.06 m
LANDSCAPED AREA OF LOT (MIN.):		2.50 m
		472.21 m² (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 =	168m²
PRIVATE AMENITY AREA PROVIDED =	135m² (BALCONIES/ TERRACES)
TOTAL AMENITY AREA PROVIDED =	301m²

BUILDING INFORMATION:

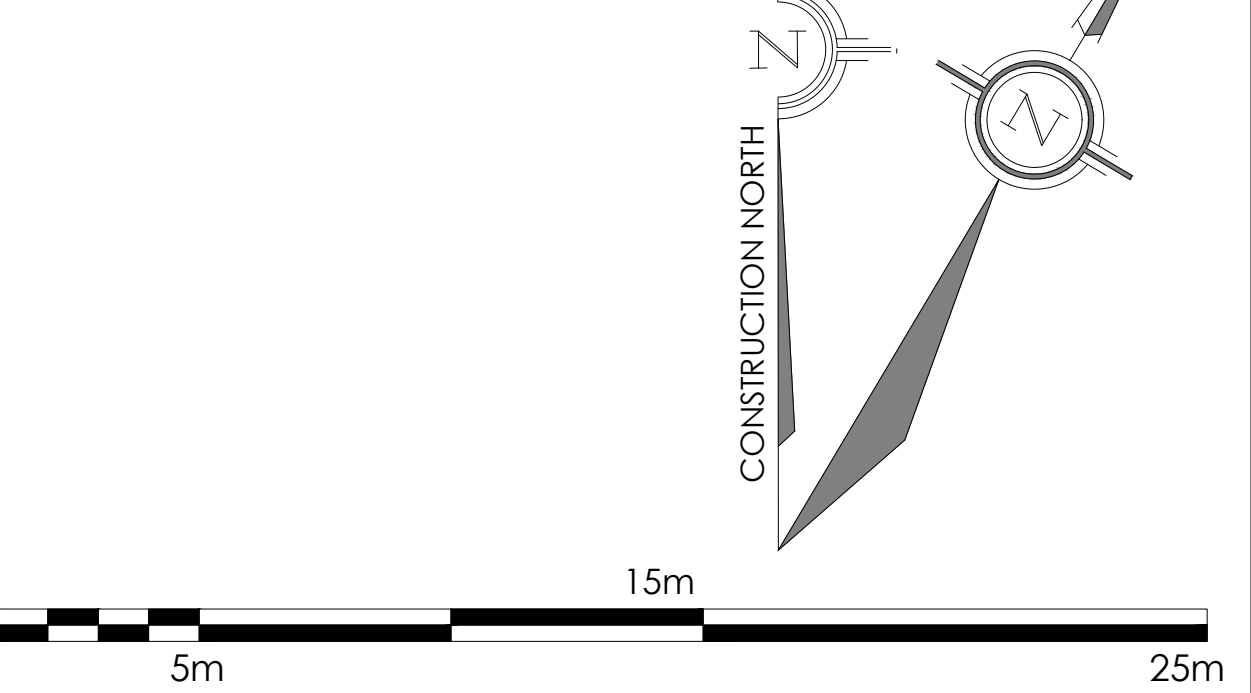
5- STOREY APARTMENT BUILDING	
BUILDING AREA:	541.81 m²
GFA:	2,324.99 m²
UNIT COUNTS:	
STUDIO:	00
1-BEDROOM:	24
2-BEDROOM:	16
3-BEDROOM:	00

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 INTENT & COORDINATION ONLY. REFER TO GRADING PLAN FOR FINAL GRADES.	⚡ PRINCIPAL ENTRANCE
ASPH. ASPHALT		⚡ 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, Volebekk 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 VOLLEBEKK 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.	30/04/26	AS PER CITY COMMENTS ROUND #1/ FOR RESUBMISSION.	MB.	18.			
5.	14/04/26	SIDE YARD WALKWAY WIDENED/ FOR COORDINATION.	MB.	17.			
4.	09/02/26	AS PER CITY COMMENTS/ FOR RE-SUBMISSION	MB.	16.			
3.	08/01/26	FOR SITE PLAN SUBMISSION	MB.	15.			
2.	26/11/25	FOR REVIEW	MB.	14.			
1.	10/04/25	FOR COORDINATION	MB.	13.			
No.	DATE D/M/Y	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
REVISIONS				REVISIONS			

A B C

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	

D07-12-25-0169