

*Andrew McCreight*  
**ANDREW MCCREIGHT**  
MANAGER, DEVELOPMENT REVIEW CENTRAL  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

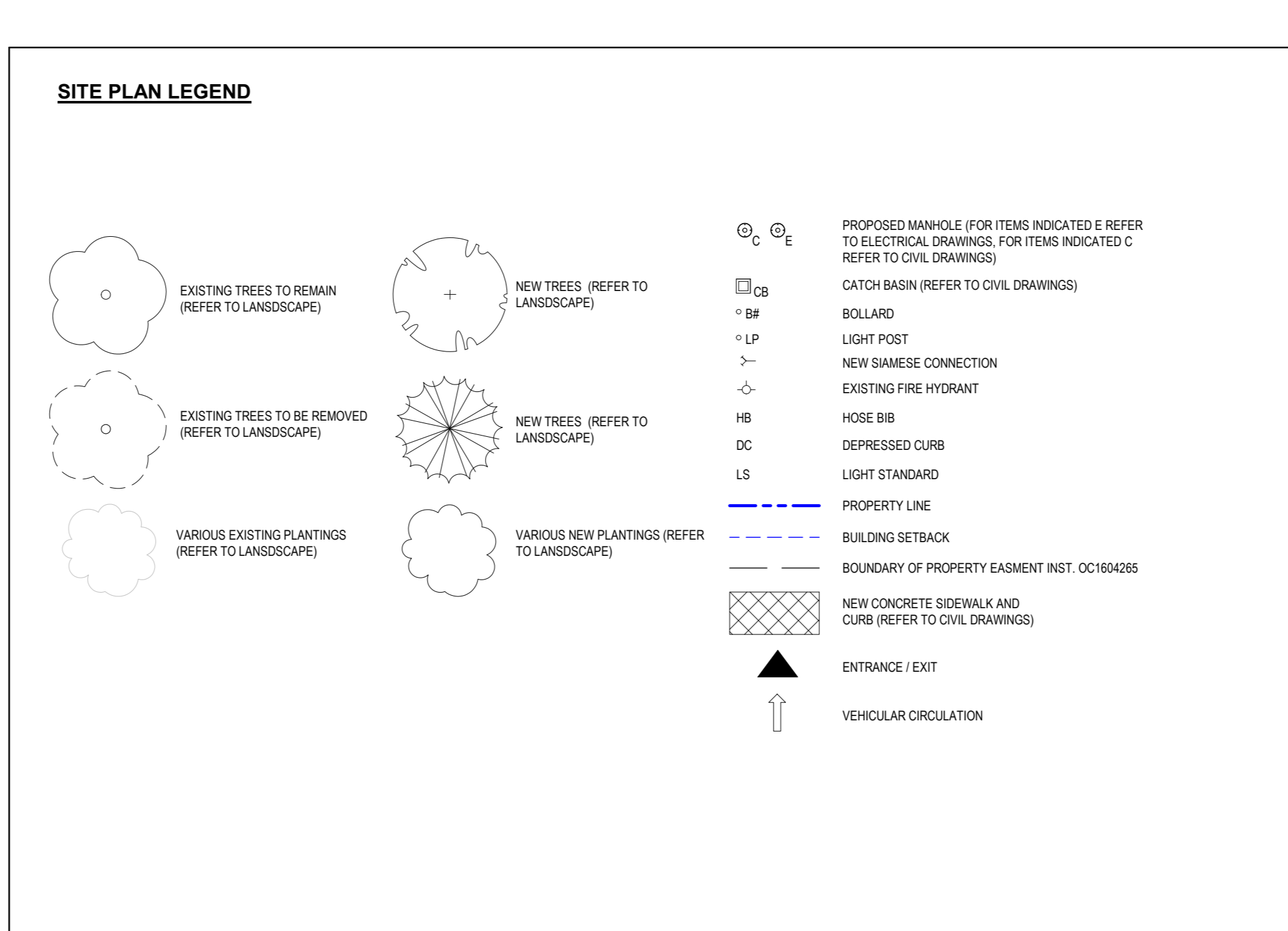
**APPROVED**  
By Andrew McCreight at 2:30 pm, Jul 30, 2024

ALL EXCAVATED SOIL IS  
DEEMED TO BE  
CONTAMINATED.  
CONTRACTOR TO  
ASSUME THAT ALL  
BURMS WILL BE  
CONSTRUCTED USING  
IMPORTED SOIL

**1 SITE PLAN**  
A001 1:200

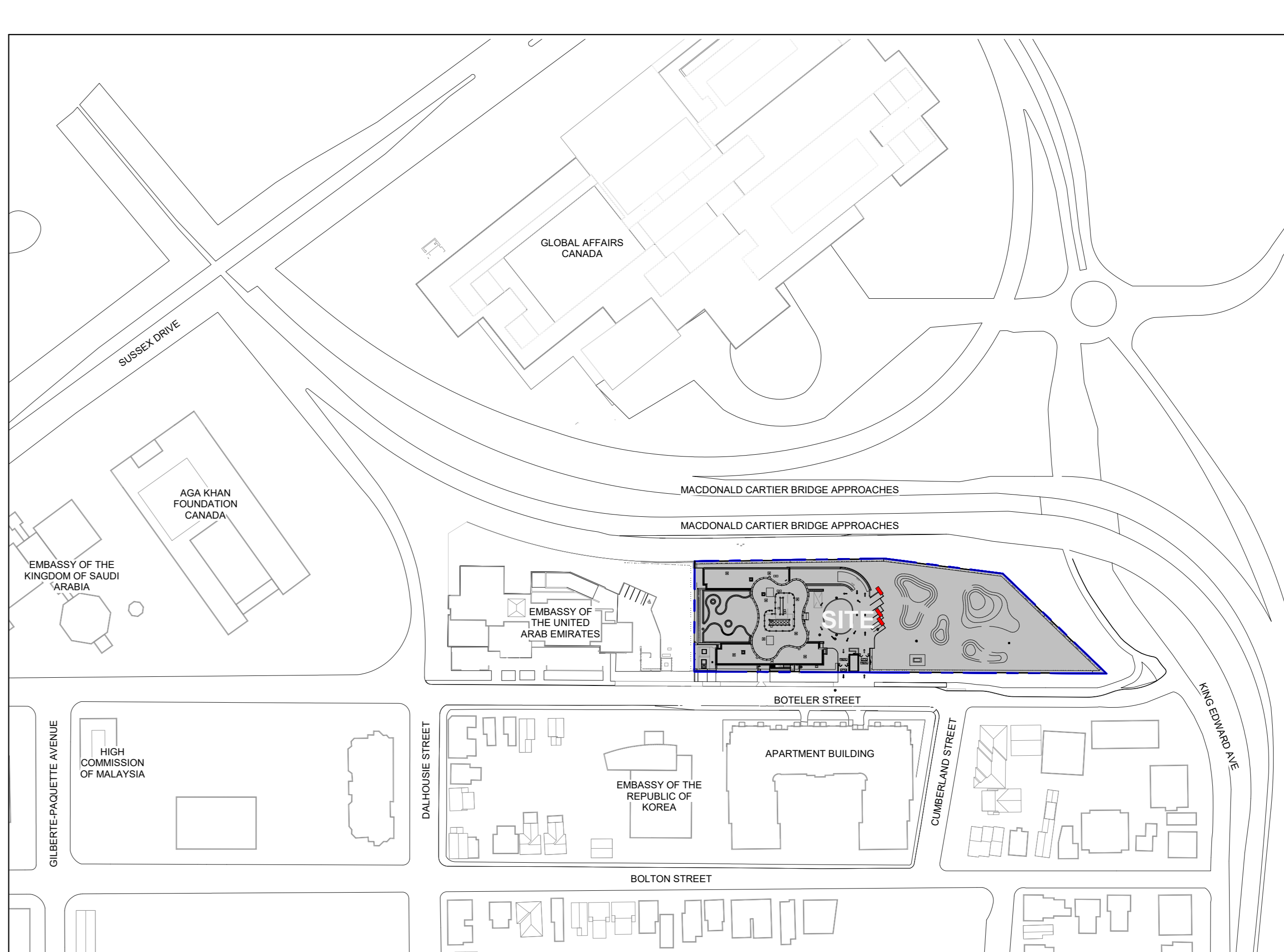
ZONING COMPLIANCE TABLE		
<b>Municipal Address</b>	187 Boteler Street, Ottawa, Ontario	
<b>Legal Description</b>	Part of lots 3 & 7, Registrar's compiled Plan 611769, City of Ottawa	
<b>Area Information</b>	Site Area: 7496 m <sup>2</sup>	
<b>Zoning Category</b>	Northern portion of site: GM Southern portion of site: GM1(1344) F(2.0)	
<b>Zoning Mechanisms</b>	<b>Provisions Allowed</b>	<b>Designed Case</b>
<b>Allowed Use of Zone</b>	GM: Diplomatic mission GM1: Exception 1344 does not preclude area use for Diplomatic Missions	Diplomatic mission (With no residential units)
Minimum lot area	None	N/A
Minimum lot width	None	N/A
Minimum front yard and corner yard setbacks	3m	3m
Minimum interior side yard setback	(iii) all other cases: No minimum	N/A
Maximum building height	18m	14.75m
Maximum floor space index	For GM: 2 For GM1: 1	0.21
Minimum width of landscaped area	(i) abutting a street: 3m (ii) abutting a residential or institutional zone: 3m (iii) other cases: No minimum	3m
Minimum width of landscaped area around a parking lot (Section 110)	For a parking lot containing 10 or fewer spaces, not abutting a street: None	N/A

GROSS FLOOR AREA		
Gross Floor Area (By-Law Defined)	Gross Ground Floor Area: 658 m <sup>2</sup> Gross Second Floor Area: 0 Gross Third Floor Area: 408 m <sup>2</sup> Gross Fourth Floor Area: 501 m <sup>2</sup>	Total Gross Floor Area: 1567 m <sup>2</sup>
PROVISIONS REQUIRED		
<b>Parking, Queuing and Loading Provisions</b>	Land Use N59 - Office: 1 per 100 m <sup>2</sup> of gross floor area 1567 m <sup>2</sup> / 100 = 16 parking spots	23 parking spots, sized 2.6m by 5.2m 2 parking spots, sized 2.4m by 5.2m
<b>Bicycle Parking</b>	Land Use - Office: 1 per 250 m <sup>2</sup> of gross floor area 1567 m <sup>2</sup> / 250 = 7 bicycle parking spots	7 bicycle horizontal bicycle parking spots, sized 0.6m by 1.8m
<b>Loading Bay</b>	Land Use - Office: 1000-1999 m <sup>2</sup> gross floor area = 1 loading bay	1 loading bay, sized 3.5m wide by 7m long



**SURVEY INFORMATION:**  
**LEGAL AND TOPOGRAPHIC INFORMATION TAKEN FROM LEGAL SURVEY PLAN PREPARED BY FAIRHALL MOFFATT & WOODLAND LTD. DATED JANUARY 22, 2015**

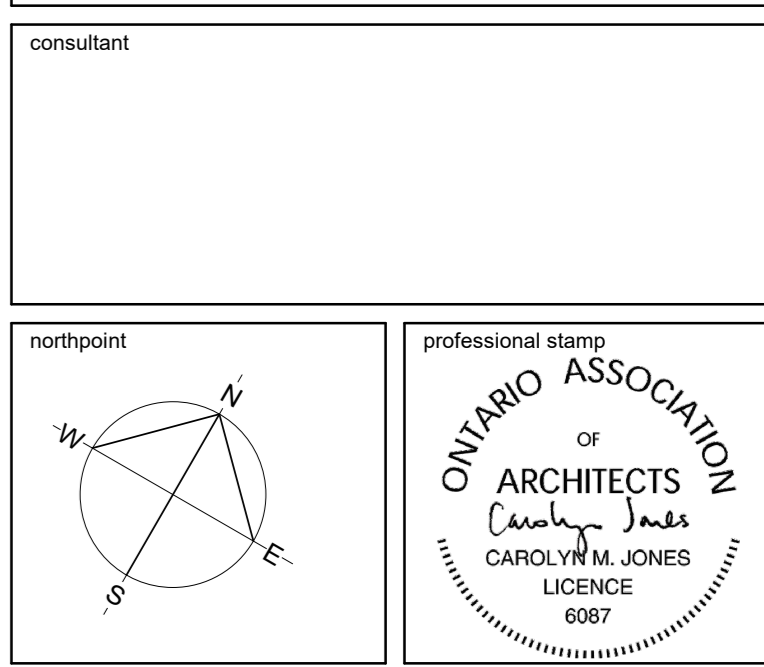
CONTACT INFORMATION					
<b>APPLICANT / ARCHITECT:</b> GRC Architects Inc. 401-47 Clarence Street Ottawa, Ontario K1N 9K1 t: 613-241-8203 f: 613-241-4180	<b>PROPERTY OWNER:</b> EMBASSY OF THE STATE OF QATAR 150 Metcalfe Street, 8th Floor Ottawa, Ontario K2P 1P1 t: 613-241-4917 f: 613-241-3304	<b>CIVIL ENGINEER:</b> EXP Services Inc. 100-2650 Queenview Drive Ottawa, Ontario K2B 8H6 t: 613-688-1899	<b>STRUCTURAL ENGINEER:</b> Cunliffe & Associates 200-1550 Carling Avenue Ottawa, Ontario K1Z 8S8 t: 613-729-7242 f: 613-728-1461	<b>MECHANICAL / ELECTRICAL ENGINEERS:</b> Smith + Andersen 1600 Carling Ave Suite 530 Ottawa, Ontario K1Z 1G3 t: 613-230-1186 / f: 613-230-2598	<b>LANDSCAPE ARCHITECT:</b> James B. Lennox & Associates INC. 3332 Carling Avenue Ottawa, Ontario K2H 5A8 t: 613-722-5188 / f: 1-866-343-3943
<b>GEOTECHNICAL ENGINEER:</b> Paterson Group 154 Colonnade Road South Nepean, Ontario K2E 7J5 t: 613-226-7381	<b>ONTARIO LAND SURVEYOR:</b> Fairhall Moffatt & Woodland Ltd. 100-800 Terry Fox Drive Ottawa, Ontario K2L 4B6 t: 613-591-2580				



**2 SITE PLAN KEY**  
A002 1:1500

5	NOV 03, 2023	Reviewed for Site Plan Control Application	CJ
4	AUG 08, 2023	Reviewed for Site Plan Control Application	MT
3	AUG 26, 2022	Reviewed for Site Plan Control Application	CJ
2	APR 12, 2022	Issued for Building Permit	CJ
1	MAR 08, 2022	Issued for Site Plan Control Application	CJ

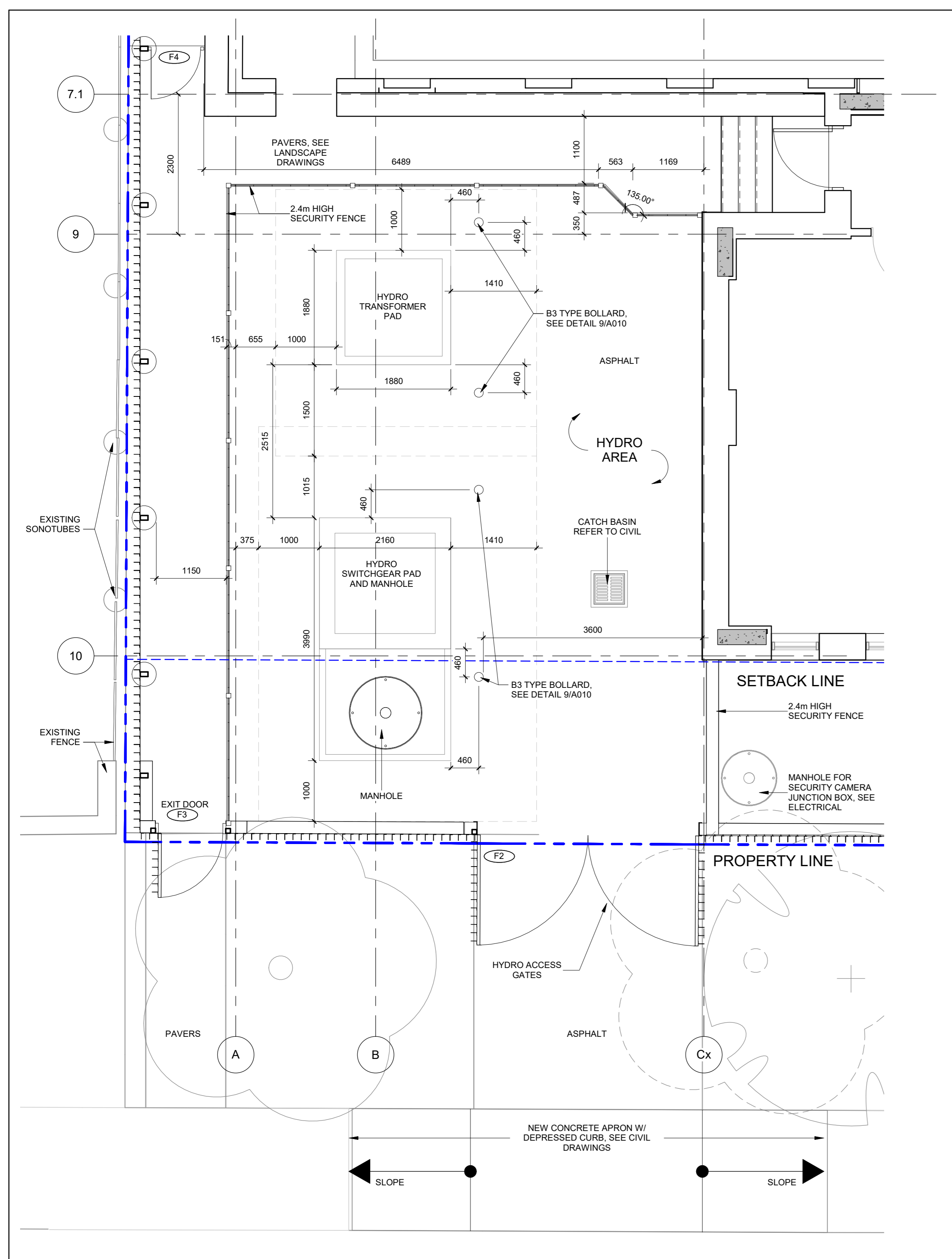
**grc architects**  
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info@grcarchitects.com www.grcarchitects.com



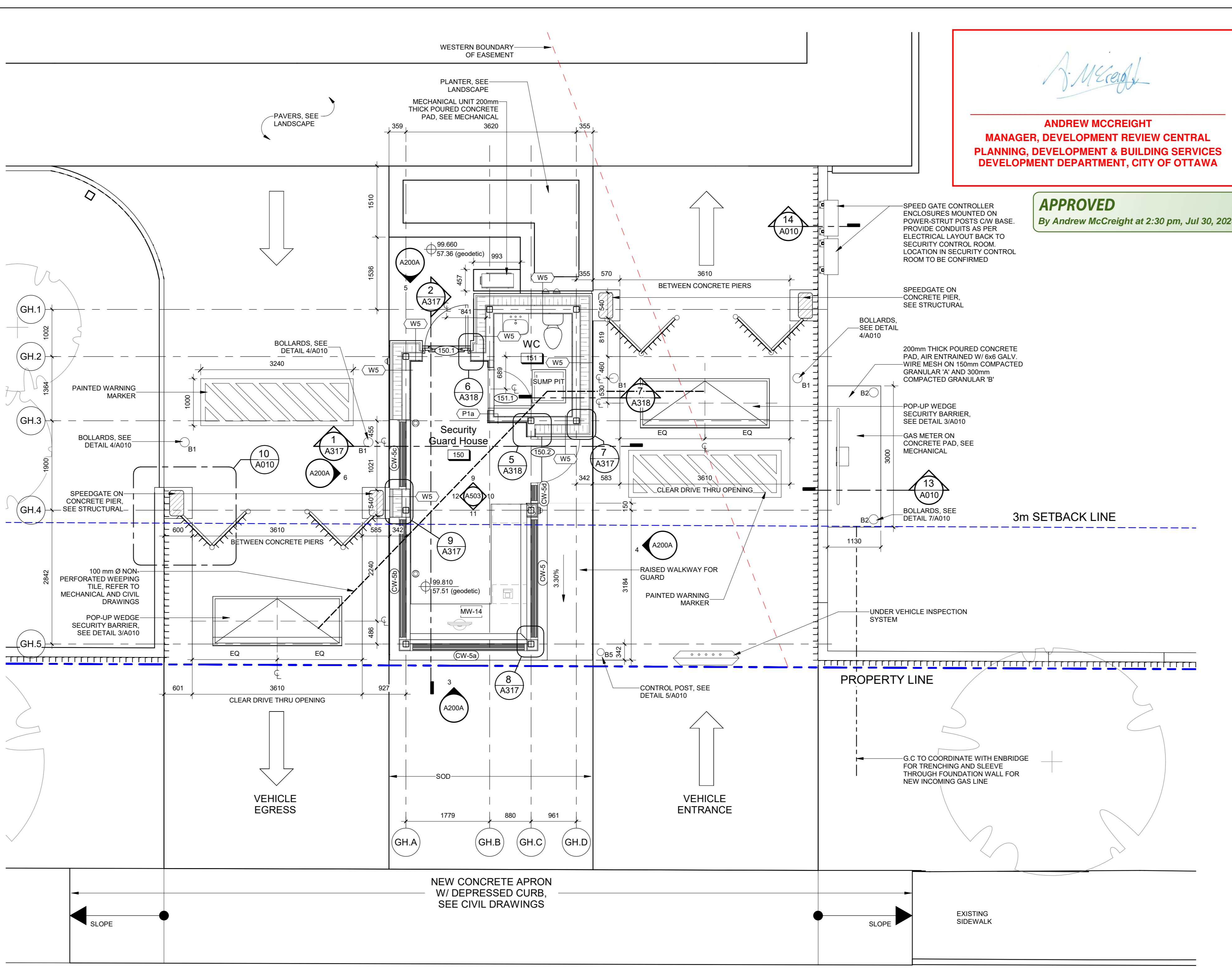
**NEW QATAR EMBASSY AND CONSULATE**

SITE PLAN	
date	JUNE 30, 2023
scale	As indicated
drawn	DH/TJL
approved	CJ/PD
plot date/time	11/17/2023 4:05:24 PM
job no.	<b>1218</b>
drawing no.	<b>A001</b>

1. DO NOT SCALE FROM THIS DRAWING.  
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.  
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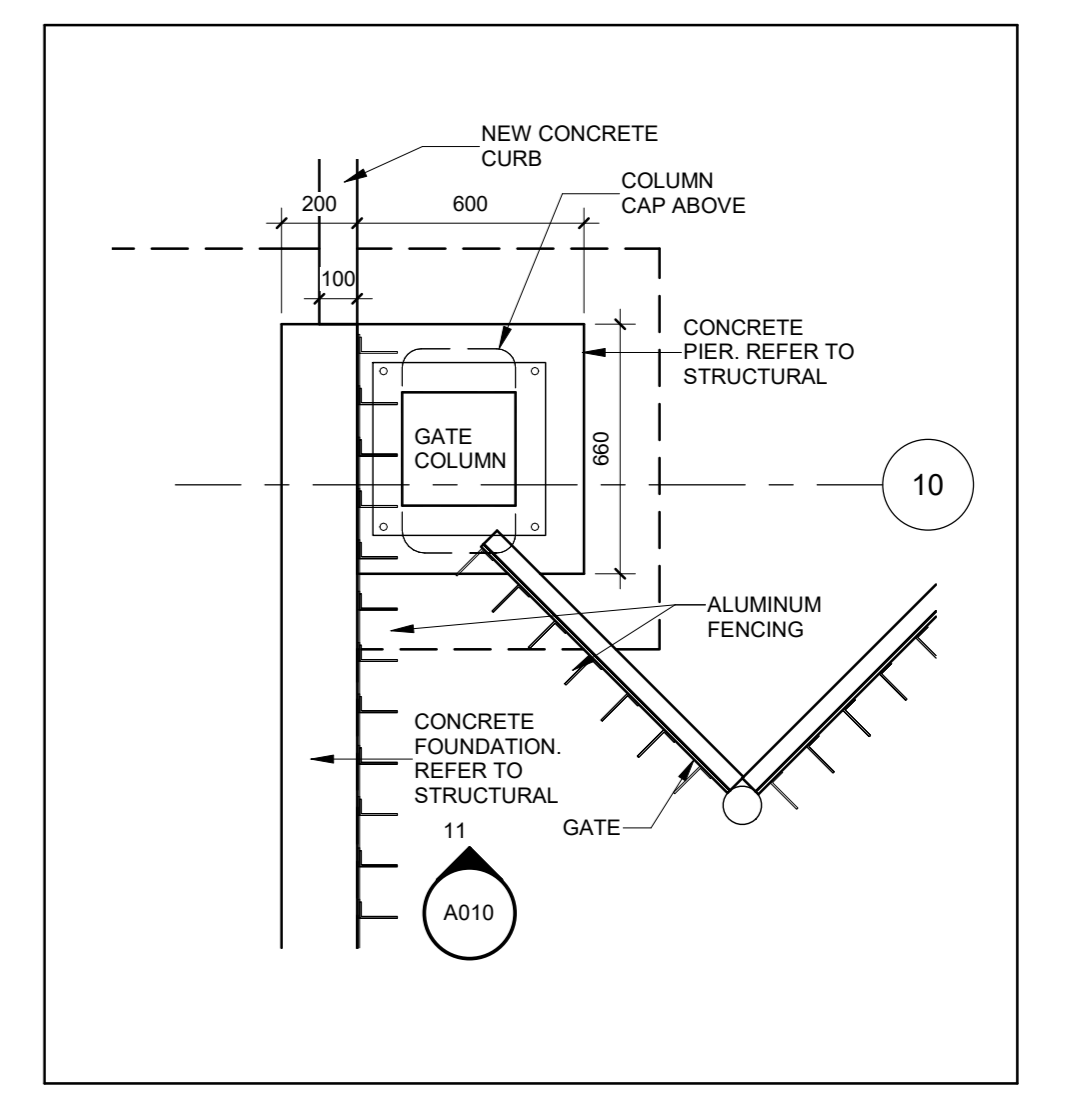
1 ENLARGED PLAN - HYDRO AREA  
A1010 1:50



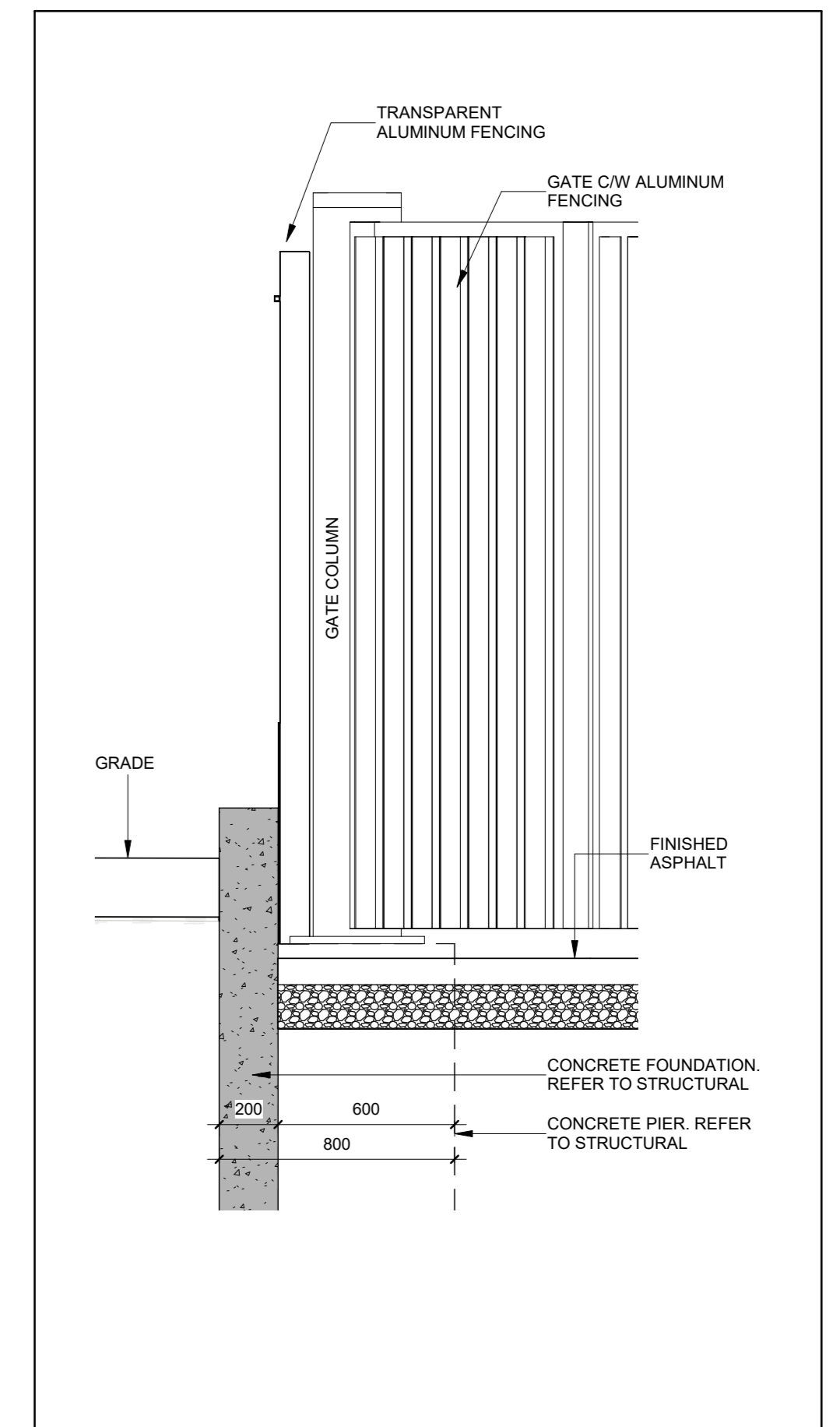
2 GUARD HOUSE & - FLOOR PLAN  
A1010 1:50

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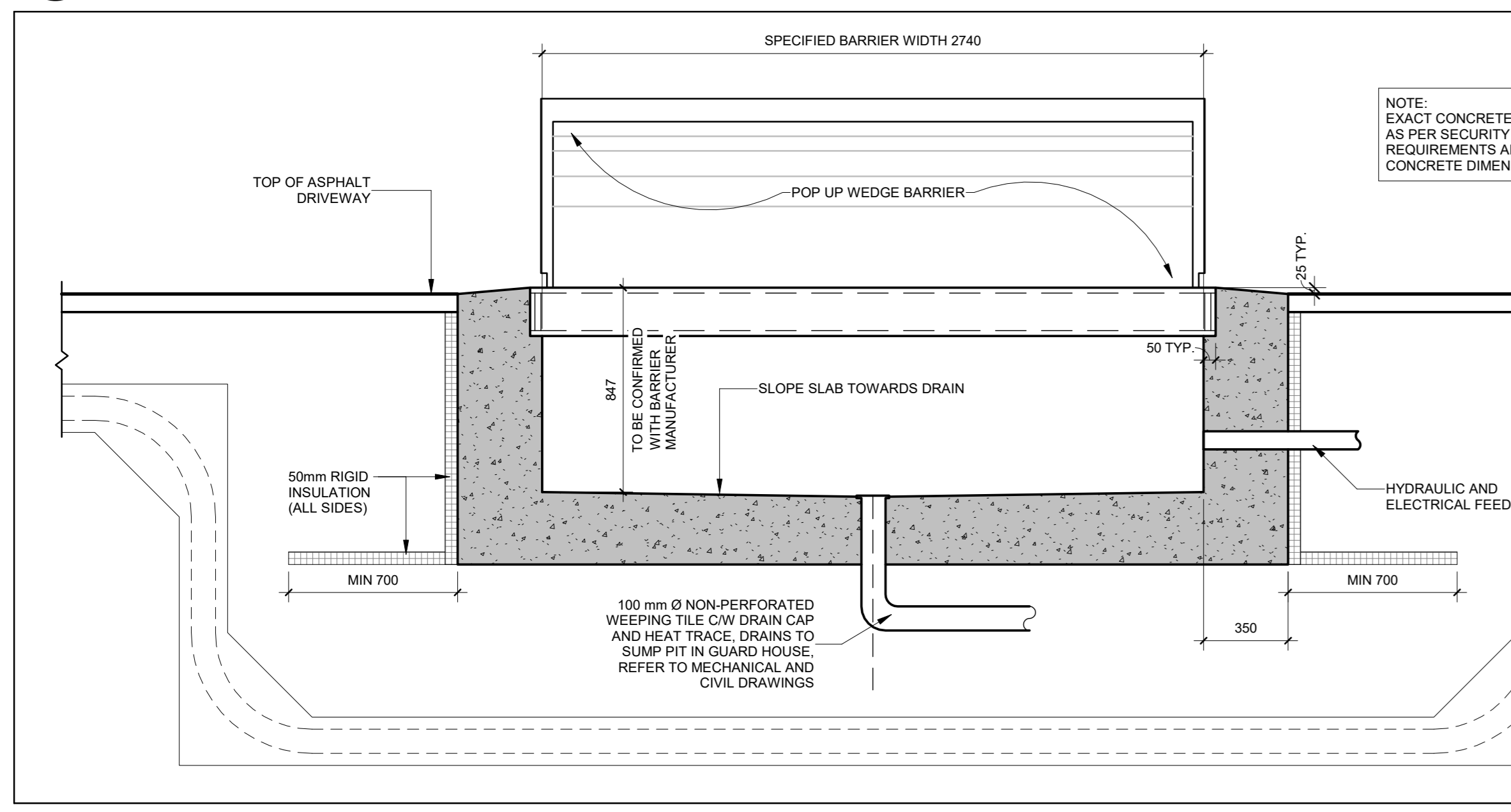
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By Andrew McCreight at 2:30 pm, Jul 30, 2024



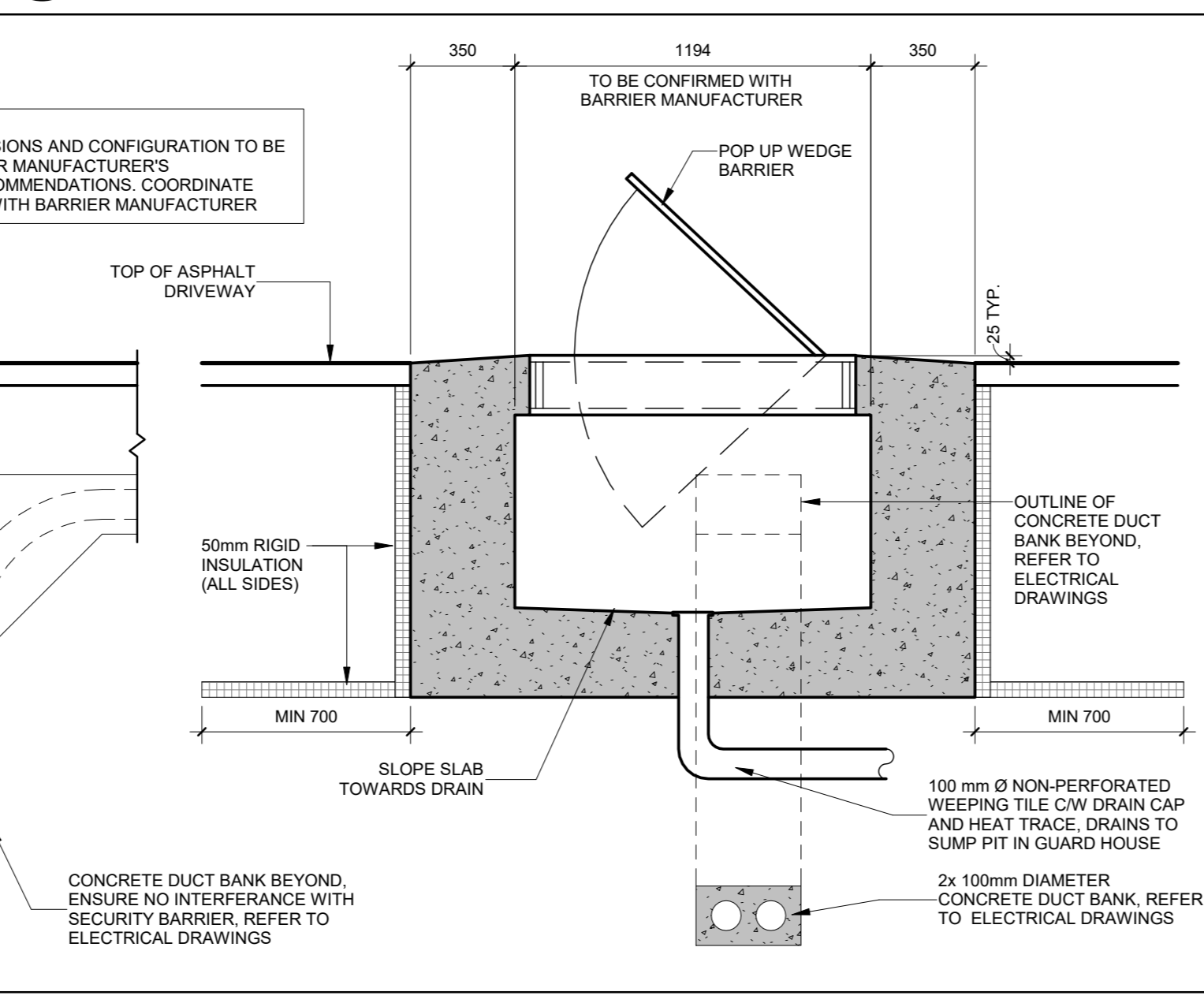
10 PLAN DETAIL - SPEED GATE  
A1010 1:20



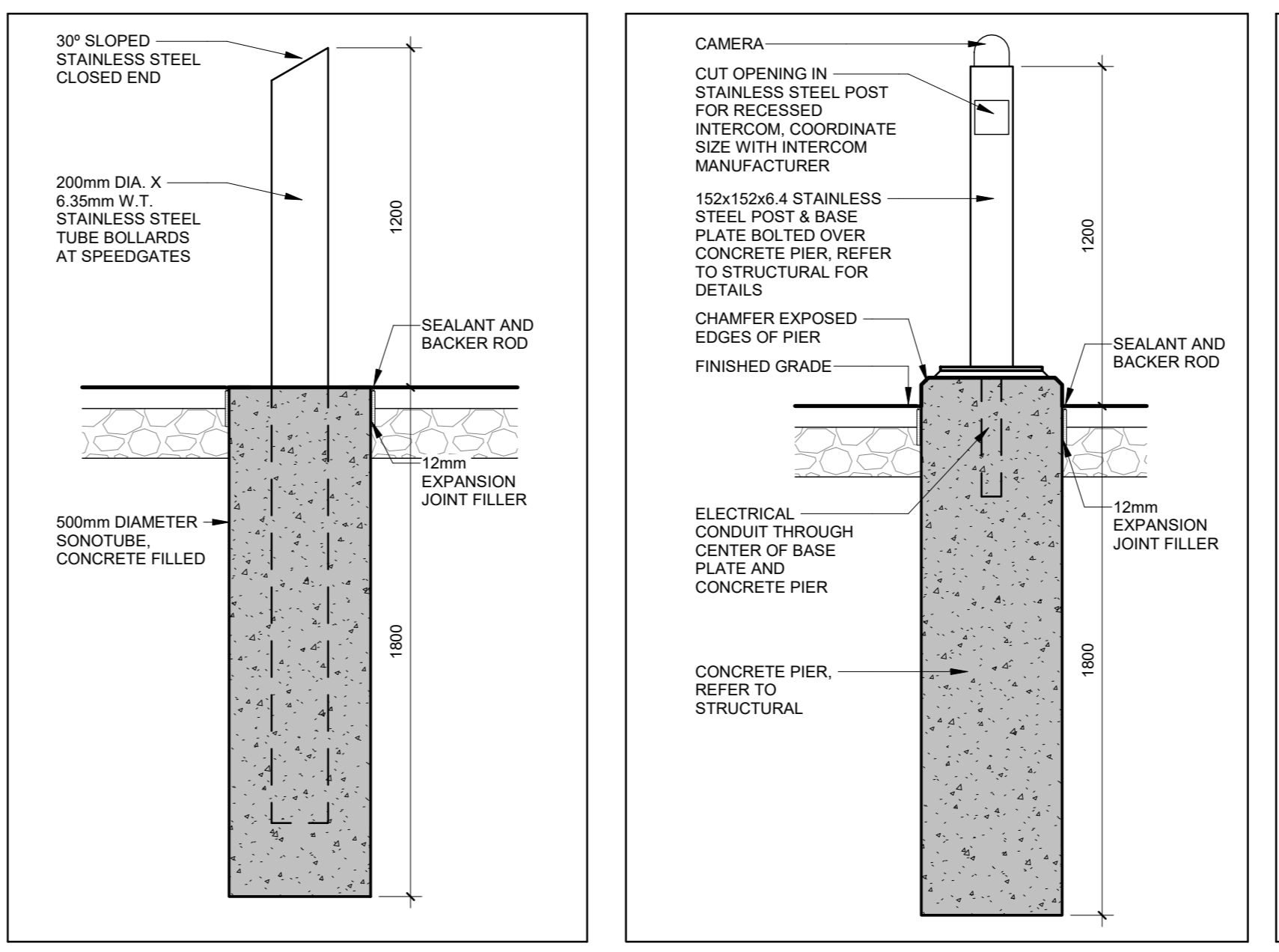
11 ELEVATION - SPEED GATE  
A1010 1:20



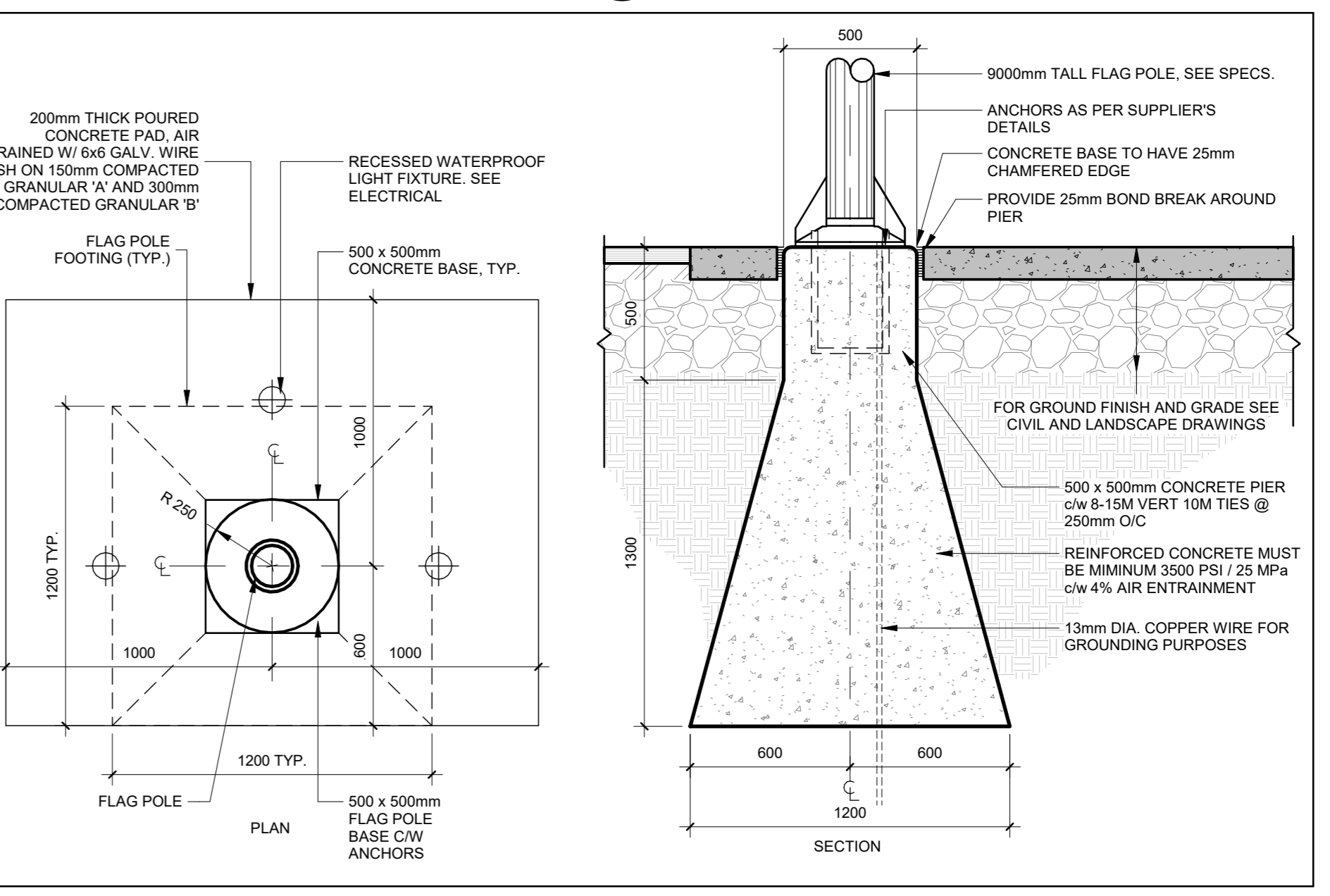
3 SECTION DETAILS - POP UP WEDGE SECURITY BARRIER  
A1010 1:20



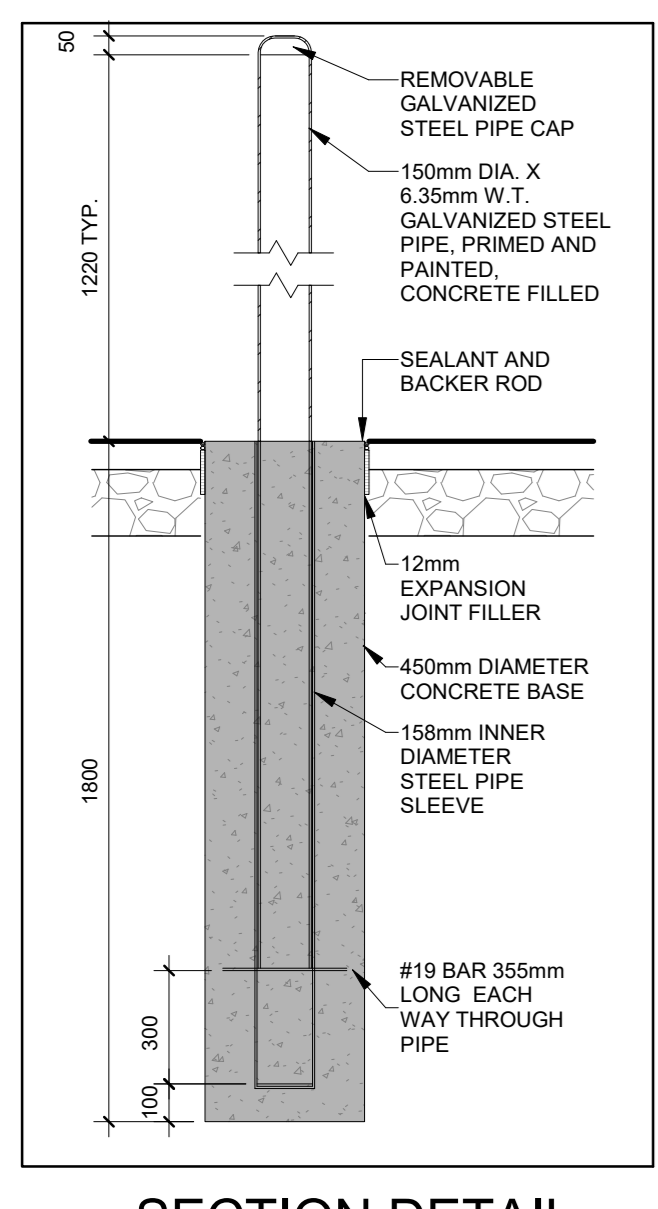
4 SECTION DETAIL - BOLLARD TYPE B1 @ GUARDHOUSE  
A1010 1:20



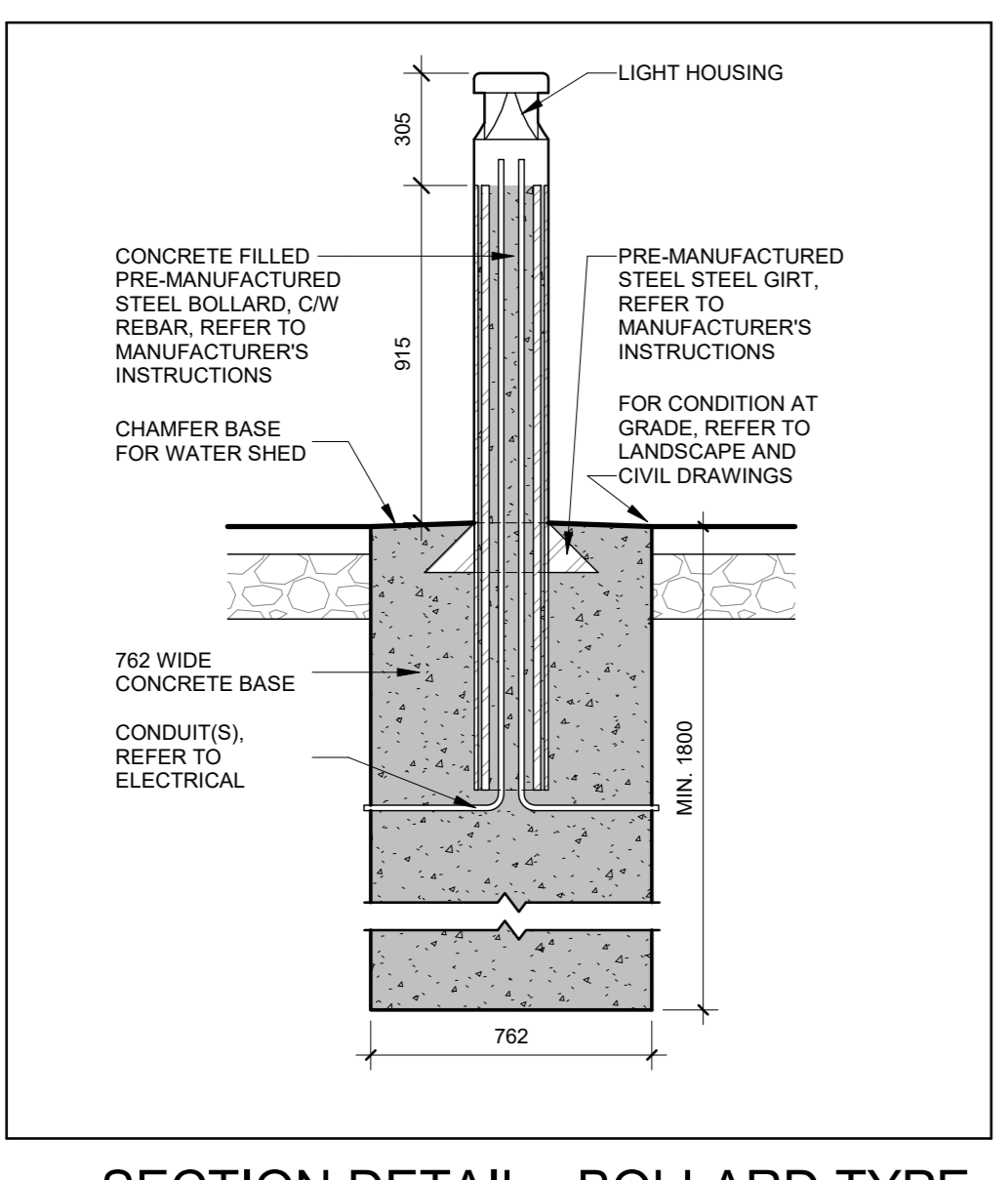
5 SECTION DETAIL - CONTROL POST B5  
A1010 1:20



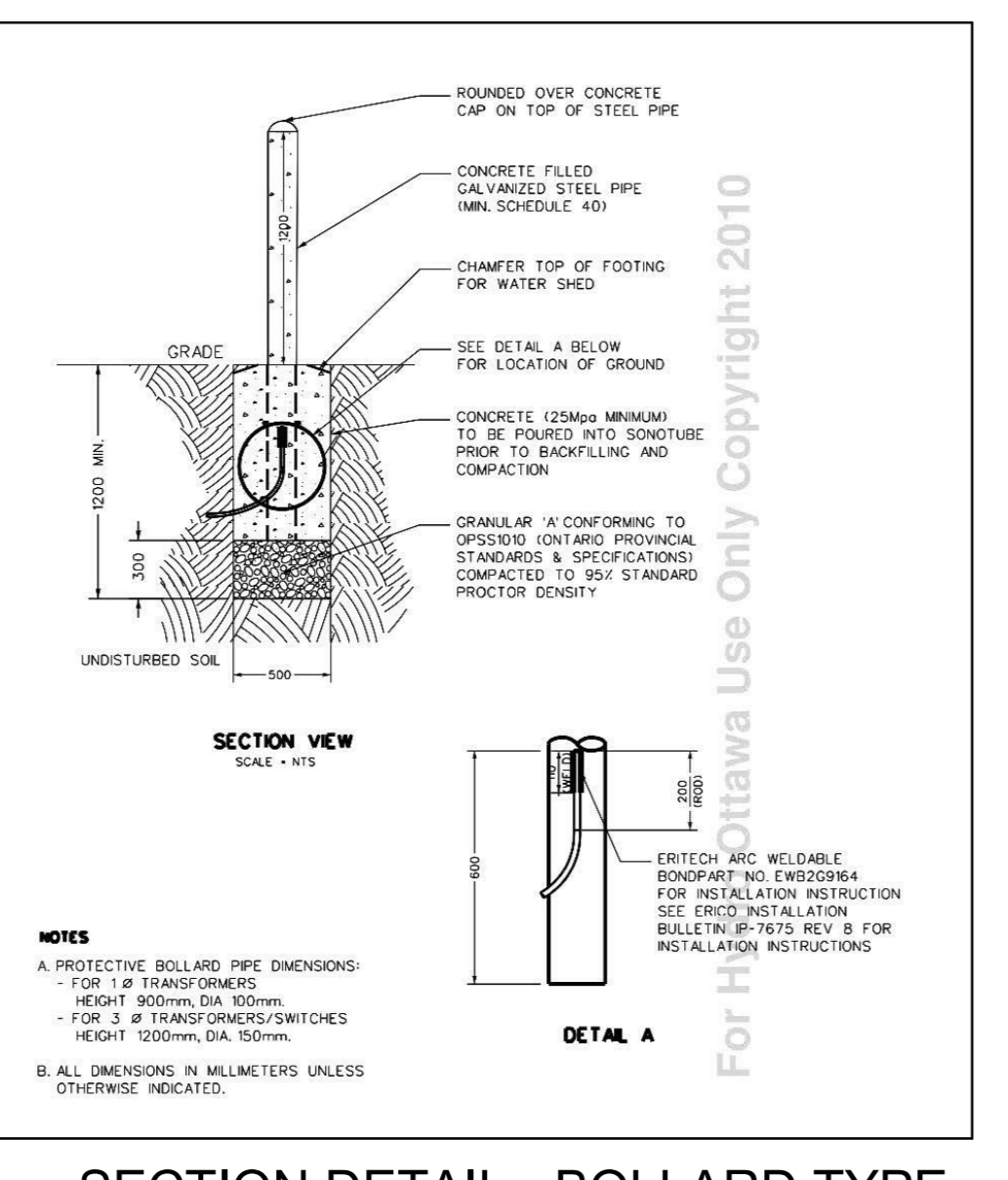
6 DETAILS - TYPICAL FLAG POLE BASE INSTALLATION  
A1010 1:20



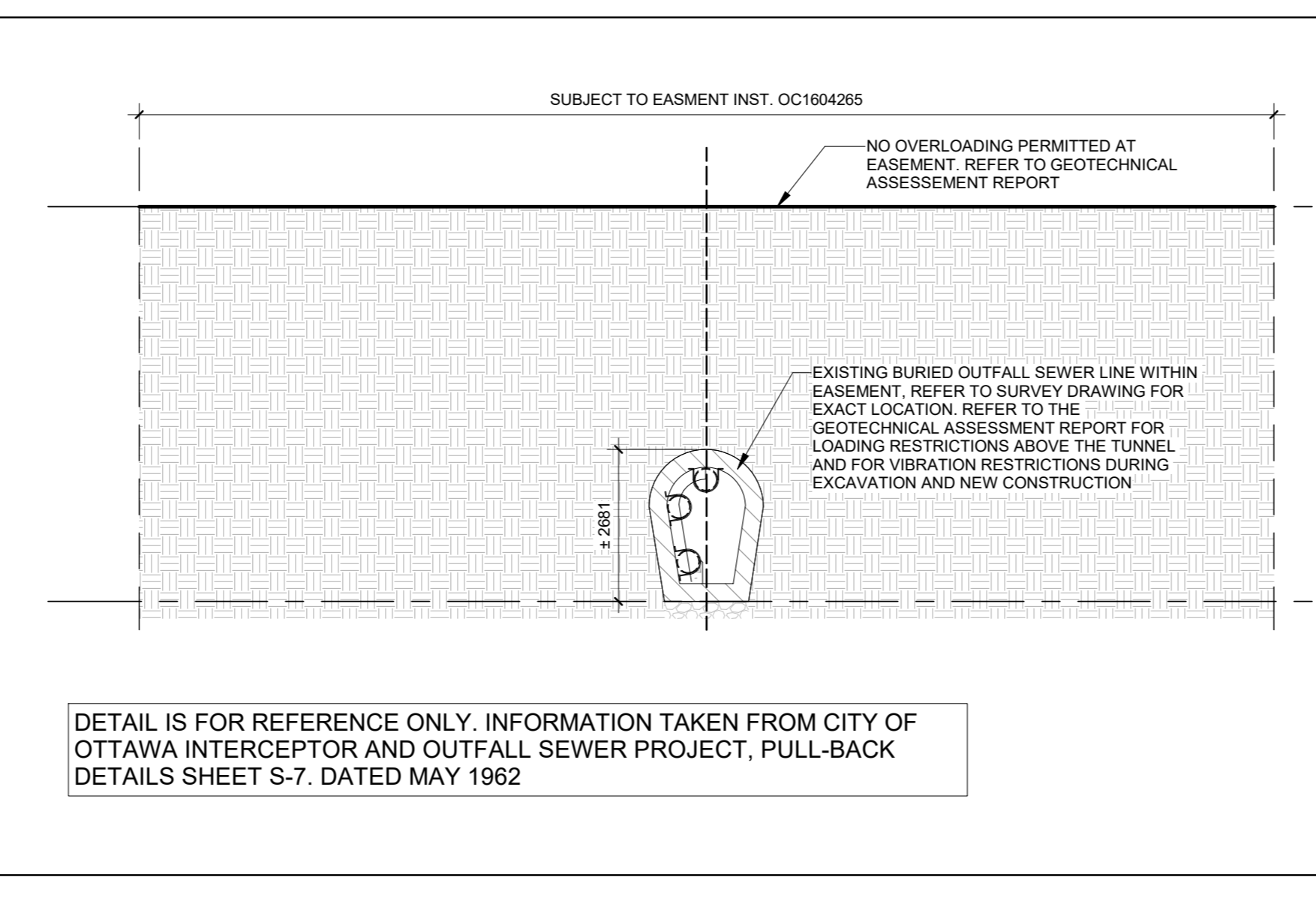
7 SECTION DETAIL - BOLLARD TYPE B2  
A1010 1:20



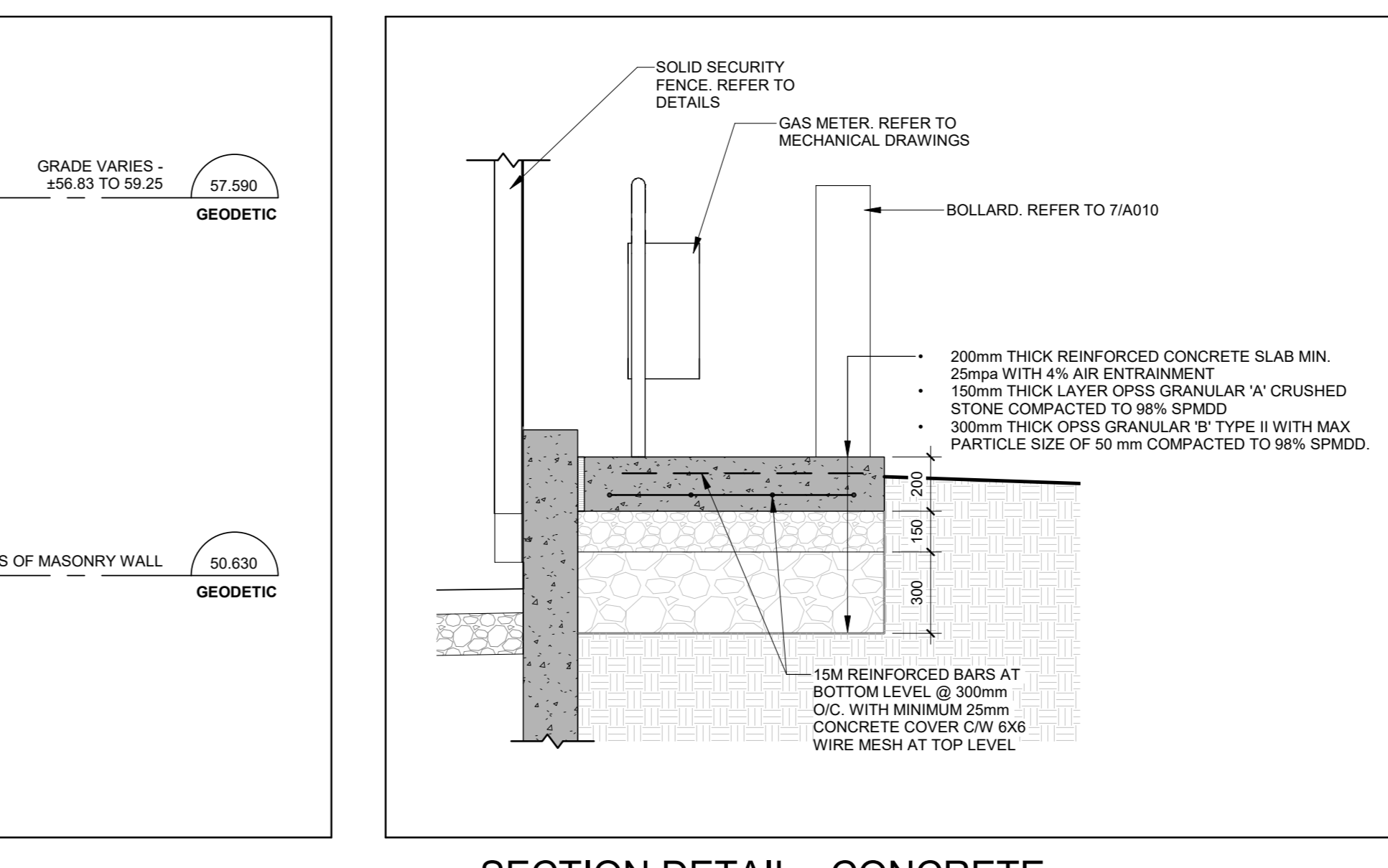
8 SECTION DETAIL - BOLLARD TYPE B4 @ VIP ENTRANCE  
A1010 1:20



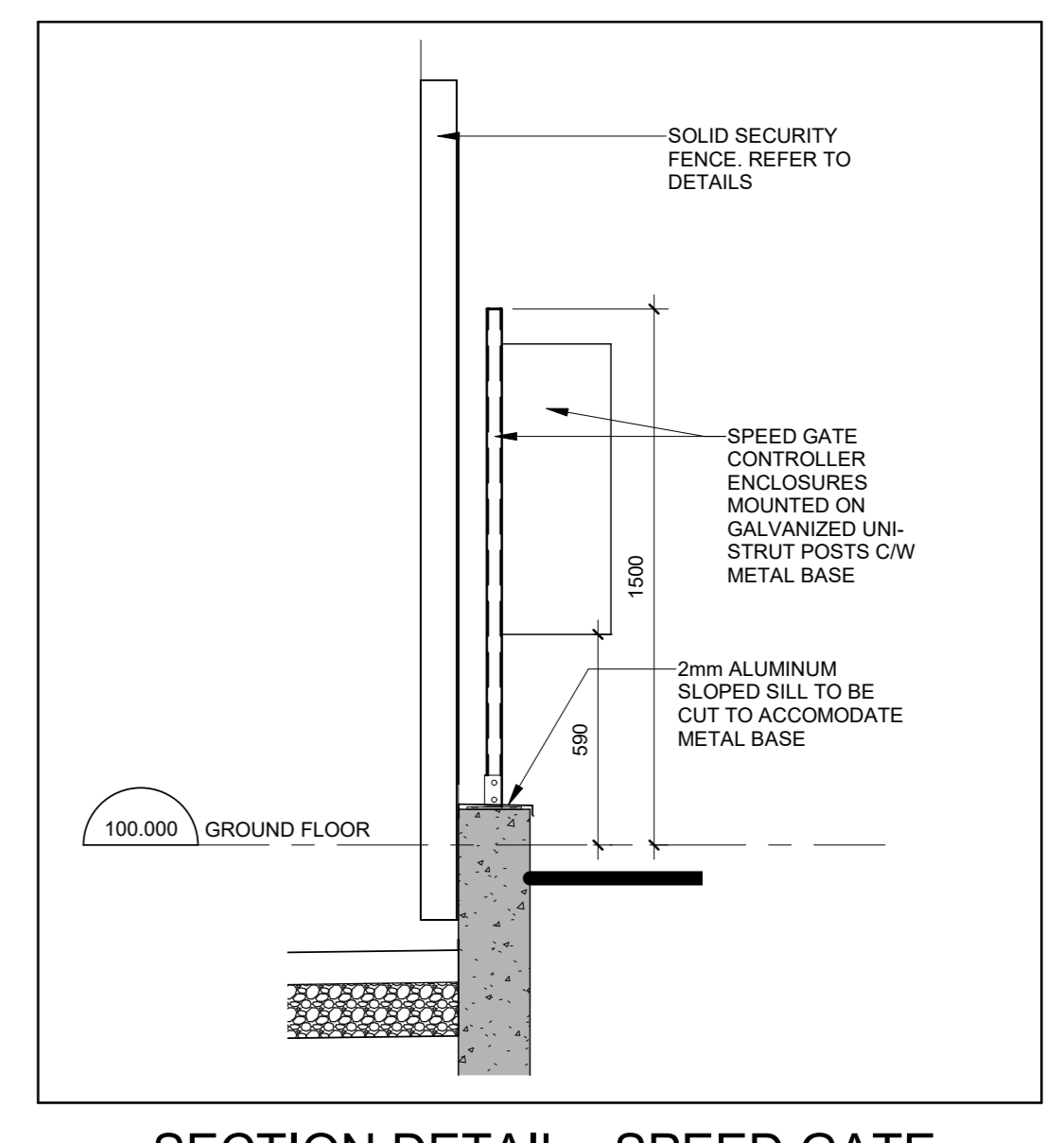
9 SECTION DETAIL - BOLLARD TYPE B3 @ HYDRO  
A1010 NTS



12 SECTION DETAIL - EASEMENT  
A1010 1:100



13 SECTION DETAIL - CONCRETE PAD AT GAS METER  
A1010 1:20



14 SECTION DETAIL - SPEED GATE CONTROLLER SUPPORTS  
A1010 1:20

2	NOV 03 2023	Request for Site Plan Control Application	CJ
1	APR 12 2022	Issued for Building Permit	CJ
no.		date	revision/issue

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consultant

professional stamp  
ONTARIO ASSOCIATION OF ARCHITECTS  
CAROLYN JONES  
LICENSE 6087

project title  
**NEW QATAR EMBASSY AND CONSULATE**

address

drawing title  
**SITE PLAN - ENLARGED PLANS**

date: JUNE 30, 2023  
scale: As indicated  
drawn: DHILE  
approved: CJ/PD  
plot date/time: 11/17/2023 4:06:14 PM

job no.: **1218**  
drawing no.: **A010**

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