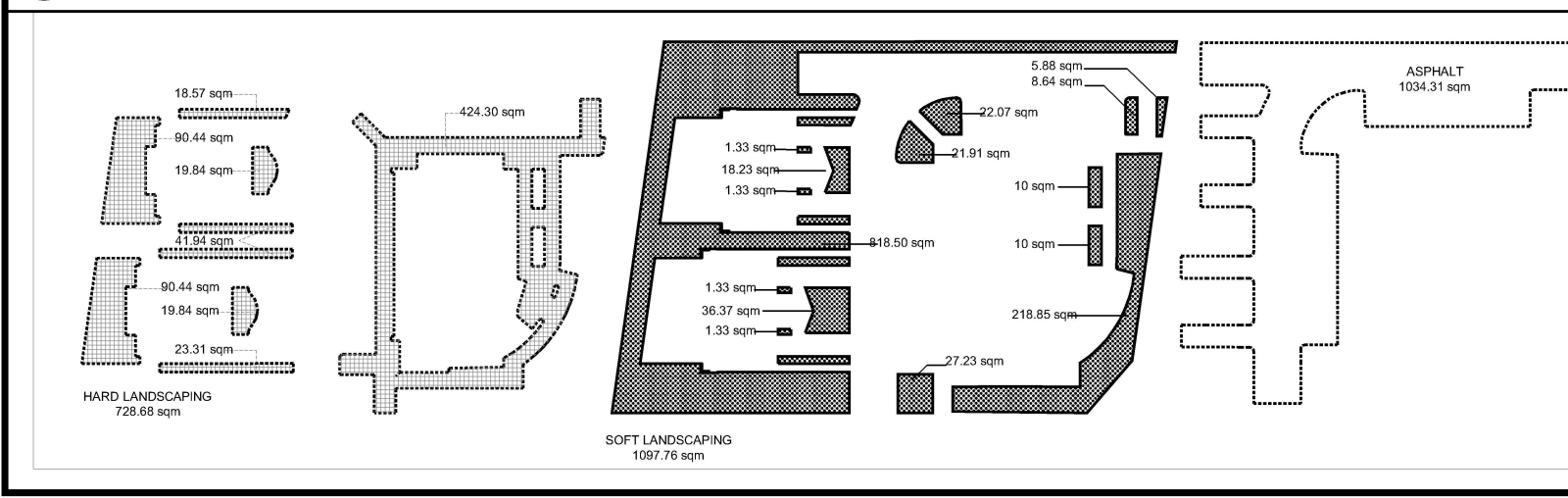
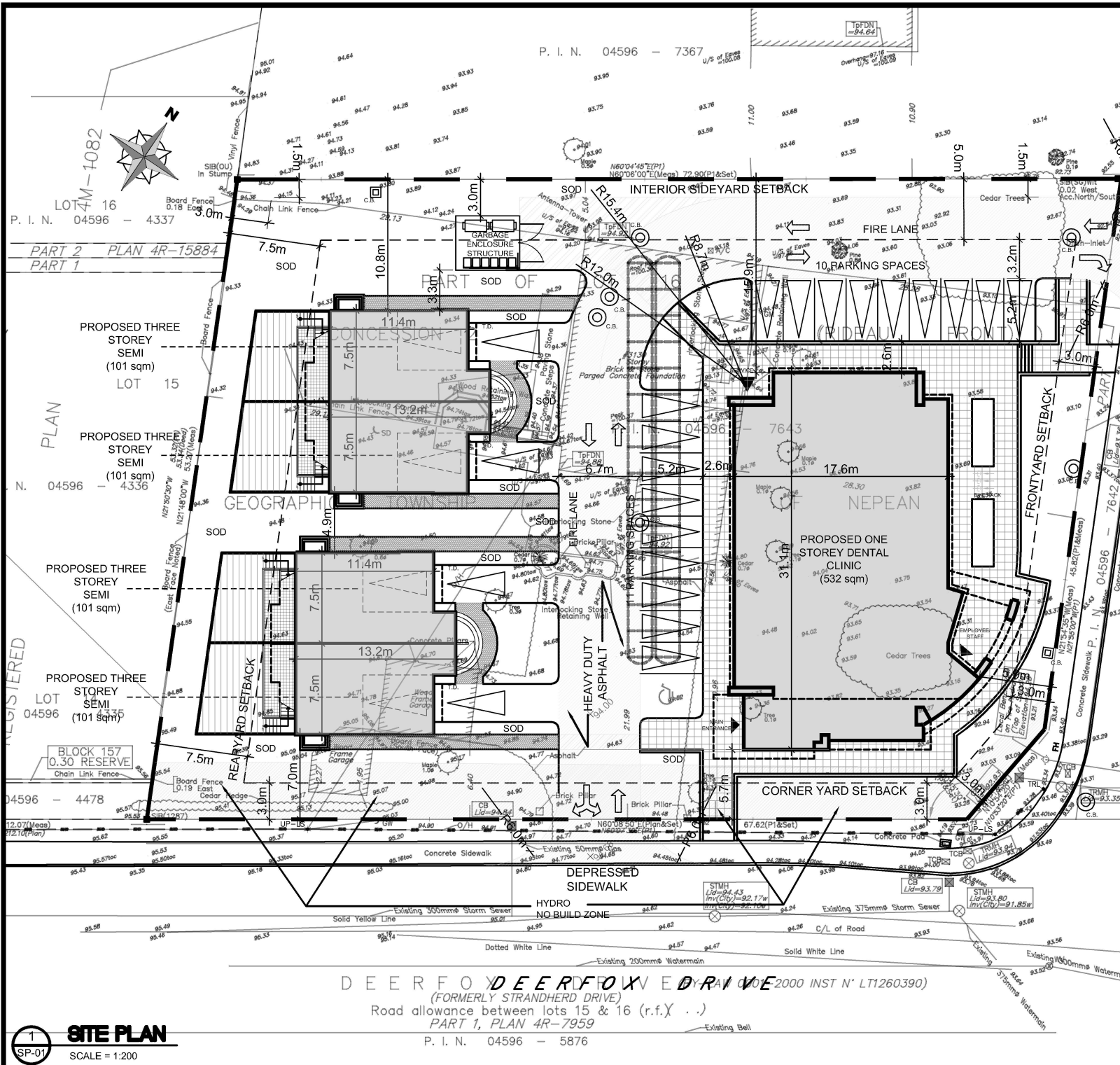
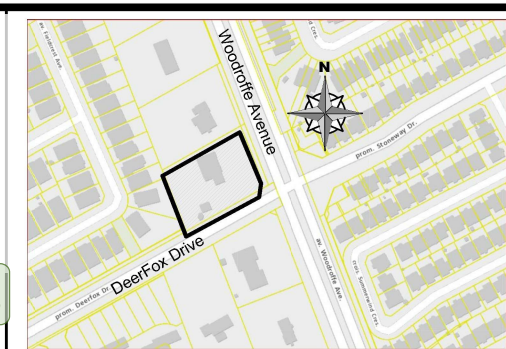




LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Lily Xu at 12:45 pm, Apr 27, 2023



CLIENT/OWNER:
Vo and Van Holdings Corporation
65 Loch Isle Road
Nepean, Ontario
K2H 8G7
613-720-4090

SITE INFORMATION DERIVED FROM SURVEY TITLED,
TOPOGRAPHICAL PLAN OF
PART OF LOT 16
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA
Prepared by:
FARLEY SMITH & DENNIS SURVEYING LTD. 2020

- LEGEND:
- PROPERTY LINE
 - PROPERTY SETBACK
 - OVERHEAD WIRES
 - EXISTING BUILDING
 - BUILDING ENTRANCE
 - W.P. WALL MOUNTED LIGHT
 - H.P. HYDRO POLE
 - F.H. FIRE HYDRANT
 - M.H. MANHOLE
 - C.B. CATCH BASIN
 - RETAINING WALL
 - D.C. DEPRESSED CURB
 - X 100.00 EXISTING GRADE
 - 100.00 PROPOSED GRADE
 - INTERLOCK PAVERS
 - DESIGNATED FIRE ROUTE
 - TERRACE
 - DECK
 - PRIVACY WALL (7'-0" Height)

13			
12			
11			
10			
09			
08	FOR REVIEW	JP	SEPT. 07 2022
07	FOR REVIEW	JP	SEPT. 01 2022
06	FOR REVIEW	PE	JUNE 16 2022
05	FOR REVIEW	GB	MAR. 16 2022
04	FOR REVIEW	GB	MAR. 10 2022
03	FOR REVIEW	PE	OCT. 06 2021
02	FOR REVIEW	PE	OCT. 01 2021
01	FOR REVIEW	PE	SEPT. 20 2021
No.	REVISIONS	BY	DATE

SITE STATISTICS 3130 WOODROFFE AVENUE			
ITEM	Current	REQUIRED	PROVIDED
Zone	LC8 H(11)		
Lot Area		No minimum	3829.4 sqm
Lot Width		No minimum	52.06 m
Maximum Building Height		9.35 m 11.0m	(Three storey Semis) (Proposed clinic standalone pad)
Minimum Front Yard (Woodroffe Avenue)		3.0m	5.90 m (Proposed clinic standalone pad)
Minimum Interior Side Yard		5.0 m	10.80 m (Three storey Semis) 15.90 m (Proposed clinic standalone pad)
Minimum Corner Side Yard (Deerfoxe Drive)		3.0 m	7.00 m (Three storey Semis) 5.70 m (Proposed clinic standalone pad)
Minimum Rear Yard		7.5 m	7.50 m (Three storey Semis)
Building Footprint		n/a	405 sqm (Four three storey Semis) 532 sqm (Proposed clinic standalone pad)
Maximum Lot Coverage		n/a	405 sqm (Four three storey Semis) 532 sqm (Proposed clinic standalone pad) 937 sqm TOTAL (24%)
PARKING SPACES	Medical	4 Spaces per 100 sqm of medical clinic GFA Minus exterior walls, washrooms and utility Laundry room (19 required)	19 Spaces
	Semis	1 per unit (Four Semis)	4 spaces
Required Bike Racks		1 Space per 2000 sqm of medical clinic GFA (0.2 required)	3 Spaces
Maximum width of landscaping area	Adjacent to parking abutting a street	3.0 m	3.0 m

NOT AUTHENTIC UNLESS SIGNED AND DATED

P2
concepts
CONSULTING ENGINEERS

STRUCTURAL
MECHANICAL
ELECTRICAL

DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: P.E.

PROJECT
3130 WOODROFFE AVENUE
OTTAWA

DRAWING TITLE
SITE PLAN

PROJECT NO.
0391

DATE
SEPT., 20, 2021

SP-01

PLAN # 17351