



1 LOCATION PLAN
A010 N.T.S.

LEGAL DESCRIPTION:

PARCELS WW-8 AND WW-11 ON SEC 4M-152
PART OF BLOCK WW ON REGISTERED PLAN 4M-152
 PARTS 1 AND 3 ON PLAN 4R-8609, FORMER CITY OF GLOUCESTER, NOW IN CITY OF OTTAWA
 AS PREPARED BY STANTEC GEOMATICS LTD., 29 MARCH 2022

Project Zoning Review/Statistics

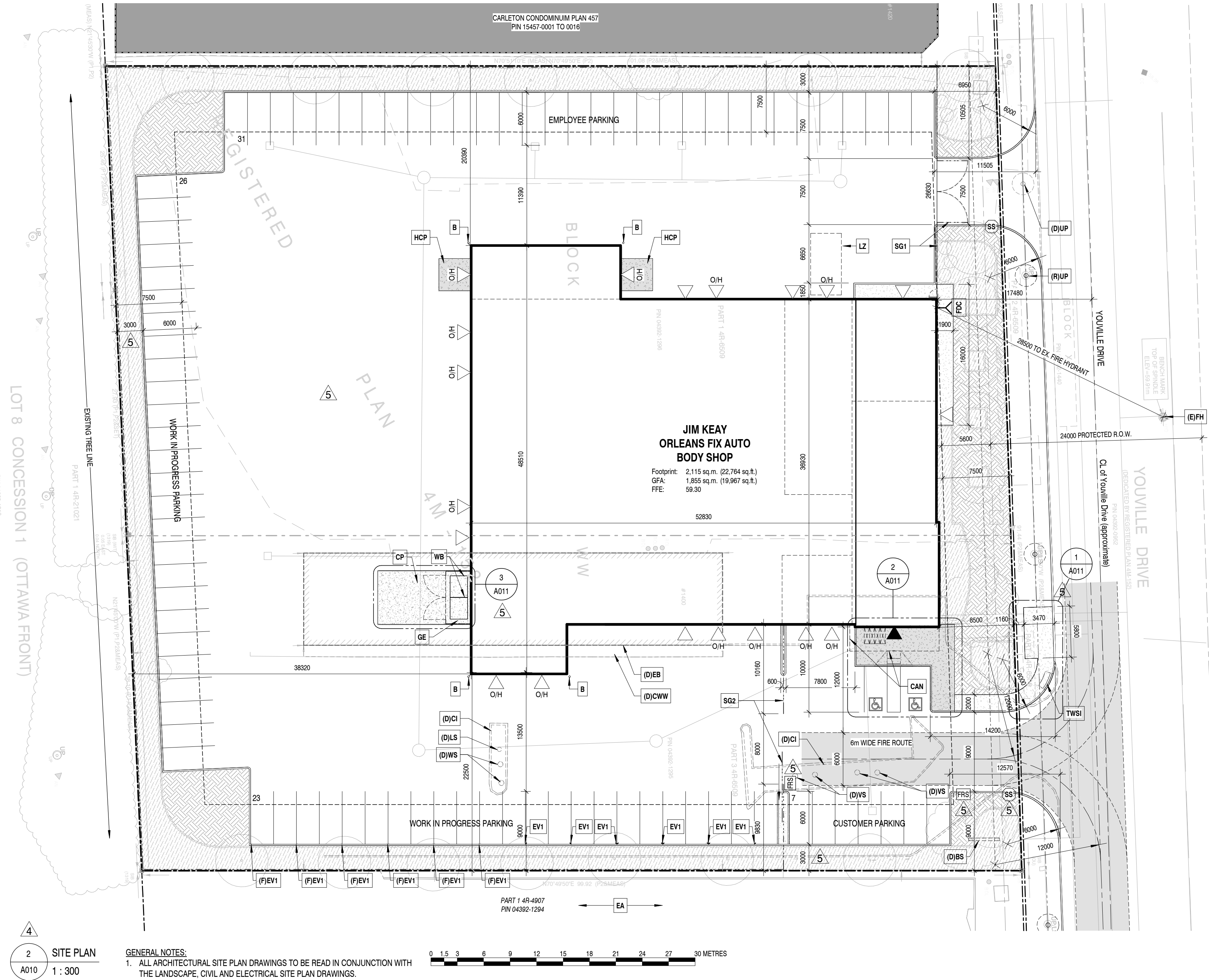
Municipality: City of Ottawa
Municipal Address: 1400-1410 Youville Drive
Registered Owner: Jim Keay
Lot Area: 9,188 sq.m. (98,894 sq.ft. (2.27 acres))
Zoning By-law: 2008-250
Zone: IL2 H(14) - Light Industrial
Proposed Use: Automobile Body Shop & Automobile Service Station

Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft.
Proposed Development		
Ground Floor, Offices	291	3,130
Ground Floor, Body & Service Shop	1,596	17,177
Ground Floor, Parts	228	2,457
Total	2,115	22,764

Development Standards	Required	Provided
	Minimum Lot Area	2,000 sq.m.
Minimum Lot Width	No min.	91.3m
Minimum Required Yard		
Front Yard (min.)	7.5m	7.5m
Interior Side Yard (min.)	7.5m	20.39m
Rear Yard (min.)	7.5m	38.32m
Maximum Building Height	14m	8.01m
Maximum Lot Coverage	65%	22%
Maximum Floor Space Index	2	±0.2
Minimum Width of Landscaped Area		
Abutting a street	3m	6.95m
All other cases	No min.	3m

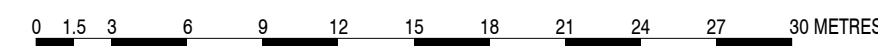
Parking, Loading, Queuing

Existing Parking	
Parking Spaces (Minimum 2.6m x 5.2m)	
Offices (2.4 spaces / 100 sq.m.)	Required: 5, 8 Area C of Schedule 1A Provided: 31
Body Shop & Service Station (3 spaces per Service Bay @ 13 Service Bays)	Required: 39 Provided: 56
Accessible Parking Section 111 of By-law 2017-301	Required: 2 Provided: 2 1x Type A & 1x Type B
Loading Spaces (3.5m x 9m)	Required: 1 Provided: 1
Bicycle Parking (Offices: 1 space / 250 sq.m.; All other: 1 space / 1,500 sq.m.)	Required: 2 1x for Offices; 1x for Body Shop/Service Station Provided: 4 3x for Offices; 1x for Body Shop/Service Station



2 SITE PLAN
A010 1 : 300

GENERAL NOTES:
 1. ALL ARCHITECTURAL SITE PLAN DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE, CIVIL AND ELECTRICAL SITE PLAN DRAWINGS.



FIRE ROUTE SIGNAGE:

- FIRE ROUTE TO BE IDENTIFIED BY VERTICALLY MOUNTED SIGNS PROHIBITING PARKING, AND SHALL:
 - BE NOT LESS THAN 45cm IN HEIGHT AND NOT LESS THAN 30cm IN WIDTH;
 - BEAR THE MARKINGS AND MESSAGE THAT THE AREA IS A FIRE ROUTE WHERE PARKING IS PROHIBITED AND INCLUDE DOUBLE ARROWS, EXCEPT AT THE ENDS OF THE FIRE ROUTE WHERE A SINGLE ARROW SHALL BE INCLUDED;
 - INCLUDE, IN BLACK LETTERS OF A MINIMUM HEIGHT OF 3cm, THE ENGLISH LANGUAGE MESSAGE 'FIRE ROUTE' AND THE FRENCH LANGUAGE MESSAGE 'ROUTE DES POMPIERS' OR 'ROUTE D'INCENDIE', BELOW THE ENGLISH MESSAGE, AND;
 - HAVE THE DESIGN AND DIMENSIONS DESCRIBED IN THE FOLLOWING FIGURE:
- FIRE ROUTE SIGNS SHALL BE LOCATED NO MORE THAN 25m APART UNLESS OTHERWISE SPECIFICALLY APPROVED BECAUSE OF UNUSUAL SITE CONDITIONS OR THE FIRE ROUTE CONFIGURATION, AND THE LOWER EDGE OF EACH SIGN SHALL BE BETWEEN 2m AND 2.5m ABOVE THE GROUND.

SITE PLAN SYMBOLS

ICON	DESCRIPTION
[Symbol]	Existing Buildings
[Symbol]	Existing Buildings to be Demolished
[Symbol]	Proposed Buildings
[Symbol]	Property Lines
[Symbol]	Shared Property Lines
[Symbol]	Setback Lines
[Symbol]	Landscape Buffer
[Symbol]	Overhead Wires
[Symbol]	Fence
[Symbol]	Existing Concrete Curb
[Symbol]	Existing Concrete Curb to be Demolished
[Symbol]	Proposed Concrete Curb
[Symbol]	Depressed Concrete Curb
[Symbol]	Proposed Concrete Sidewalk
[Symbol]	Proposed Landscape Area
[Symbol]	Stop Sign
[Symbol]	Barrier Free Parking Space
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door (O/H indicates Overhead Door)
[Symbol]	Exterior 6m Wide Fire Route (12m centerline radius on all turns, T.P.)

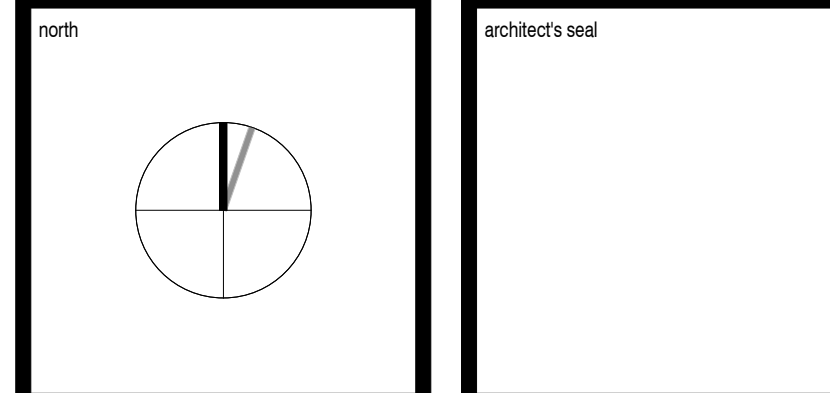
SITE PLAN NOTES

NOTE#	NOTE
(D)BS	Existing Signage to be Demolished - Project/Construction Manager to coordinate.
(D)CI	Existing Concrete Island to be Demolished
(D)CWW	Existing Concrete Walkway to be Demolished
(D)EB	Existing Building to be Demolished
(D)LS	Existing Light Standard to be Demolished
(D)UP	Existing Utility Pole, to be relocated. Refer also to Civil.
(D)VS	Existing Vacuum Station to be Demolished - refer to Electrical
(D)WS	Existing Windshield Wash Station to be Demolished - refer to Electrical
(E)FH	Existing Fire Hydrant to remain.
(F)EV1	Future Electric Vehicle Charging Station
(R)UP	Proposed relocation of Existing Utility Pole. Refer also to Civil.
B	Bollard
CAN	Outline of Carport/Canopy above
CP	Concrete Pad - refer to Structural
EA	Existing Asphalt
EV1	Electric Vehicle Charging Station: post-mounted level 2 dual-charging station by Owner
GE	Prefinished Metal Panel on Galvanized Steel framing Garbage Enclosure
HCP	12'-0" x 12'-0" Concrete Pad c/w In-slab Heating - refer to Mechanical & Structural
LZ	Loading Zone, 3.5m W x 7.0m L
SG1	Steel post & chain linked swinging gate, c/w locking mechanism
SG2	Steel post & chain linked sliding gate, c/w locking mechanism
TWSI	Tactile Walking Surface Indicator, refer to City of Ottawa SCT.3 Specifications
WB	Waste Bins, by Owner

REVISIONS

No.	DATE	DESCRIPTION
0	05 July 2022	Issued for Coordination
1	12 August 2022	Issued for Coordination
2	16 August 2022	Issued for Site Plan Control
3	15 September 2022	Issued for PCAC/Consultant Coordination
4	23 December 2022	Issued for Coordination
5	25 January 2023	Response to Planning Comments

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and / or omissions to the Architect. All contractors must comply with all permit codes and by-laws. Do not scale drawings. This drawing may not be used for construction until signed by KWC Architects Inc. and shall not be used without the Architect's consent.



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owner **JIM KEAY**

project **'FIX AUTO' ORLEANS - AUTOMOBILE BODY SHOP**

drawing title **SITE PLAN**

project no.	2255	drawing no.	A010
scale	As Indicated		
drawn by	TC		
date	2023 JAN 31		