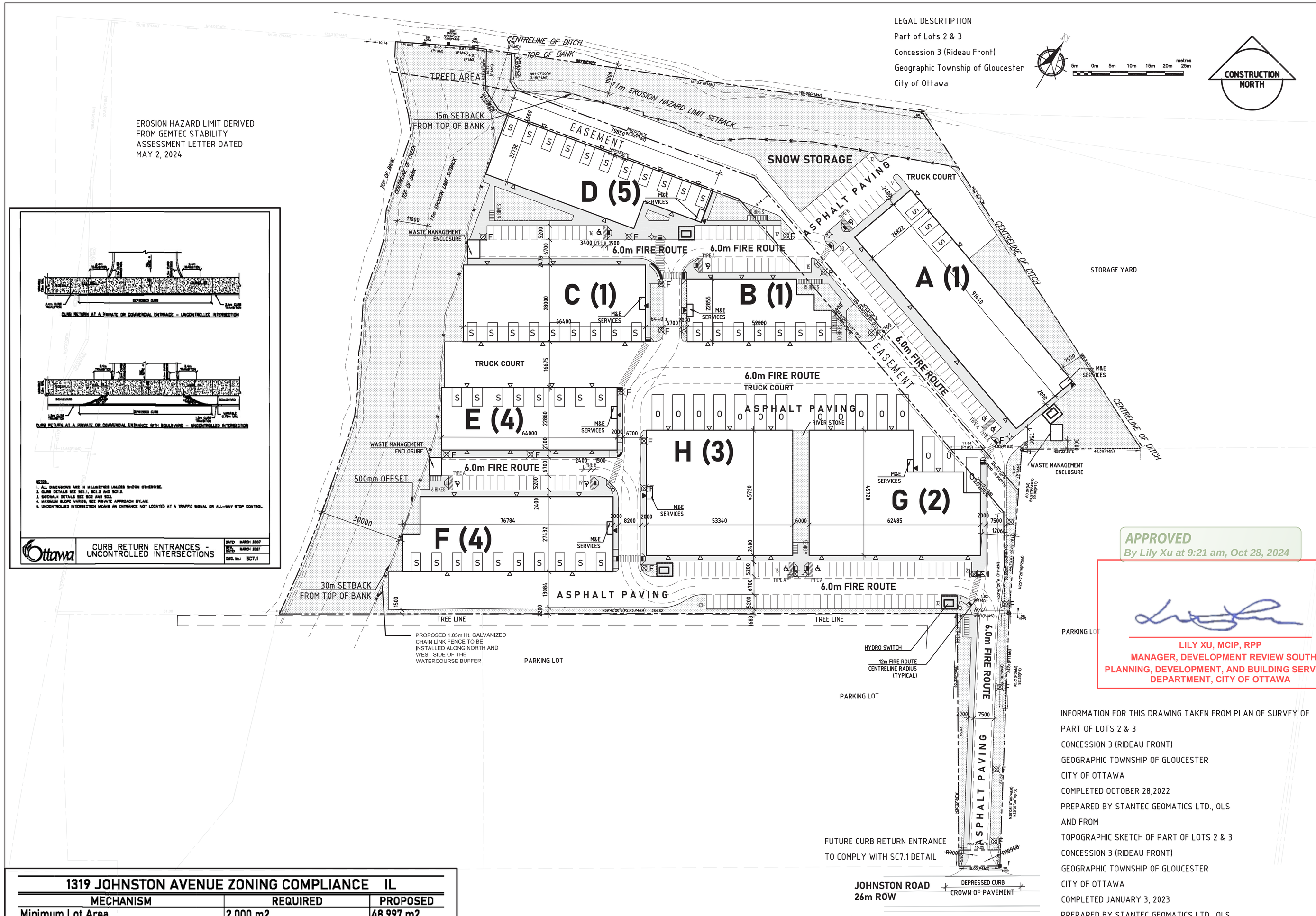
LEGAL DESCRIPTION
Part of Lots 2 & 3
Concession 3 (Rideau Front)
Geographic Township of Gloucester
City of Ottawa

CONSTRUCTION NORTH

EROSION HAZARD LIMIT DERIVED FROM GEMTEC STABILITY ASSESSMENT LETTER DATED MAY 2, 2024



1319 JOHNSTON AVENUE ZONING COMPLIANCE IL

MECHANISM	REQUIRED	PROPOSED
Minimum Lot Area	2,000 m2	48,997 m2
Minimum Lot Width	No Minimum	15.3 m
Maximum Lot Coverage	65%	31%
Minimum Interior Side Yard Setback	7.5 m	7.5 m
Minimum Front Yard Setback	7.5 m	113.4 m
Minimum Rear Yard Setback	3.5 m	22.7 m
Maximum Building Height	18 m	17.8 m
Maximum Floor Space Index	2	0.3
Minimum Width of Landscape Area	Abutting a Street: 3 m Other Cases: No Minimum	3 m 1.5 m
Parking Spaces	121	188
Bicycle Parking Spaces	19	63
Loading Spaces	8	63
Standard		48
Oversize		15

STATISTICS

	GROSS FLOOR AREA		BUILDING HEIGHT
BUILDING A	2,320.12	m2	17.8 m
BUILDING B	1,006.28	m2	9.1 m
BUILDING C	1,756.39	m2	9.1 m
BUILDING D	1,498.76	m2	9.1 m
BUILDING E	1,380.04	m2	9.1 m
BUILDING F	1,908.49	m2	9.1 m
BUILDING G	2,306.92	m2	9.1 m
BUILDING H	2,307.03	m2	9.1 m
TOTAL	14,484.03		

APPROVED
By Lily Xu at 9:21 am, Oct 28, 2024

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT, AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

INFORMATION FOR THIS DRAWING TAKEN FROM PLAN OF SURVEY OF
PART OF LOTS 2 & 3
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
COMPLETED OCTOBER 28,2022
PREPARED BY STANTEC GEOMATICS LTD., OLS
AND FROM
TOPOGRAPHIC SKETCH OF PART OF LOTS 2 & 3
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
COMPLETED JANUARY 3, 2023
PREPARED BY STANTEC GEOMATICS LTD., OLS

OWNER/DEVELOPER
2079 Artistic Place Inc.
3080 Yonge Street Suite 6060
Toronto ON M4N 3N1

ENGINEER
Robinson Consultants Inc.
210-350 Palladium Drive
Ottawa ON K2V 1A8

SURVEYOR
Stantec Geomatics Ltd.
300-1331Clyde Avenue
Ottawa ON K2C 3G4

ARCHITECT
Allan Stone Architect Limited
610-160 Baldwin Street
Toronto ON M5T 3K7

APPLICANT
JFSA Canada Inc.
52 Springbrook Drive
Ottawa ON K2S 1B9
Attn: Mr. Tim Eisner

FILE#: D07-12-24-0096 & D07-04-24-0015
PLAN#: 19173

REVISIONS AND DISTRIBUTION LOG

No.	Date	Note
01	16 AUG 2023	ISSUED FOR PRECONSULTATION STAGE 3
02	11 MAR 2024	GENERAL REVISION
03	19 MAR 2024	ELECTRICAL SERVICE REVISION
04	26 MAR 2024	FIRE HYDRANTS ADDED
05	04 MAY 2024	EROSION HAZARD INFO ADDED, PARKING UPDATED
06	23 JUL 2024	LANDSCAPE STRIP REVISED @ BLDG F, STATS FOR BLDG A REVISED
07	15 OCT 2024	FENCE ADDED - FILE NOS. AND PLAN NO. ADDED

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.
THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE INDICATED.
DO NOT SCALE DRAWINGS.

LEGEND

■	DENOTES	FOUND MONUMENTS
□	"	SET MONUMENTS
IB	"	IRON BAR
IBø	"	ROUND IRON BAR
SIB	"	STANDARD IRON BAR
SSIB	"	SHORT STANDARD IRON BAR
CC	"	CUT CROSS
CP	"	CONCRETE PIN
WIT	"	WITNESS
PIN	"	PROPERTY IDENTIFICATION NUMBER
M/MEAS	"	MEASURED
PROP	"	PROPORTIONED
OU	"	ORIGIN UNKNOWN
SG	"	STANTEC GEOMATICS LTD.
P1	"	REGISTERED PLAN 4M-1566
HYD	"	FIRE HYDRANT
F		FIRE ROUTE SIGN
		CONCRETE SIDEWALK
		SOFT LANDSCAPING
▲		CONFIRMED DOOR LOCATION
△		CONCEPTUAL DOOR LOCATION
O		POTENTIAL OVERSIZED LOADING SPACE 4.3m X 13m
S		POTENTIAL STANDARD LOADING SPACE 3.5m X 7m

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Toronto ON M5T 3K7
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allan@ajsarchitect.com

Project:
INDUSTRIAL DEVELOPMENT
1319 Johnston Road
Ottawa Ontario

Drawing Title:
SITE PLAN

Drawn By:	Checked By:	Date Checked:	Project No.
			1319.J.2023

Date Plotted:	Scale:
Oct 15, 2024 - 12:01pm	1:750

Drawing No.:	Revision No.:
A101	07

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ISO A1