



# 01 KEY PLAN

Firm's name: **Vandenberg & Wildeboer Architects Inc.**  
Firm's Info: A: 160 Flamborough Way, Kanata, Ontario, K2K 3H9  
T: 613.287.0144  
Project Name: **64 Jamie Ave.**  
Project Location: 64 Jamie Avenue,  
Ottawa, ON, Canada K2E 6T6

Ontario Building Code Data Matrix Parts 3 & 9				2024 OBC O. Reg. 136/24 Last Amend. O. Reg. 447/24 References are to Division A or (C) for Division C (A) for Division A or (C) for Division C	
Item	Project Description <input type="checkbox"/> New Construction <input type="checkbox"/> Addition and Renovation Description: <b>1380sq Detailing Prep Shop Building Addition to an Existing Building of the Same Use</b>	<input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Renovation <input type="checkbox"/> Change of Use	<input type="checkbox"/> Part 11	<input checked="" type="checkbox"/> Part 3 1.3.3.2.[A]	<input type="checkbox"/> Part 9 1.3.3.3.[A] 9.10.1.3.
2	Major Occupancy(ies): GROUP F2 - AUTOMOBILE DETAILING SHOP			3.1.2.1.(1)	9.10.2.
3	Superimposed Major Occupancies: Description:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.2.7	9.10.2.3.
4	Building Area (m²): Existing: 534 m² New: 607 m² Total: 1141 m²			1.1.3.[A], 1.4.1.2.[A]	(some)
5	Mezzanine Area (m²): Existing: 49 m² New: 60 m² Total: 109 m² Is Mezzanine considered a Storey?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.1.1.[3] to [8]	9.10.4.1.
6	Building Height (m): Ave. Grade: 0 m Height: 0 m			1.1.3.[A], 1.4.1.2.[A]	1.4.1.2.[A] & 9.10.4
7	Number of Storeys: Above Grade: 1 Below Grade: 0			1.1.3.2.[A] & 3.2.1.1.	(some)
8	Number of Street/Acc. Routes:			3.2.2.10 & 3.2.5.5.	9.10.20.
9	Building Classification:			3.2.2.20-93	9.10.2
10	Sprinkler System Proposed: Provided: <input type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only	<input type="checkbox"/> Required <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input checked="" type="checkbox"/> None		3.2.2.20-93 3.2.1.5. 3.2.2.18. 3.2.8.3.	3.2.4.7 & 9.10.8.2 to 4
11	Standpipe System Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.5.9 to 1.1	9.10.1.3.[8]
12	Fire Alarm System Required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4.	9.10.18
13	Water Service/Supply is Adequate	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		3.2.5.7.	9.31.3
14	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6.	N/A
15	Permitted Construction Actual Construction	<input type="checkbox"/> Combustible <input type="checkbox"/> Non-Combustible <input checked="" type="checkbox"/> Both		3.1.5, 3.1.4.7 & 3.2.2.20-93 9.10.2, 9.10.6	
16	Occupant Load Based on: <input type="checkbox"/> m²/Person <input checked="" type="checkbox"/> Design of Building			3.1.17.	9.9.1.3. & Table 3.1.17.1
GROUP F2: 24 Persons TOTAL OCCUPANT LOAD 24 Persons					
17	Barrier Free Design Explanation: Mezzanine area less than 60m² and Bldg. not more than 2 storeys, BF to 2nd floor not required.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.8	3.8 & 9.5.2.
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			3.8.2.1.(1)[m]	9.10.1.3.[4]
19	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (hrs. or min.) Roof Mezzanine Supporting Members FRR (hrs. or min.) Beams / Columns / L.B. Walls Others	Required 45 Min. 45 Min. & Combustible Required 45 m. or Non-Combustible Others	Provided N/A Non-Combustible Non-Combustible See Assemblies See Assemblies See Assemblies	Listed Design No. or SB-2 Description 3.2.2.20-93 3.2.1.2. 3.2.1.4. 3.2.2.15. 3.3.2.2.

SITE STATISTICS		
LEGAL DESCRIPTION: LOTS 15, 16 & 17, REGISTERED PLAN 564563, CITY OF OTTAWA. ZONING: <b>IH1 - HEAVY INDUSTRIAL (SUBZONE 1)</b> TOTAL SITE AREA (m²): <b>5718.10 m²</b>		
ZONING MECHANISM	REQUIRED	PROVIDED
MINIMUM LOT AREA	4000 m²	5718.10 m²
MINIMUM LOT WIDTH	NO MIN.	---
MINIMUM FRONT AND CORNER SIDE YARD	7.5 m	7.5 m
MINIMUM INTERIOR AND REAR SIDE YARD	7.5 m	7.5 m
MAXIMUM FLOOR SPACE INDEX	2	0.16
MAXIMUM BUILDING HEIGHT	22 m	7.5 m
MINIMUM WIDTH OF LANDSCAPING	3 m	SEE COMMENTS BELOW
PARKING CALCULATIONS		
OCCUPANCY	GFA (m²)	PARKING RATE REQUIRED
GROUP F2	1,126	1 per 100 m²
TOTAL PARKING PROVIDED:		20
PARKING DIMENSIONS		
PARKING SPACE TYPE	REQUIRED	PROVIDED
REGULAR PARKING SPACE	2.7 x 5.2 m	2.745 x 5.2 m
ACCESSIBLE PARKING SPACE (BY AODA)	TYPE A: 3.4x5.2m TYPE B: 2.4x5.2m	TYPE A: 0 TYPE B: 1
MINIMUM ASLE WIDTH	6.7 m	6.7 m
BICYCLE PARKING RATES		
BICYCLE PARKING SPACES	1 per 500 m² of GFA	2

**GENERAL NOTES**

- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN FROM FARLEY SMITH & DENS SURVEYING LTD. PREPARED BY EMAD ALFREFAI ON MARCH 14/2025.
- REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
- ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
- ALL PARKING AREAS TO BE ASPHALT PAVED UNLESS NOTED OTHERWISE.
- REFER TO CIVIL FOR COMPLETE GRADING INFORMATION.

## 02 SITE PLAN

SCALE: 1 : 200

**APPROVED**  
By Kersten Nitsche at 2:45 pm, Nov 28, 2025

**Kersten Nitsche**  
MANAGER (A), DEVELOPMENT REVIEW WEST  
PLANNING, DEVELOPMENT AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

## 04 DISABLED PARKING SIGN

SCALE: 1 : 25

## 03 FIRE ROUTE NO PARKING SIGN

SCALE: 1 : 25

NO.	REVISION	DATE
1	ISSUED SPA FOR PRECONSULTATION MEETING	FEB 10, 2025
2	ISSUED FOR CLIENT REVIEW	FEB 25, 2025
3	ISSUED FOR CLIENT REVIEW	MAR 31, 2025
4	ISSUED FOR SITE COORDINATION	MAR 31, 2025
5	ISSUED FOR 33% COORDINATION	MAY 02, 2025
6	ISSUED FOR 33% SET	MAY 14, 2025
7	ISSUED FOR SITE PLAN CONTROL	JUN 03, 2025
8	REISSUED FOR SITE PLAN CONTROL	JUL 23, 2025
9	REISSUED FOR SITE PLAN CONTROL	SEP 24, 2025

**LEGEND:**

- MH MANHOLE - SANITARY AND STORM (SEE CIVIL) ('E' DENOTES EXISTING)
- CB CATCHBASIN (SEE CIVIL) ('E' DENOTES EXISTING)
- FH FIRE HYDRANT (SEE CIVIL) ('E' DENOTES EXISTING)
- UP UTILITY POLE ('E' DENOTES EXISTING)
- S STREET SIGN ('E' DENOTES EXISTING)
- Δ DENOTES BUILDING DESIGNATED EXIT
- △ DENOTES BUILDING ACCESS
- ▲ DENOTES BUILDING DESIGNATED EXIT
- TYPICAL CURB (REFER: CITY STANDARDS)
- DEPRESSED CURB (REFER: CITY STANDARDS)
- PROPERTY LINE
- EXISTING PROPERTY LINE
- DESIGNATED BARRIER FREE PARKING SPACE
- NP NO PARKING SIGN
- BF BARRIER FREE PARKING SIGN
- FR FIRE ROUTE SIGN
- FR LIGHT STANDARD (SEE ELECT.)
- FR FR' DENOTES FIRE ROUTE SIGN ON POST
- LIGHT POST (SEE ELECT.)
- WALL SCONCE (SEE ELECT.)
- LIGHT POST WALL MOUNTED (SEE ELECT.)
- SIAMESE CONNECTION
- DOWNSPOUT
- EV ELECTRIC VEHICLE CHARGING STATION
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DIAGONAL PAINTED LINES
- TRANSFORMER W/ BOLLARDS (SEE ELECT.)
- SITE FENCING (SEE LANDSCAPE)
- LP EXISTING LIGHT POLE
- TREES (TYPICAL)

**CLIENT**

**TONY GRAHAM MOTORS INC.**  
A: 1855 Merivale Rd, Ottawa, ON, K2G 1E3  
T: 613 225 1212

**LANDSCAPE**

**JAMES B. LENNOX & ASSOCIATES INC.**  
A: 3323 Carling Ave., Ottawa, ON, K2H 5A8  
T: 613 722 5168

**CIVIL**

**DOUGLAS B. GRAY ENGINEERING INC.**  
A: 700 Long Point Circle, Ottawa, ON, K1T 4E9  
T: 613 425 8044

CONSTRUCTION

ONTARIO ASSOCIATION OF ARCHITECTS  
MALCOLM WILDEBOER  
LICENCE # 6685

**Vandenberg & Wildeboer**  
A-R-C-H-I-T-E-C-T-S

www.vandenberg-wildeboer.com  
• 1855 MERIVALE RD. • OTTAWA, ONTARIO K2G 1E3 • TEL: 613-225-1212 • FAX: 613-225-1213

PROJECT TITLE:  
**64 JAMIE PREP SHOP ADDITION**  
64 Jamie Ave., Ottawa, ON K2E 6T6

DRAWING TITLE:  
**SITE PLAN**

DESIGNED BY: DW  
DRAWN BY: MV  
START DATE: 2025-02-06  
SCALE: As indicated  
PROJECT NO: 2510

**A001**

CITY OF OTTAWA: - FILE NUMBER: **D07-12-25-0079**  
- PLAN NUMBER **#19362**

10/02/2025 9:34:22 AM