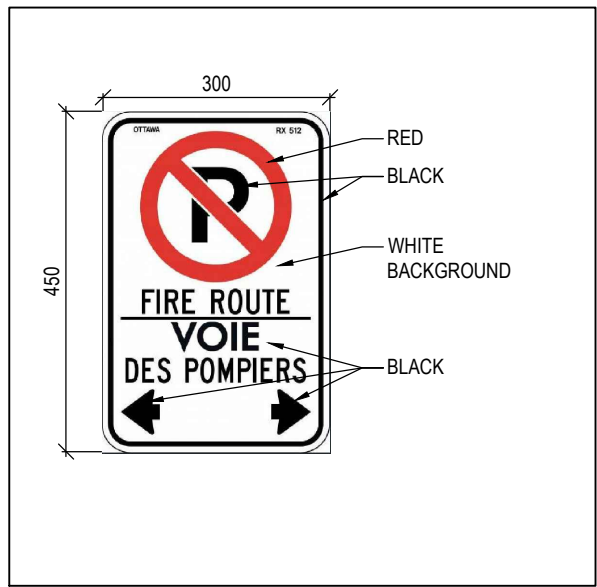
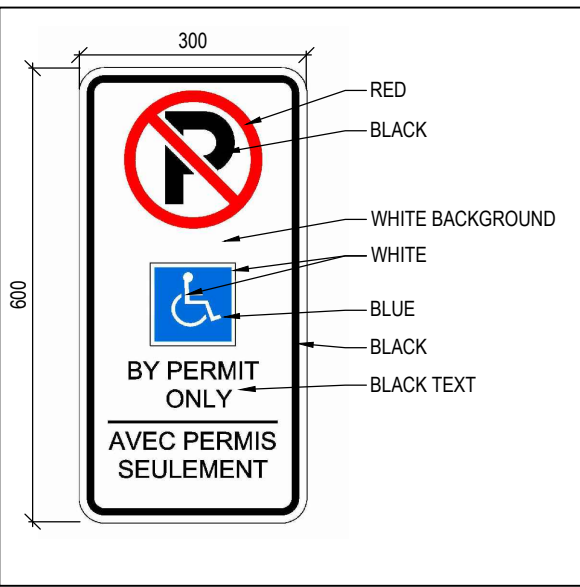
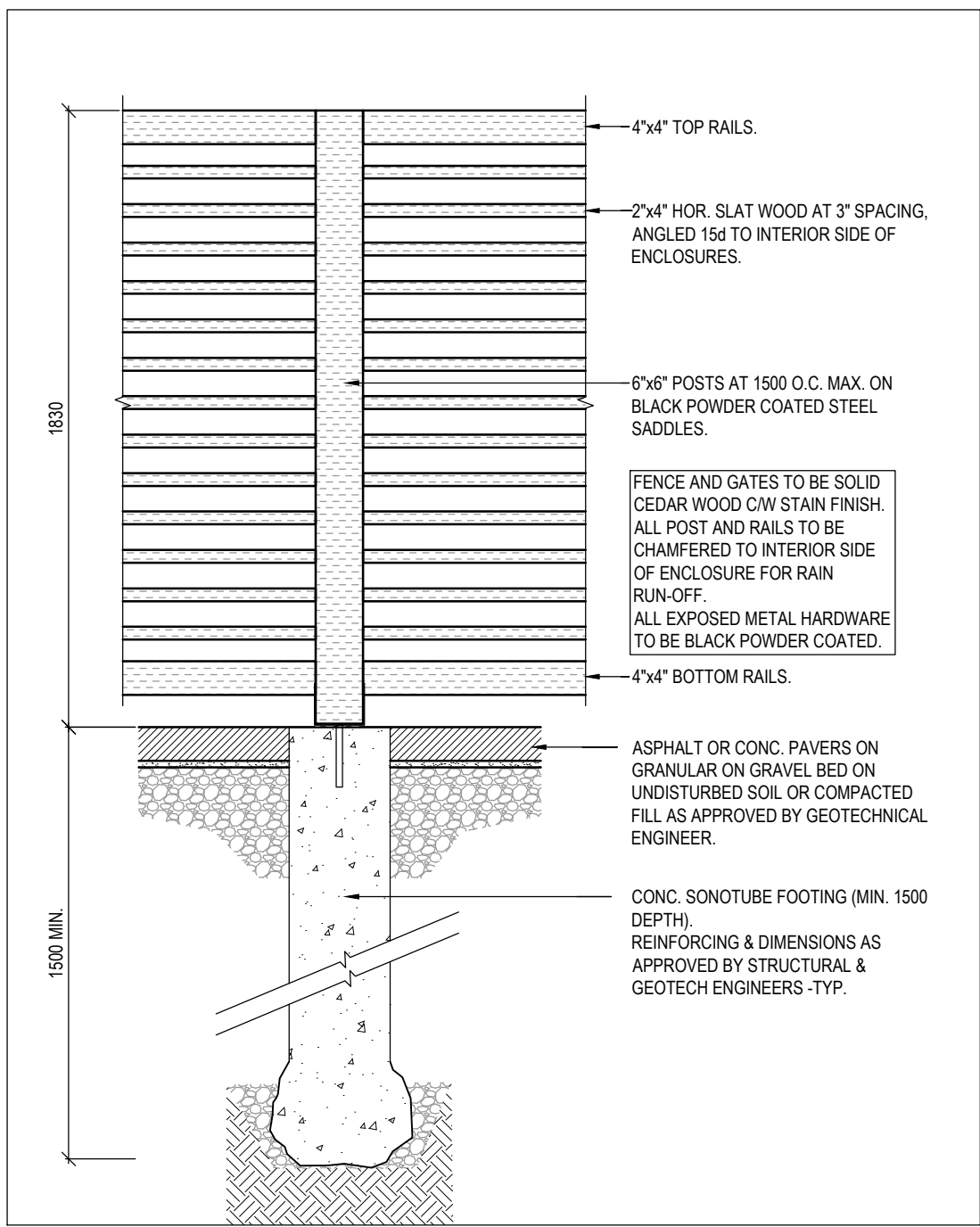
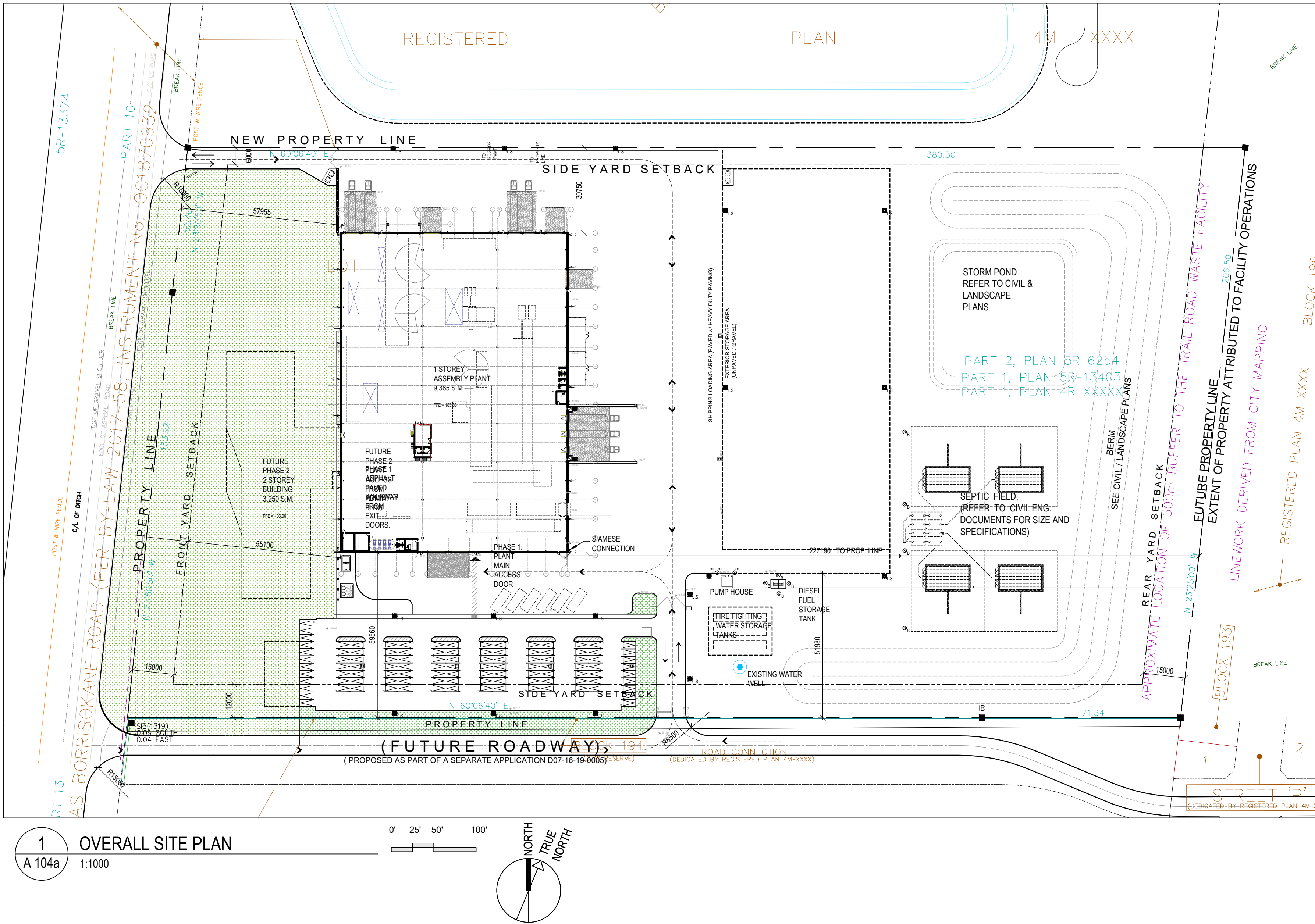




KEY PLAN

PROPOSED SITE

STRANHERD DR

BURRISOKANE RD

TRAIL RD (HW 54)

CAMBRIDGE RD

BARRICKLE RD

PROPERTY DESCRIPTION

TWO STOREY OFFICE BUILDING & ONE STOREY ASSEMBLY PLANT

CITY OF OTTAWA PIN NUMBER 04592 - 0035 ( LT )

MUNICIPAL ADDRESS 3713 BORRISOKANE RD, OTTAWA, ON

SITE INFORMATION

PROPERTY LINES BASED ON BOUNDARY SURVEY BY J.D. BARNES LTD REF# 19-10-074-00 FOR REVISED SITE BOUNDARY PLAN 4R-32754

LOT AREA: 77,858 m<sup>2</sup> new lot area

LOT FRONTAGE: 206.3 m (perpendicular to Borriskane Rd.), 205.2 m (perpendicular to north boundary)

LOT DEPTH: 379.5m new lot depth

BUILDING INFORMATION

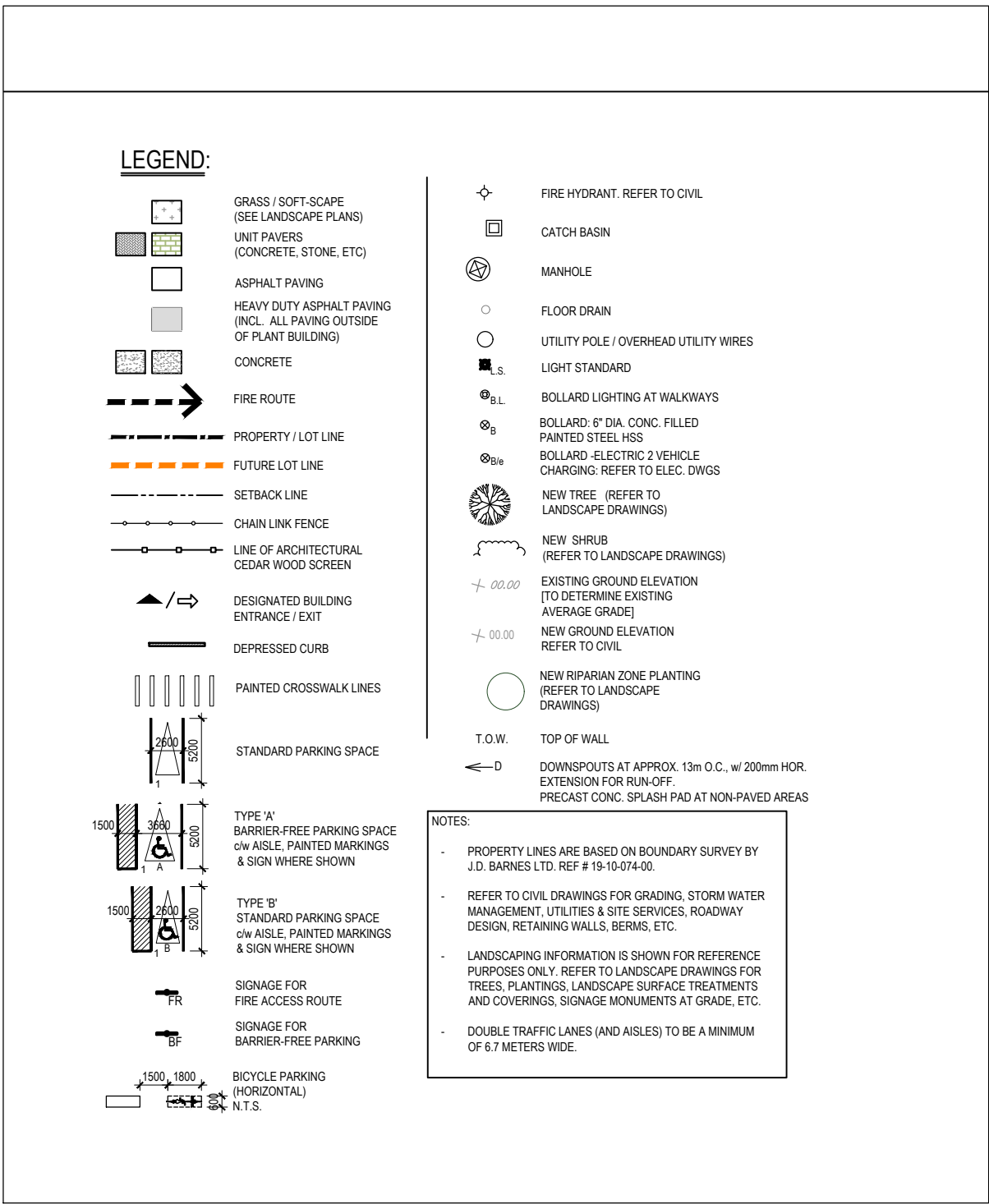
BUILDING AREA: 9,372m<sup>2</sup> for Phase 1: Assembly Plant

BUILDING FLOOR AREA (GFA): 9,385 m<sup>2</sup> for Phase 1: Industrial Assembly Plant

PROPOSED USE: Phase 1: ONE STOREY ASSEMBLY PLANT

ZONING TABLE

| CITY OF OTTAWA ZONING BY-LAW No. 2008-250                                   | REQUIRED                                                                                                 | PROPOSED                                                                  |
|-----------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| MINIMUM LOT AREA                                                            | 4,000m <sup>2</sup>                                                                                      | Current: 77,858 m <sup>2</sup>                                            |
| MINIMUM LOT WIDTH                                                           | 30m                                                                                                      | 206.3 m<br>188.2 m at front yard set back                                 |
| SETBACKS                                                                    | Standard for this Zoning                                                                                 | Phase 1                                                                   |
| MINIMUM FRONT YARD SETBACK (at Borriskane Rd)                               | 15m                                                                                                      | 58.0 m (narrowest)                                                        |
| MINIMUM INTERIOR SIDE YARD SETBACK                                          | 8m                                                                                                       | 6m                                                                        |
| MINIMUM CORNER SIDE YARD SETBACK                                            | 12m                                                                                                      | 59.5 m                                                                    |
| MINIMUM REAR YARD SETBACK                                                   | 15m                                                                                                      | 227.2 m (narrowest)                                                       |
| MAXIMUM BUILDING HEIGHT                                                     | 15m                                                                                                      | Phase 1: 12.6 m                                                           |
| MAXIMUM LOT COVERAGE                                                        | 50%                                                                                                      | Phase 1: 12%                                                              |
| OUTDOOR STORAGE AREA                                                        | ---                                                                                                      | 8,252 m <sup>2</sup>                                                      |
| VEHICLE PARKING REQUIREMENTS (AREA D, SCHEDULE 1A)                          | 0.8 per 100m <sup>2</sup> of L.I. Industr. GFA 75 required for Assembly Plant Bldg                       | 105 Spaces for staff (All Staff are able-bodied for manufacturing plant.) |
| BARRIER-FREE PARKING REQTS City of Ottawa Part C - Section 111 O.Reg 191/11 | Part C -Section 111: 5 per 400-499 O.Reg 191/11: 2 + 2% per 201-1000                                     | To be provided for Phase 2                                                |
| BICYCLE PARKING SPACES Part C-Section 111, Table 111A                       | N/A                                                                                                      | To be provided in Phase 2                                                 |
| LOADING SPACE REQUIREMENTS Part C - Section 113, Table 113A                 | 1 space for first 5,000 m <sup>2</sup> plus all required spaces for GFA exceeding 5,000 m <sup>2</sup> . | 12 SPACES (all oversized, accessed via Plant)                             |



No. Date Envs pour / Object

1 2020-04-02 COORDINATION

2 2020-04-24 SPC\_CITY\_COMMENTS

Engineer / Trade Consultants (Mechanical / Electrical)

Goodkey Weedmark Consulting Engineers

DILFO MECHANICAL | HVAC SERVICES PLUMBING & HEATING

DRYCORE ELECTRIC - ELECTRIQUE

Engineer (Structural)

CLELAND JARDINE ENGINEERING LTD

Engineer (Civil)

DAVID SCHAEFFER ENGINEERING LTD

Owner

ABIC ADVANCED BUILDING INNOVATION COMPANY

Architect

Collectif d'architectes / Architects Collective

fig. 1 3500, Saint-Antoine O. Montréal QC H4C 1A3 T. 514. 881-9122

fig. 2 190 Somerset St W #206 Ottawa ON K2P 5A4 T. 613. 695-6122

Design Builder

40th BBS CONSTRUCTION (ONTARIO) LTD 1605 WOODWARD DRIVE OTTAWA, ON K2C 0P9 CANADA (613) 226-8830 Fax: (613) 226-7709 www.bbsconstruction.ca

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Scale / Scal

ONTARIO ASSOCIATION OF ARCHITECTS

ROBERTO CAMPOS JENCE

Project / Projet

ABIC OFFICE / ASSEMBLY PLANT

3713 BORRISOKANE RD. Ottawa, Ontario

Site Information - Phase 1

Dessiné par / Drawn by GB,TS No. projet / Project number 1944

Vérifié par / Verified by RC No. dessin / Drawing number 7401

Échelle / Scale 1:250

Date de création du dessin / Drawing creation date 2019-09-19

A104a

PLAN # 18112