

**Project Zoning Review/Statistics**  
 Municipality: City of Ottawa  
 Municipal Address: 1243 Teron Road  
 Registered Owner: Megha Holdings Inc.  
 Lot Area: 21,994 sq.m. (236,739 sq.ft.) (5.44 acres)  
 Zoning Analysis: Ottawa  
 Zoning By-law: 2008-250  
 Zone: I6 - General Industrial Zone  
 Proposed Use: Warehouse

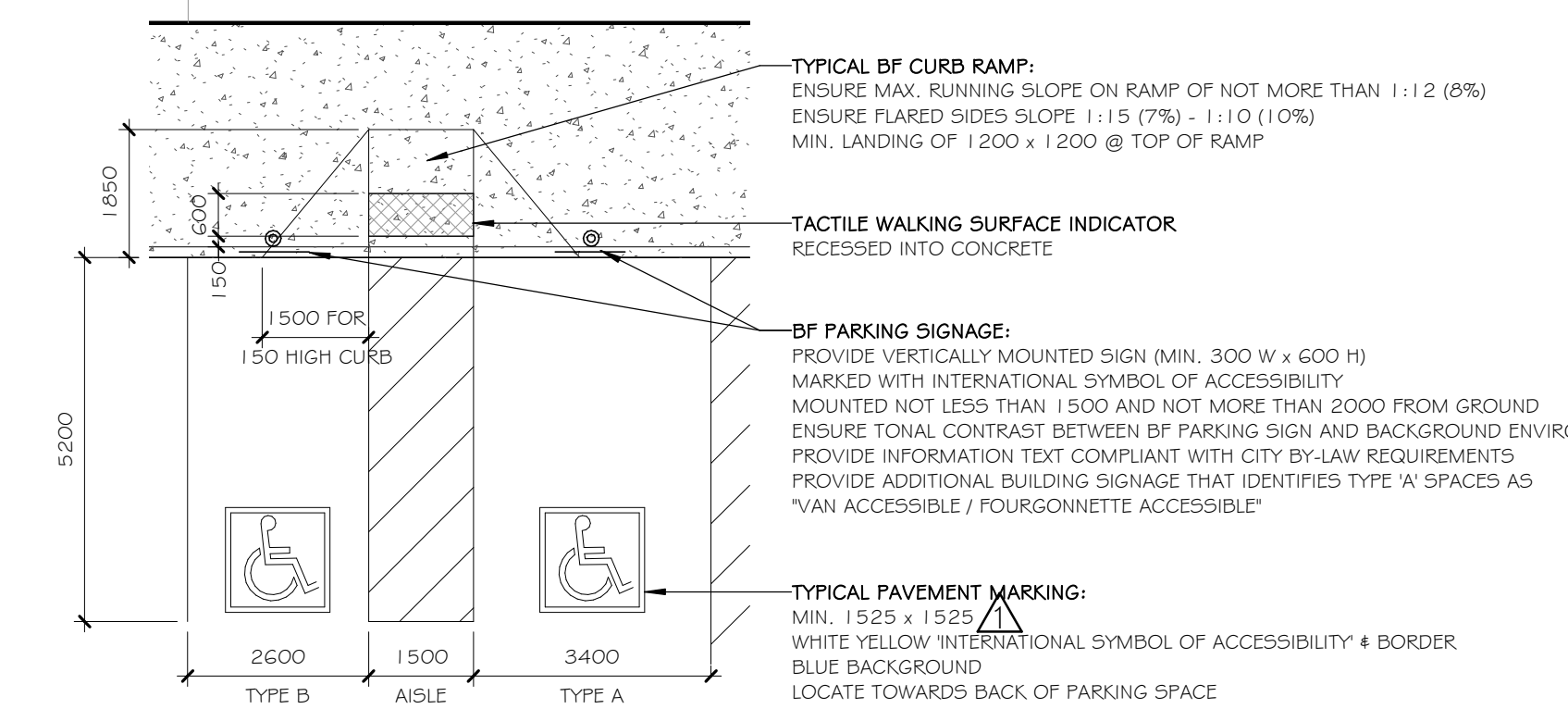
| Building Areas              | Gross (out-to-out)<br>Sq.m. | Sq.ft.        |
|-----------------------------|-----------------------------|---------------|
| Proposed Warehouse          | 9,281                       | 99,900        |
| <b>Proposed Development</b> | <b>9,281</b>                | <b>99,900</b> |
| <b>Grand Total</b>          | <b>9,281</b>                | <b>99,900</b> |

| Development Standards                        | Required    | Provided     |
|--|-------------|--------------|
| Minimum Lot Area                             | 4,000 sq.m. | 21,994 sq.m. |
| Minimum Lot Width                            | 45m         | 74.25m       |
| Minimum Required Yard                        |             |              |
| Front Yard (min.)                            | 12m         | 20.2m        |
| Corner Side Yard (min.)                      | 12m         | N/A          |
| Interior Side Yard (min.)                    | 7.5m        | 11.45m       |
| Rear Yard (min.)                             | 7.5m        | 7.65m        |
| Maximum Building Height                      | 22m         | 10m          |
| Minimum Width of Landscaped Area             |             |              |
| Abutting a residential or institutional zone | 3m          | N/A          |
| Abutting a street                            | 3m          | 20.2m        |
| Around a parking lot                         | 1.5m        | 2.2m         |
| All other cases                              | No min.     | 2.2m         |

| Parking, Loading, Queuing                                  | Area C Schedule 1A   |
|--|--|
| Parking Spaces (2.6m x 5.2m)                               |  |
| Warehouse (0.8 spaces/100 sq.m.)                           | Required: 75<br>Provided: 90   |
| Accessible Parking   | Required: 3 (1 Type 'A' & 2 Type 'B')<br>Provided: 6 (3 Type 'A' & 3 Type 'B') |
| Bicycle Parking (0.6m x 1.8m)<br>(Warehouse: 1/2000 sq.m.) | Required: 5 (Table 111A)<br>Provided: 10                                       |
| Standard Loading Spaces<br>(3.5m x 7m)                     | Required: 1 (Table 113A)<br>Provided: 15                                       |
| Oversized Loading Spaces<br>(4.3m x 13m)                   | Required: 1 (Table 113C)<br>Provided: 1  |



1 LOCATION PLAN  
 A010 SCALE N.T.S.



3 BF PARKING DETAIL  
 A010 SCALE 1:100

**SITE PLAN LEGEND**

| ICON | DESCRIPTION   |
|------|---|
|      | Concrete  |
|      | Landscape Area  |
|      | Proposed Buildings  |
|      | Concrete Curb   |
|      | Depressed Curb  |
|      | Overhead Wires  |
|      | Property Lines  |
|      | Existing Fence  |
|      | Fence   |
|      | Signage   |
|      | BF Parking Space  |
|      | 6m Wide Fire Route (12m centreline radius on all turns, TYP.) |
|      | Principal Entrance Door                                       |
|      | Exterior Door (*O/H* indicates Overhead Door)                 |

**SITE PLAN NOTES**

| Note # | Note Text   |
|--------|---|
| (E)FH  | Existing Fire Hydrant   |
| (E)SS  | Existing Gravel Shoulder to remain  |
| (E)UP  | Existing Utility Pole   |
| BR     | Bike Rack, for 5 bikes - See landscape plan   |
| CC     | Concrete Curb   |
| CR     | Concrete Ramp; Provide 50mm wide colour-contrasted, slip-resistant strip for the full width of ramp surface at all changes in slope (Typical)   |
| CRW    | Concrete Retaining Wall   |
| CS     | Concrete Stair; Provide 50mm wide colour-contrasted, slip-resistant nosing strip at leading edge of tread for full width of stair (Typical)   |
| CSW    | Concrete Sidewalk; 2m wide, as per City Standard Details. See Civil.  |
| CW     | Concrete Walkway  |
| DC     | Depressed Curb  |
| FH     | Fire Hydrant  |
| GCD    | Grooved Concrete Driveway   |
| GSR    | Galvanized Steel Guardrail  |
| LZ     | Loading Zone, Painted Lines   |
| PB     | Painted Bollard   |
| RA     | Pedestrian Rest Area, 1800mm x 1800mm, for Barrier-Free path of travel where width of walkway is less than 1800mm wide.   |
| RCW    | Recessed Concrete Walkway   |
| TWSI   | Tactile Walking Surface Indicator, recessed into walking surface. Minimum 600mm deep x full width of stair or walkway. Locate TWSI one tread-depth back from leading edge of nosing at top of stairs or 150mm from back edge of curb for walkways. Colour-contrasted to walking surface; slip-resistant and non-glare; truncated dome pattern as per AODA standard. |

**NOTES:**

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

**GENERAL SITE PLAN NOTES:**

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

| no. | revision                      | date        |
|-----|-------------------------------|-------------|
| 3   | RESPONSE TO PLANNING COMMENTS | 06 AUG 2020 |
| 2   | RESPONSE TO PLANNING COMMENTS | 20 JUL 2020 |
| 1   | RESPONSE TO PLANNING COMMENTS | 13 MAY 2020 |
| 0   | ISSUED FOR SITE PLAN APPROVAL | 13 FEB 2020 |

383 Parkdale Avenue, Suite 201  
 Ottawa Ontario Canada K1Y 4R4  
**KWC ARCHITECTS INC.**  
 PHONE (613) 238-2117  
 FAX (613) 238-6595  
 E MAIL kwc@kwc-arch.com

|            |    |             |
|------------|----|-------------|
| detail no. | 1  | detail no.  |
| sheet no.  | A1 | feuille no. |

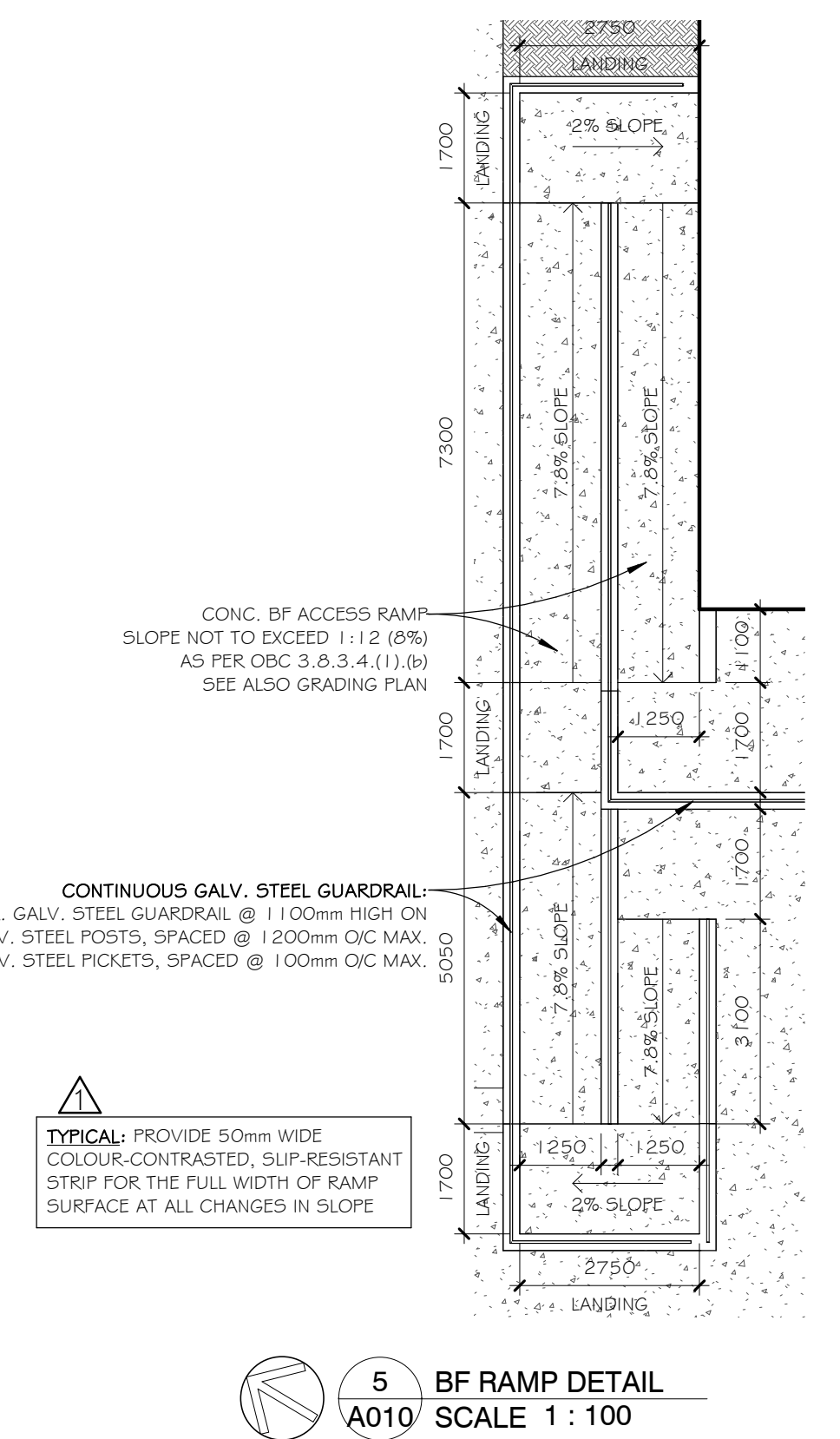
**PROPOSED WAREHOUSE**

1243 TERON RD.  
 OTTAWA, ON.

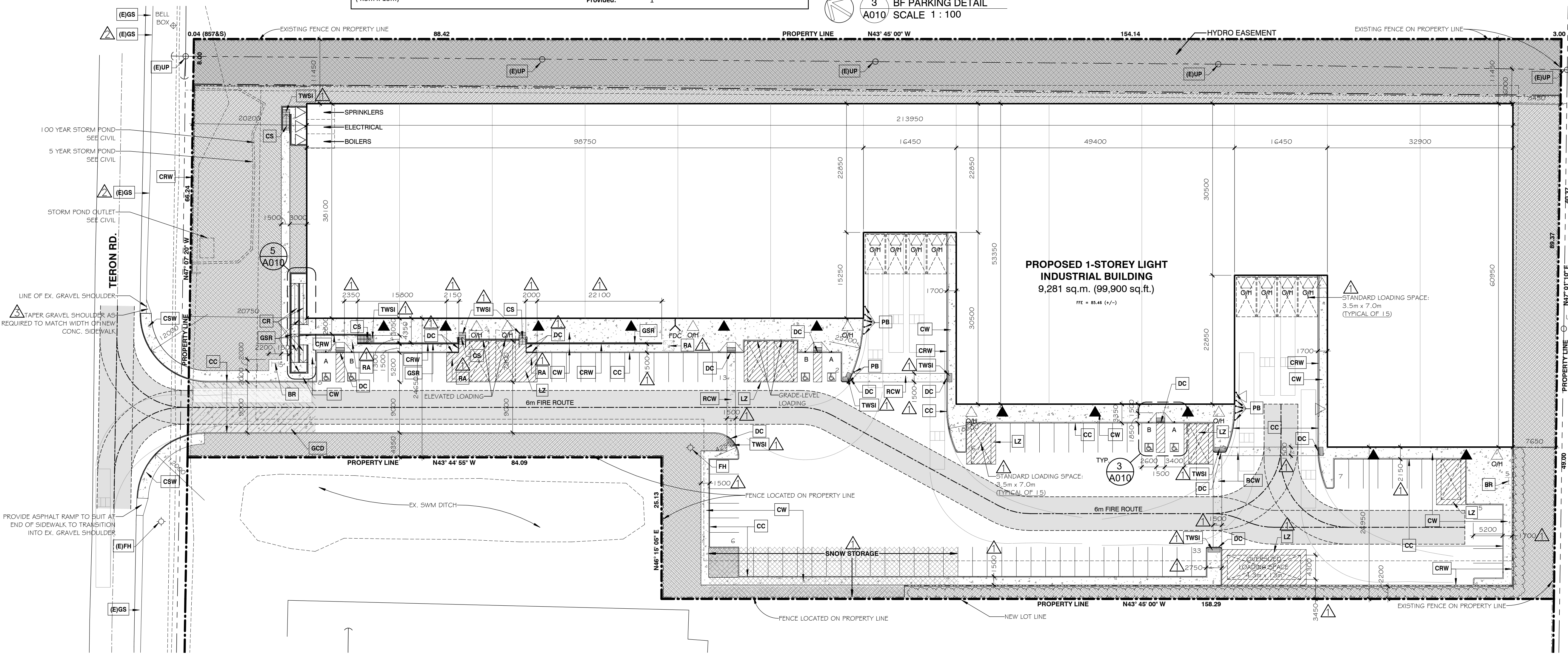
|                  |               |             |          |
|------------------|---------------|-------------|----------|
| designed by      | KWC           | approved by |          |
| drawn by         | AK/TC         | project no. | 1943     |
| date             | 04 MARCH 2020 | scale       | as noted |
| drawing / dessin |               |             |          |

**SITE PLAN, SITE PLAN DETAILS**

plot scale 1:1



5 BF RAMP DETAIL  
 A010 SCALE 1:100



2 SITE PLAN  
 A010 SCALE 1:400