

LEGEND

- PEDESTRIAN DOOR LOCATION (EXIT/ACCESS DOOR)
- OVERHEAD DOOR LOCATION
- LIGHTING FIXTURE
- BARRIER FREE PARKING SPACE
- BARRIER FREE RAMP COMPLETE WITH CURB DEPRESSION
- PARKING COUNT
- BOLLARDS TYP.
- JERSEY BARRIER
- PROPERTY LIMITS
- LOADING SPACE
- FIRE ROUTE
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- GRASS
- CONCRETE
- GRAVEL
- LANDSCAPED AREA
- SAND

PRELIMINARY DESIGN

THESE DOCUMENTS ARE NOT COMPLETE IN ALL DETAILS AND MAY BE SUBJECT TO CHANGE AS DESIGN DEVELOPMENT AND CODE REVIEW IS ADVANCED.

02	RE-ISSUED FOR CITY SITE PLAN APPROVAL	12/09/22
01	ISSUED FOR CITY SITE PLAN APPROVAL	06/04/22
00	ISSUED FOR CLIENT REVIEW	04/04/22

No. ISSUE / REVISION DD/MM/YY

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:400

CLIENT:

hydro one BGIS

CONSULTANT:

JLR J.L. Richards
ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

ONARIO ASSOCIATION OF ARCHITECTS
JOHN MARSH FERRER
LICENCE 5445

PROJECT NORTH

PROJECT:

HYRO ONE OPERATIONS CENTRE, ORLEANS

3440 FRANK KENNY ROAD

DRAWING:

SITE PLAN

DESIGN: MR
DRAWN: KTK
CHECKED: MF
JLR #: 31500-000

DRAWING #: **C-001**

JLR #: 31500-000

ADDRESS: 3440 FRANK KENNY ROAD
LEGAL DESCRIPTION: CON 8 PT LOT 10 RP-4R-30029 PART 2
ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2008-250 R4(RSR); RURAL HEAVY INDUSTRIAL, EXCEPTION 35
PROPERTY AREA: 2.648 HA

1. PART 13 - RURAL ZONES - SECTIONS 221 AND 222 - RURAL HEAVY INDUSTRIAL ZONE

PERMITTED USES: HEAVY INDUSTRIAL USE, WAREHOUSE, STORAGE YARD, PARKING GARAGE

ZONE PROVISIONS

ZONING MECHANISMS	ZONE PROVISIONS	PROPOSED
A. MINIMUM LOT AREA (M ²)	8,000	26,480
B. MINIMUM LOT FRONTAGE (M)	50	182.36
C. FRONT YARD SETBACK (M)	15	18.3
D. INTERIOR SIDE YARD SETBACK (M)	10	58.0
E. CORNER SIDE YARD SETBACK (M)	15	
F. REAR YARD SETBACK (M)	15	67.9
G. HEIGHT (M)	15	8.1
F. LOT COVERAGE (%)	50	7

2. PARKING REQUIRED (SEC. 101-102) AREA D

USE	REQUIRED	PROPOSED (TOTAL ON-SITE)
OFFICE	2,410 sq m OF GFA / 478 sq m	38
STORAGE YARD	1,100 sq m GFA / 335.2 sq m	9
WAREHOUSE	0.8 PER 100 sq m OF GFA / 716.2 sq m	6
PARKING GARAGE	0 REQUIRED / 617.4 sq m	0
TOTAL		24

ACCESSIBLE PARKING

TYPE	REQUIRED	PROPOSED
TYPE A (3.4 M X 5.2 M MIN)	1	1
TYPE B (2.4 X 5.2 M MIN)	1	1

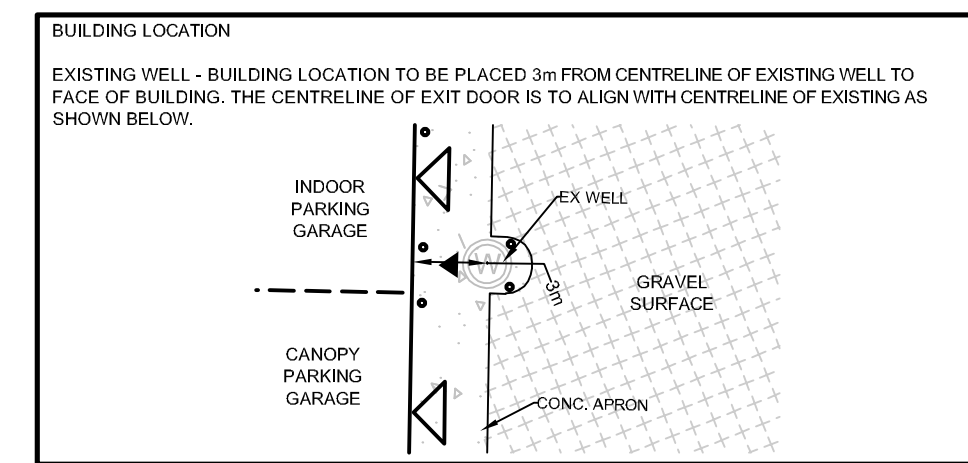
3. BICYCLE PARKING SPACE (SEC. 111)

USE	REQUIRED	PROVIDED
OFFICE: 1 PER 250 sq m / (665 sq m)	3	
STORAGE YARD: 1 PER 2000 sq m / (1,553 sq m)	0	3
WAREHOUSE: 1 PER 2000 sq m / (300 sq m)	0	

4. LOADING SPACE RATES AND PROVISIONS (SEC. 113)

TABLE 113A- MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED

LAND USE	REQUIRED	PROVIDED
OFFICE		
STORAGE YARD	1	1
WAREHOUSE		



SIGN LEGEND

REFER TO SITE SIGNAGE GRAPHICS SPECIFICATIONS FOR ADDITIONAL INFORMATION

- XX-L MOUNTED ON LIGHT POLE
- XX-P MOUNTED ON U-L CHANNEL POST
- XX-F MOUNTED ON FENCE

PAVEMENT DESIGN

LIGHT-DUTY PAVEMENT STRUCTURE (CAR PARKING AREAS):
50 MM - H.L. 3 SURFACE COURSE OR 12.5 SUPERPAVE
150 MM - BASE - OPSS GRANULAR A
450 MM - SUBBASE - OPSS GRANULAR B TYPE II

HEAVY-DUTY PAVEMENT STRUCTURE (ACCESS LANES AND PAVED TRUCK TRAFFIC AREAS):
40 MM - H.L. 3 SURFACE COURSE OR 12.5 SUPERPAVE
50 MM - H.L. 8 BINDER COURSE OR 19.0 SUPERPAVE
150 MM BASE - OPSS GRANULAR A
450 MM SUBBASE - OPSS GRANULAR B TYPE II

GRANULAR TRAFFIC AREAS (UNPAVED ACCESS LANES AND TRUCK TRAFFIC AREAS):
250 MM BASE - OPSS GRANULAR A
450 MM SUBBASE - OPSS GRANULAR B TYPE II

NOTE:

BOUNDARY SURVEY
BOUNDARY INFORMATION DERIVED FROM REGISTERED SURVEY 4R-30029 PREPARED BY FARRHALL MOFFATT & WOODLAND LIMITED DATED JANUARY 3, 2017
VERIFIED BY FARRHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)

EASEMENT SURVEY
EASEMENT INFORMATION DERIVED FROM REGISTERED SURVEY 4R-26491 PREPARED BY FARRHALL MOFFATT & WOODLAND LIMITED DATED SEPTEMBER 18, 2012
VERIFIED BY FARRHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)

TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY PREPARED BY FARRHALL MOFFATT & WOODLAND LIMITED DATED JUNE 17, 2022
HORIZONTAL DATUM: MTM ZONE 9, NAD 83 (ORIGINAL)
VERTICAL DATUM: CANADIAN GEODETIC VERTICAL DATUM OF 1928 (CGVD28)

File Location: P:\31000\31500-000 - HONM Orleans OPCIS-Production\1-CH\31500-000 P_Site Plan.dwg

PLOT DATE: Tuesday, September 13, 2022 12:27:07 PM