



LEGEND

- PROPERTY BOUNDARY LINE.
- SET BACK LINE
- LANDSCAPE BUFFER
- FIRE ROUT LINES
- PROPOSED & EXISTING BUILDING
- ASPHALT (REFER TO CIVIL)
- CONCRETE SURFACE. REFER TO CIVIL DWGS.
- LANDSCAPED AREA
- DENOTES PAINTED PEDESTRIAN WALKWAYS
- ENTRANCE LOCATIONS.
- OH DOOR LOCATIONS
- CONCRETE CURB RAMP C/W TWIS
- BR. BICYCLE RACK (4 SPACES)

GENERAL NOTES:

- REFER TO "TOPOGRAPHIC PLAN OF SURVEY OF" PART OF LOT 24, CONCESSION 3 (OTTAWA FRONT), GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA, SURVEYED BY ANNIS, OSULLIVAN, VOLLEBEK LTD. ONTARIO LAND SURVEYORS.

SITE DATA:

BUILDING AREA: NEW WAREHOUSE (1 STOREY) 945m²

GROSS FLOOR AREA: (City of Ottawa Zoning Bylaw) Gross floor area means the total area of each floor whether located above, at or below grade, measured from the interiors of outside walls and including floor area occupied by interior walls and floor area created by bay windows, but excluding:

- floor area occupied by shared mechanical, service and electrical equipment that serve the building; (By-law 2008-326)
- common hallways, corridors, stairwells, elevator shafts and other voids; steps and landings; (By-law 2008-326)
- bicycle parking; motor vehicle parking or loading facilities;
- common laundry, storage and washroom facilities that serve the building or tenants;
- common storage areas that are accessory to the principal use of the building; (By-law 2008-326)
- common amenity area and play areas accessory to a principle use on the lot; and (By-law 2008-326)
- living quarters for a caretaker of the building.

EXISTING MULTI TENANTS INDUSTRIAL NEW WAREHOUSE (1 STOREY): 945m²
TOTAL: 2091m²

GROSS AREA: (Ontario Building Code definition) The total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of firewalls, except that, in any occupancy other than a residential occupancy, where an access or a building service penetrates a firewall, measurements shall not be taken to the centre line of such firewall.

EXISTING MULTI TENANTS INDUSTRIAL NEW WAREHOUSE (1 STOREY): 1244m²
TOTAL: 2189m²

ZONING:

1.0 ZONING DESIGNATIONS (Part 11):
IH - HEAVY INDUSTRIAL ZONE

2.0 ZONING PROVISIONS:
TABLE 201 - IH ZONE PROVISIONS:

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m):	NO MIN.	43.52
MINIMUM LOT AREA (m ²):	4000	7,226
MINIMUM FRONT YARD SETBACK (m):	7.5	11.075
MINIMUM REAR YARD SETBACK (m):	7.5	10.759
MINIMUM INTERIOR SIDE YARD SETBACK (m):	7.5	14.832
MINIMUM CORNER SIDE YARD SETBACK (m):	7.5	24.047
MAXIMUM PRINCIPAL BUILDING HEIGHT (m):	22	7.12
MAXIMUM FLOOR SPACE INDEX	2	
MINIMUM WIDTH OF LANDSCAPING (m):	3	3

3.0 PARKING (Section 101):

Minimum Required:

INDUSTRIAL WAREHOUSE:	18 (0.8/100m ² of GFA)
TOTAL:	18

Existing provided:

STANDARD SPACE:	8
BARRIER-FREE:	1
TOTAL:	9

New Provided:

STANDARD SPACE:	17
BARRIER-FREE:	1
TOTAL:	18

TOTAL PROVIDED: 18

4.0 BICYCLE PARKING (Section 111):

Minimum Required:

INDUSTRIAL WAREHOUSE:	2 (1/1500m ² of GFA)
TOTAL:	2

Provided:

STANDARD SPACE:	4
TOTAL:	4

5.0 LOADING (Section 113):

Minimum Required:

INDUSTRIAL WAREHOUSE:	1 (2000-4999m ² of GFA)
TOTAL:	1

Provided:

STANDARD SPACE (3.5m W X 7m L): (EXISTING) 4 + (NEW) 4	8
TOTAL:	8

6.0 ACCESSIBLE PARKING PROVISION REQUIREMENTS (Parking Bylaw 2017-301, PART C Section 111):

Minimum Required:

1	TYPE A PARKING SPACE
1	TYPE B PARKING SPACE

Provided:

1	TYPE A PARKING SPACE
1	TYPE B PARKING SPACE

CLIENT

PROJECT NORTH

ISSUE	DESCRIPTION	DATE
04	ISSUED FOR SITE PLAN CONTROL REVISIONS	13/10/2022
03	ISSUED FOR SITE PLAN CONTROL	17/02/2022
02	ISSUED FOR COORDINATION/CLIENT REVIEW	28/09/2021
01	ISSUED FOR COORDINATION/CLIENT REVIEW	12/08/2021

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND PROMPTLY REPORT ALL ERRORS AND/OR OMISSIONS TO THE CONSULTANT BEFORE WORK COMMENCES.

ALL WORK IS TO FOLLOW THE OBC 2012 AND ANY OTHER APPLICABLE CODES AND REGULATIONS.

DO NOT SCALE DRAWINGS.

PROFESSIONAL STAMP

ONTARIO ASSOCIATION OF ARCHITECTS

ERIC CHEN ARCHITECT

PROJECT

2920 SHEFFIELD DEVELOPMENT OTTAWA, ON

DRAWING

PROPOSED SITE PLAN

PROJECT No:	033	REVISION:	03
DRAWN:	SL	DATE:	AUGUST 2021
APPROVED:	ES	SCALE:	AS SHOWN
DRAWING No:	A001		

PROJECT NORTH

APPROVED
By Lily Xu at 3:15 pm, Apr 03, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1 A001 PROPOSED SITE PLAN
SCALE: 1:250