

ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 PARKING:

LEGAL DESCRIPTION: PART OF LOT 25, CONCESSION 2 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER

NEW 8,369 m² [90,081 ft²] SINGLE STOREY BUILDING. WITHIN THE PROPERTY BOUNDARY.

DESIGNATION: (IL) LIGHT INDUSTRIAL

ZONING PROVISIONS (PER TABLE 203): • LOT AREA (MIN.) = 2,000 m² ACTUAL LOT AREA = 30,051 m² LOT WIDTH (MIN.) = NO MINIMUM ACTUAL FRONTAGE = 73 m SETBACKS (MIN.):

- FRONT = 7.5 m- INT. SIDE = 7.5 m - REAR = 7.5 m• FLOOR SPACE INDEX (MAX.) = 2 ACTUAL INDEX = < 2 • LANDSCAPED MIN. WIDTHS = 3m ABUTTING STREETS TOTAL PROVIDED: 109 SPACES

= NO MIN. ELSEWHERE • LOT COVERAGE = 65% MAX. ACTUAL LOT COVERAGE = 29.9 % (8,993 m²) • MAX. BUILDING HEIGHT = 18 m ACTUAL HEIGHT = 11.02 m

(PER TABLE 113A UNDER PART 4) BASED ON THE GROSS FLOOR AREA OF THE

BUILDING, A MINIMUM OF 1 LOADING SPACE IS

GROSS FLOOR AREAS BY USE (for the purpose of parking calculations)

7,861 m² OFFICE AREA 508 m² (PER TABLE 101 UNDER PART 4)

ROW N95 - WAREHOUSE REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA FOR THE FIRST 5,000 m², AFTER-WHICH 0.4 PARKING SPACES ARE REQUIRED PER 100m² BEYOND 5,000m² OF GROSS FLOOR AREA. PARKING SPACES UNDER THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE

REQUIRED: 52 SPACES

ROW N59 - OFFICE USE REQUIRES 2.4 PARKING SPACES PER 100m² OF GROSS FLOOR AREA. PARKING SPACES UNDER THIS SECTION RECOGNIZE ONLY THOSE WHICH ARE WITHIN THE PROPERTY BOUNDARY.

REQUIRED: 25 SPACES TOTAL REQUIRED: 77 SPACES EXISTING SPACES: 26 NEW SPACES: 83

(PER SECTION 111 UNDER PART C OF BY-LAW No. RESERVED BARRIER-FREE PARKING SPACES: REQUIRED: _2 SPACES 2 SPACES

SIGNAGE FOR BARRIER-FREE PARKING SHALL COMPLY WITH SECTION 113 UNDER PART C OF BY-LAW No. 2017-301.

PROVIDED:

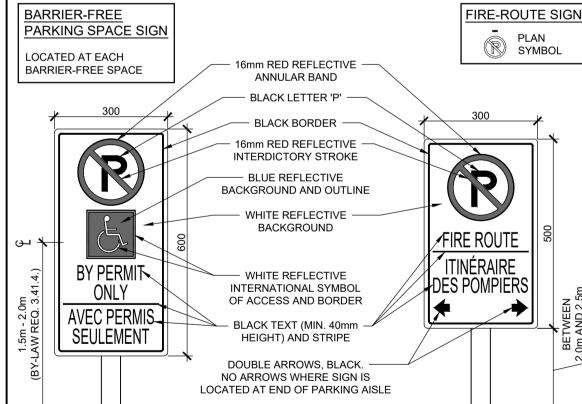
BICYCLE PARKING: (PER SECTION 111 UNDER PART C OF BY-LAW No.

 $1 \text{ PER } 250 \text{m}^2 \text{ GFA} = 5 \text{ SPACES}$ WAREHOUSE: 1 PER 2000m² GFA = _4_ SPACES

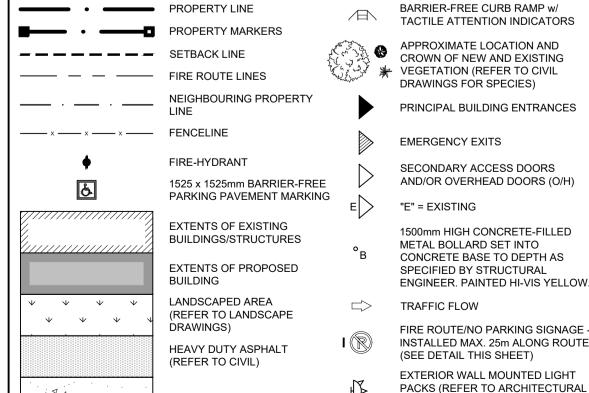
> ELEVATIONS AND ELECTRICAL **ENGINEER'S DRAWINGS)**

VERTICAL PARKING LOT SIGNAGE (POST OR WALL MOUNTED)

508 m²



SITE PLAN LEGEND



CONCRETE SIDEWALK

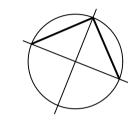
GENERAL INFO SCALE: 1:500







North



Revisions Description

ISSUED FOR SITE PLAN CONTROL 01 AUG 2023 ISSUED FOR REVIEW AND 02 25 JUL 2023 COORDINATION ISSUED FOR REVIEW AND 29 JUN 2023 COORDINATION

Project

BOONE PLUMBING NEW WAREHOUSE

1540 STAR TOP ROAD, OTTAWA, ONTARIO

PROPOSED SITE PLAN

Scale Stamp AS NOTED Drawn ARCHITECTS Checked J.F. / C.D. CHRISTOPHER LEE DEIMLING LICENCE 6238

Project No. 23-128

JUNE 2023

Date

Drawing No.

SP-A01