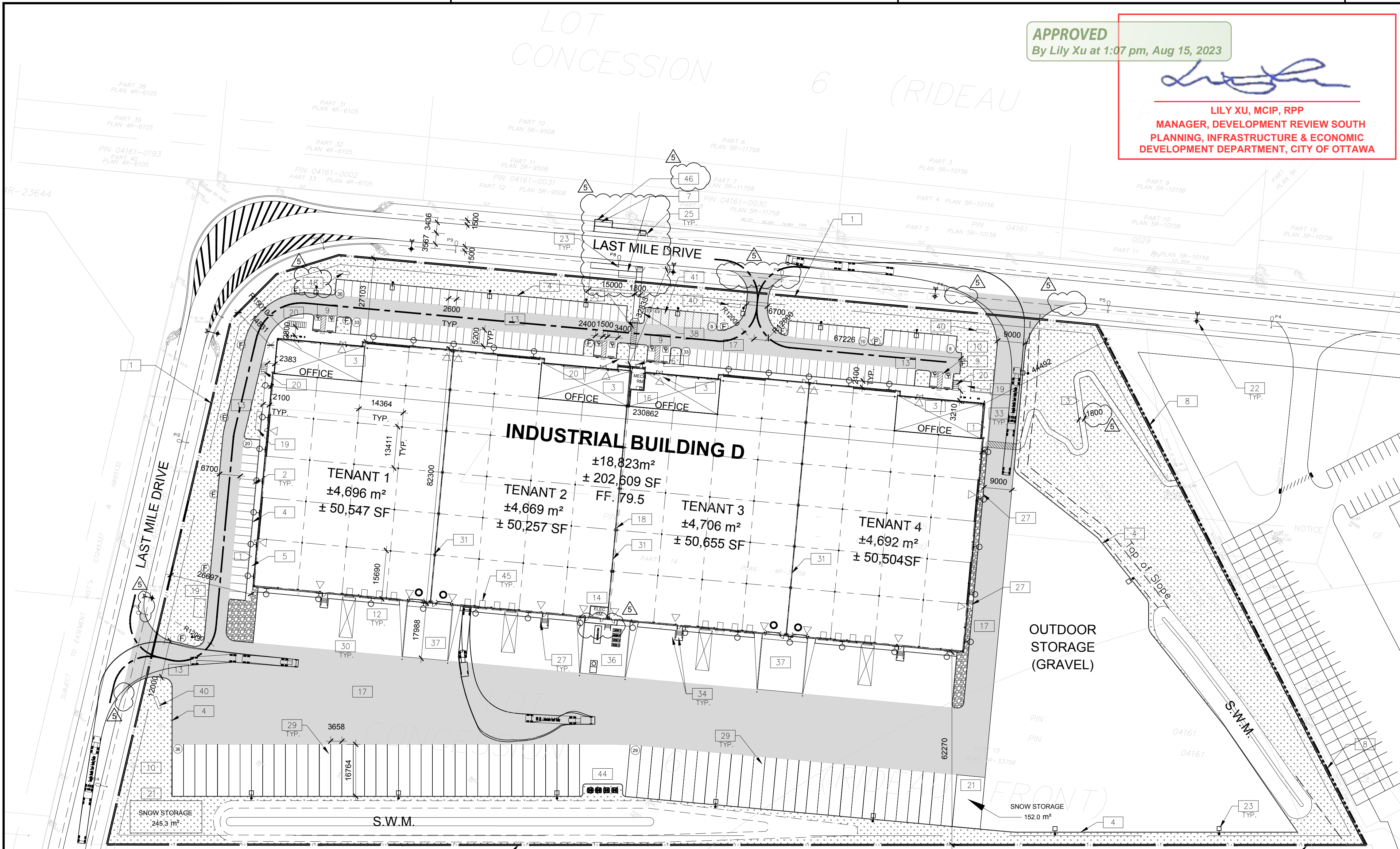


**APPROVED**  
By Lily Xu at 1:07 pm, Aug 15, 2023

*Lily Xu*

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



**TOR21-0007-00 NATIONAL CAPITAL - BUILDING D**

**SITE STATISTICS**

|                                                        |                         |                 |
|--------------------------------------------------------|-------------------------|-----------------|
| ZONING                                                 | IH                      |                 |
| GROSS SITE AREA                                        | 61,147.00m <sup>2</sup> |                 |
| Zone Permitted Use (OTTAWA ZONING BY-LAW NO. 2008-250) |                         |                 |
| Proposed Use                                           | Warehouse               |                 |
| Regulations (Part 11: Industrial Zones)                |                         |                 |
|                                                        | <b>Proposed</b>         | <b>Required</b> |
| Min. Front Yard Building Setback (m)                   | 27.1 m                  | 7.5 m           |
| Min. Corner Side Yard Building Set back (m)            | 14.8 m                  | 7.5 m           |
| Min. Interior Side Yard Building Set back (m)          | 44.4 m                  | 7.5 m           |
| Min.Rear Yard Building Setback (m)                     | 62.3 m                  | 7.5 m           |
| Min.Landscape Front Yard Setback (m)                   | > 3 m                   | 3 m             |
| Min.Landscape Side Yard Setback (m) (Abuts an E Zone)  | > 3 m                   | 3 m             |
| Min.Landscape Rear Yard Setback (m) (Abuts an E Zone)  | > 3 m                   | 3 m             |
| Min. Corner Side Yard Setback                          | > 3 m                   | 3 m             |
| Max. Floor Space Index                                 | 0.30                    | 2               |
| Max. Building Height                                   | 11.4 m                  | 22 m            |

**BUILDING FLOOR AREA**

|                           |                               |  |
|---------------------------|-------------------------------|--|
| Building D                |                               |  |
| Warehouse Area            | 17,543.00m <sup>2</sup>       |  |
| Office Area               | 1,280.00m <sup>2</sup>        |  |
| <b>TOTAL BUILDING GFA</b> | <b>18,823.00m<sup>2</sup></b> |  |

**PARKING REQUIREMENT**

|                                                                                                | <b>PROPOSED</b> | <b>REQUIRED</b> |
|------------------------------------------------------------------------------------------------|-----------------|-----------------|
| Warehouse GFA @ 0.8 Spaces per 100m <sup>2</sup> ; first 5000m <sup>2</sup>                    | 150             | 96              |
| Warehouse GFA @ 0.4 Spaces per 100m <sup>2</sup> ; above 5000m <sup>2</sup>                    | 150             | 96              |
| <b>Total No. of Parking Spaces</b>                                                             | <b>150</b>      | <b>96</b>       |
| Barrier Free Parking Spaces                                                                    | 8               | 6               |
| Parking Stall Dimensions                                                                       | 2.6 m X 5.2 m   |                 |
| Barrier Free Parking Stall Type A                                                              | 3.4m X 5.2m     |                 |
| Barrier Free Parking Stall Type B                                                              | 2.4m X 5.2m     |                 |
| Bicycle Parking Space Dimensions                                                               | 1.8m X 0.6m     |                 |
| No. Of Bicycle Parking (Warehouse: 1 per 2000m <sup>2</sup> , Office 1 per 250m <sup>2</sup> ) | 14              | 14              |
| Loading Space Dimensions                                                                       | 3.5m X 9.0m     |                 |
| Oversized Loading Space Dimensions                                                             | 4.3m X 13.0m    |                 |
| No. Of Loading Spaces                                                                          | 16              | 2               |
| No. Of Oversized Loading Spaces                                                                | 4               | 2               |
| Trailer Parking                                                                                | 65              |                 |
| <b>DOCK STATISTICS</b>                                                                         | <b>Proposed</b> |                 |
| DOCK-HIGH DOORS                                                                                | 16              |                 |
| OVER-HEAD DOORS                                                                                | 4               |                 |

**WARE MALCOMB**

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ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT



**NATIONAL CAPITAL  
BUSINESS PARK - SITE 2  
BUILDING D**

1100 LAST MILE DR.  
OTTAWA, ONTARIO, CANADA K1G 3N2

**LEGAL DESCRIPTION:**  
PLAN OF SURVEY OF  
PART OF LOT 5  
CONCESSION 6 (Rideau Front)  
(GEOGRAPHIC TOWNSHIP OF Gloucester)  
TOWN OF OTTAWA

**SITE SURVEY INFORMATION:**  
INFORMATION ON THIS PLAN WAS  
TAKEN FROM THE SURVEY PLAN  
PREPARED BY ANNIS, O'SULLIVAN,  
VOLLEBEKK Itd DATED 2022-06-08

**NOTES**

ALL PROJECT GLAZING TO INCLUDE WHITE CERAMIC FRITTING IN A 5mm DOT PATTERN, SPACED 50mm IN ALL DIRECTIONS IN COMPLIANCE WITH BIRD SAFE DESIGN GUIDELINES.

GARBAGE ROOM LOCATION SUBJECT TO INTERIOR FIT UP PERMIT APPLICATION.

EXCESS SNOW TO BE REMOVED FROM SITE.

LIGHT-COLOURED ROOF MEMBRANE TO BE USED.

**SITE PLAN NOTES**

- PROPERTY LINE
- 2600x5200mm PARKING STALL, PAINTED PARKING STRIPING PER CITY OF OTTAWA ZONING BY-LAW NO. 2008-250
- PRINCIPLE ENTRY - TENANT FIT-UP SUBJECT TO INTERIOR ALTERATION PERMIT
- 150mm WIDE CURB TYPICAL
- SIDEWALK - SEE LANDSCAPE DWGS FOR CONSTRUCTION DETAILS
- FIRE DEPARTMENT/SIAMSESE CONNECTION
- PROPOSED BUS STOP LOCATION
- PROJECT LIMIT LINE
- TYPICAL ACCESSIBLE PARKING STALLS, PAINTED PARKING STRIPING PER BY-LAW OTTAWA ZONING BY-LAW NO. 2008-250. EACH PAIR OF SHARED STALLS TO HAVE TYPE A: 3.4m X 5.2m AND TYPE B: 2.4m X 5.2m WITH 1.5m WIDE PAINTED BARRIER FREE AISLE AND SIGNAGE REFER TO ONTARIO INTEGRATED ACCESSIBILITY STANDARDS.
- LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
- GUARDRAIL SET INTO RETAINING WALL. REFER TO CIVIL DRAWINGS FOR EXTENT AND DETAILS.
- 12.0mX3.5m TRUCK LOADING SPACE (TYP.)
- FIRE ACCESS ROUTE W/ 12.0m TURNING RADIUS (---)
- PROPOSED LOCATION OF ELECTRICAL RM
- GALVANIZED STEEL GUARDRAIL WITH HANDRAIL.
- PROPOSED LOCATION OF MECHANICAL RM
- SHADED AREA DENOTES HEAVY DUTY ASPHALT, TYPICAL FOR ALL AREAS REQUIRING FIRE OR TRACTOR TRUCK ACCESS.
- BUILDING EXPANSION JOINT
- EMPLOYEE AMENITY SPACE
- GALV. BICYCLE RACKS - SEE LANDSCAPE DRAWINGS
- SNOW STORAGE AREA
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE. REFER TO ELECTRICAL DRAWINGS
- FIRE ROUTE SIGNAGE PER CITY OF OTTAWA STANDARDS. REFER TO FIRE ROUTE BY-LAW NO. 2003-499 FOR SIGN REQUIREMENTS. SIGNS TO BE SPACED NO MORE THAN 25m APART
- TACTILE WALKING SURFACE INDICATOR STRIP
- CONCRETE PENINSULA - REFER TO CIVIL DRAWINGS
- EXTERIOR GALV. STEEL STAIRS W/ TUBE STEEL GUARDRAIL, ON CONC. PAD, TYP.
- EMPLOYMENT AMENITY SPACE - REFER TO LANDSCAPE DRAWINGS
- TRUCK TRAILER PARKING
- 13mX4.3m OVERSIZED TRUCK LOADING SPACE
- FUTURE TENANT DEMISING WALL. SUBJECT TO TENANT FIT UP
- CONCRETE APRON
- PAINTED LINES PEDESTRIAN CROSSING
- STEEL BOLLARD
- PROPOSED RETAINING WALL - REFER TO CIVIL DRAWINGS
- UTILITY PENINSULA INCLUDING PADMOUNT TRANSFORMER, GENERATOR, AND GAS STATIONS
- ASPHALT RAMP BOUNDED BY RETAINING WALLS WITH GUARDRAILS WHERE GRADE CHANGE IS MORE THAN 600mm - REFER TO CIVIL DWGS
- DIMENSION FROM FIRE DEPARTMENT CONNECTION TO HYDRANT.
- RESERVED
- DIRECTIONAL SIGNAGE, 1829mm HIGH.
- EV PARKING STALLS (2 PROPOSED; 7 FUTURE)
- RESERVED
- ASPHALT PAD
- IN GROUND EARTH-BIN GARBAGE RECEPTACLES WITH VEGETATION SCREENING
- TRUCK LOADING DOCK (TYP.)
- PIPE FENCING WHERE ADJACENT SLOPE IS GREATER THAN 1:2
- STANDARD BARRIER CURB WITH CONC PAD UNDER STAIRS.
- POWERED PYLON SIGNAGE, 4267mm HIGH.

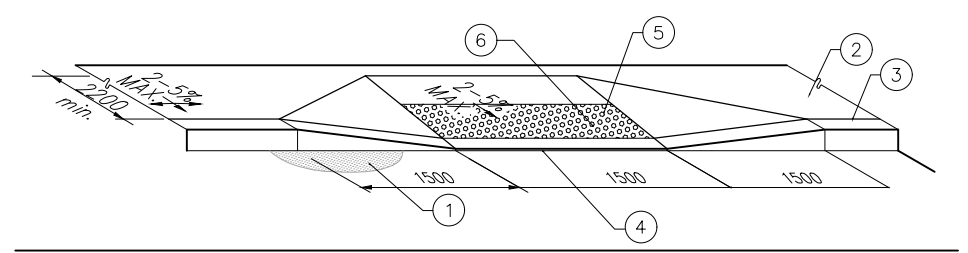
**SITE PLAN**

SCALE: 1:1000

CONSTRUCTION NORTH TRUE NORTH

**SITE LEGEND**

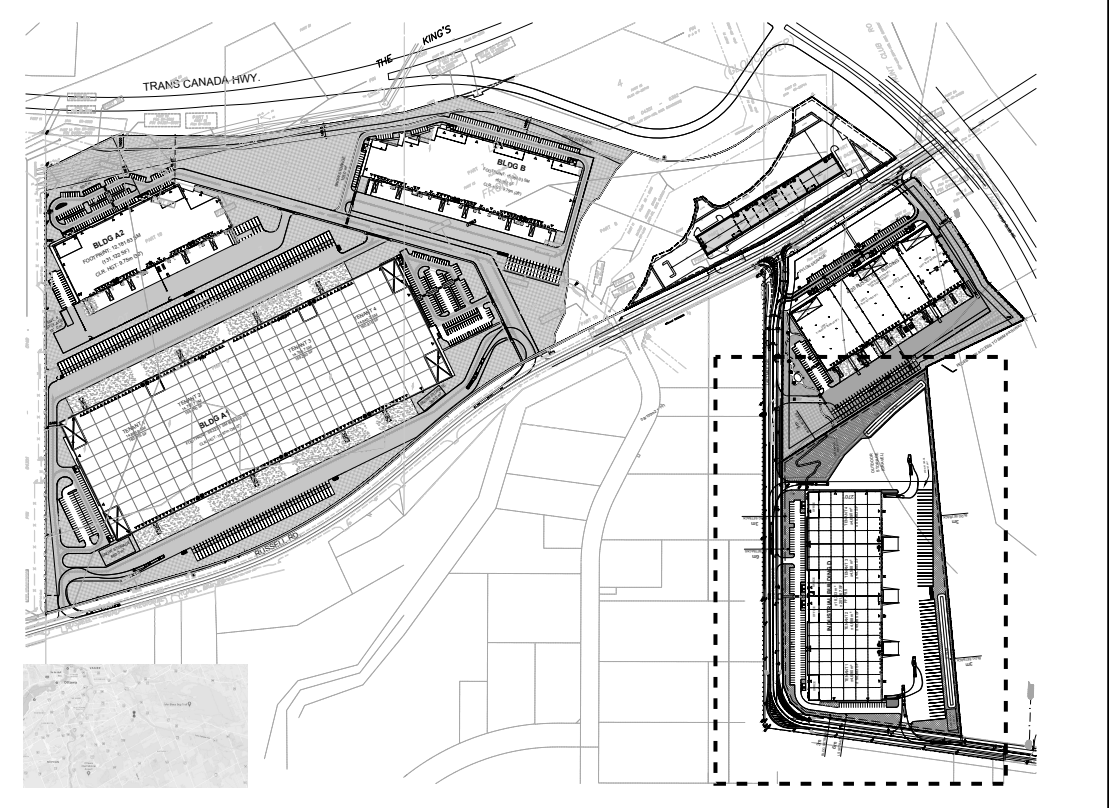
- NEW HEAVY DUTY PAVEMENT (HATCHED)
- NEW LANDSCAPED AREA (HATCHED)
- NEW RIVER STONE AREA (HATCHED)
- PAINTED DIAGONAL LINES WHERE INDICATED
- FUTURE EV PARKING STALLS
- PROPERTY LINE
- SITE BOUNDARY LINE
- GAS METER LOCATION.
- FIRE DEPT CONNECTION (VERIFY LOCATION WITH CIVIL DRAWINGS)
- EXISTING FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- PROPOSED FIRE HYDRANT
- LIGHT POLE
- WALL MOUNTED LIGHT
- MH DENOTES MANHOLE
- PROPOSED CATCHBASIN
- TACTILE INDICATORS AT DEPRESSED CURB
- BICYCLE RACK (1800 x 600 PER BIKE)
- MAN DOOR
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE ROUTE SIGNS
- PYLON SIGNAGE
- CONCRETE SIDEWALK
- ASPHALT PATHWAY
- STONE DUST PATHWAY



- PAVEMENT
- ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 2200mm MIN. (UNLESS OTHERWISE NOTED ON PLANS)
- TOP FACE OF CURB
- DEPRESSED CURB
- TRUNCATED DOMES WITH A HEIGHT OF 4.5-5.5mm, BASE DIAMETER OF 21-25mm. REGULAR SPACING PATTERN AT 55-65mm ON CENTRE
- A MINIMUM 600mm WIDE SECTION DETECTABLE WARNING SURFACE SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJONS A VEHICULAR WAY (0mm CURB FACE)

**ACCESSIBLE CURB RAMP**

SCALE: N.T.S



**KEY PLAN**

SCALE: N.T.S

**SITE PLAN**

| DATE       | ISSUED FOR SPA | REVISION FOR SPA | REMARKS |
|------------|----------------|------------------|---------|
| 2023-12-23 |                |                  |         |
| 2023-02-17 |                |                  |         |

**PAVPM:** H. WERNER/J. HOLLAND

**DRAWN BY.:**

**JOB NO.:** TOR21-0035-02

**SHEET**

**A100**