

SITE INFORMATION

SITE AREA: 5,620sm

NOTE THAT PROPERTY BOUNDARY INFORMATION HAS BEEN TAKEN FROM McINTOSH PERRY SURVEY DATED 7th MAY 2021 (PROJECT REF. NO. 22-0136)

BUILDING DATA:

AREA CALCULATIONS:

	GA	GFA
Building 1:	204.75m	194.45m
Building 2:	668.35m	635.95m
Building 3:	680.35m	646.15m
TOTAL	1,553.35m	1,476.45m
	16,720sf	15,892sf

- ZONING**
- DESIGNATION:**
IL H(21) Light Industrial Zone (Section 203 and 204)
- PERMITTED USES:**
- Day care
 - Drive-through facility
 - Medical facility
 - Office
 - Personal brewing facility
 - Place of assembly
 - Post office
 - Production studio
 - Service and repair shop
 - Training centre
 - Warehouse
- PERMITTED USES LESS THAN 300sm PER USE TO A MAXIMUM CUMULATIVE OF 2,999sm:**
- Automotive service station
 - Bar
 - Convenience store
 - Personal service business
 - Recreational and athletic facility (no area limitation)
 - Restaurant

MAXIMUM FSI (Table 203):

2 times coverage
Permitted: 11,754sm
Proposed: 1,553.35m (.28 times coverage)

SETBACKS (Table 203):

	Required	Proposed
Front & corner side yard:	7.5m	3.0m
Interior side yard:	7.5m	3.0m (north) 1.2m (south)
Rear yard:	15.0m	9.9m (west)

MAXIMUM BUILDING HEIGHT (Table 203):

Permitted: 18m maximum
Proposed: 7m

MAXIMUM LOT COVERAGE (Table 203):

Permitted: 65% = 3,653sm
Proposed: 28% = 1,553sm

PARKING (Table 101):

Restaurant: 10.0 cars per 100 sm of GFA = 31
Pers. Serv.: 3.4 cars per 100sm of GFA = 18
Auto Serv.: 2.0 per service bay = 14

Required: 63 cars
Provided: 68 cars

PROVISIONS FOR DRIVE-THROUGH (Table 112):

7 before/at order board and a minimum total of 11

BICYCLE PARKING (Section 111):

Required: 6
Provided: 6

01 SITE, BUILDING and ZONING DATA
SCALE: NTS

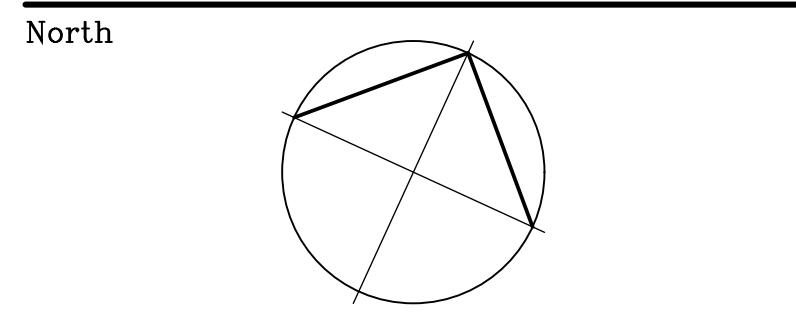
OWNER:
TRIM WORKS DEVELOPMENT LTD.
110 Place d'Orleans Drive
Orleans, ON K1C 2L9

PLANNING CONSULTANT:
Q9 PLANNING + DESIGN
C-43 Eccles Street
OTTAWA, ON K1R 6S3

CIVIL ENGINEER:
LRL ENGINEERING
5430 Canotek Road
Ottawa, ON K1J 9G2

LANDSCAPE ARCHITECTS:
RUHLAND & ASSOCIATES LTD.
200-1750 Courtwood Crescent
Ottawa, ON K2C 2B5

TRAFFIC ENGINEERING
J.L.RICHARDS & ASSOCIATES LTD.
1000-343 Preston Street
Ottawa, ON K1J 1N4



Revisions

No.	By	Description	Date
07	JAS	ISSUED FOR REVIEW	2023-03-30
08	JAS	REVISED FOR REVIEW	2023-08-02
10	JAS	ISSUED FOR COORD.	2023-08-21
12	JAS	REVISED FOR COORD.	2023-09-14
13	JAS	ISSUED FOR SPA	2023-10-26
14	JAS	REVISED FOR COORD.	2024-01-18
15	JAS	REVISED FOR SPA	2024-01-29
16	JAS	REVISED FOR REVIEW	2024-05-17
17	JAS	REVISED FOR SPA	2024-06-25
18	JAS	REVISED FOR SPA	2024-07-26
19	ERM	REVISED FOR SPA	2024-08-01

Project
PLAZA TRIM WORKS DEVELOPMENT

1280 TRIM ROAD, ORLEANS, ON

Drawing
SITE PLAN

LEGAL DESCRIPTION:
PART OF LOT 30 CONCESSION 1
TOWNSHIP OF CUMBERLAND

Scale AS SHOWN
Drawn AK
Checked JS

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
Jill Trower
JILL TROWER
LICENCE 5638

Project No. Drawing No.
Date 22-168
07 JUNE 2022

SP-A01

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North

Revisions

No.	By	Description	Date
01	AK	ISSUED FOR REVIEW	2023-01-27
02	AK	ISSUED FOR SPA	2023-10-26
03	JAS	REVISED FOR SPA	2024-01-29
04	AK	ISSUED FOR REVIEW	2024-06-11
05	JAS	REVISED FOR SPA	2024-06-25
06	AK	REVISED FOR SPA	2024-07-25

Project

PLAZA TRIM WORKS DEVELOPMENT

1280 TRIM ROAD, ORLEANS, ON

Drawing

BUILDING ELEVATIONS

LEGAL DESCRIPTION:
PART OF LOT 30 CONCESSION 1
TOWNSHIP OF CUMBERLAND

Scale AS SHOWN Stamp

Drawn

Checked

AK

Checked

JS



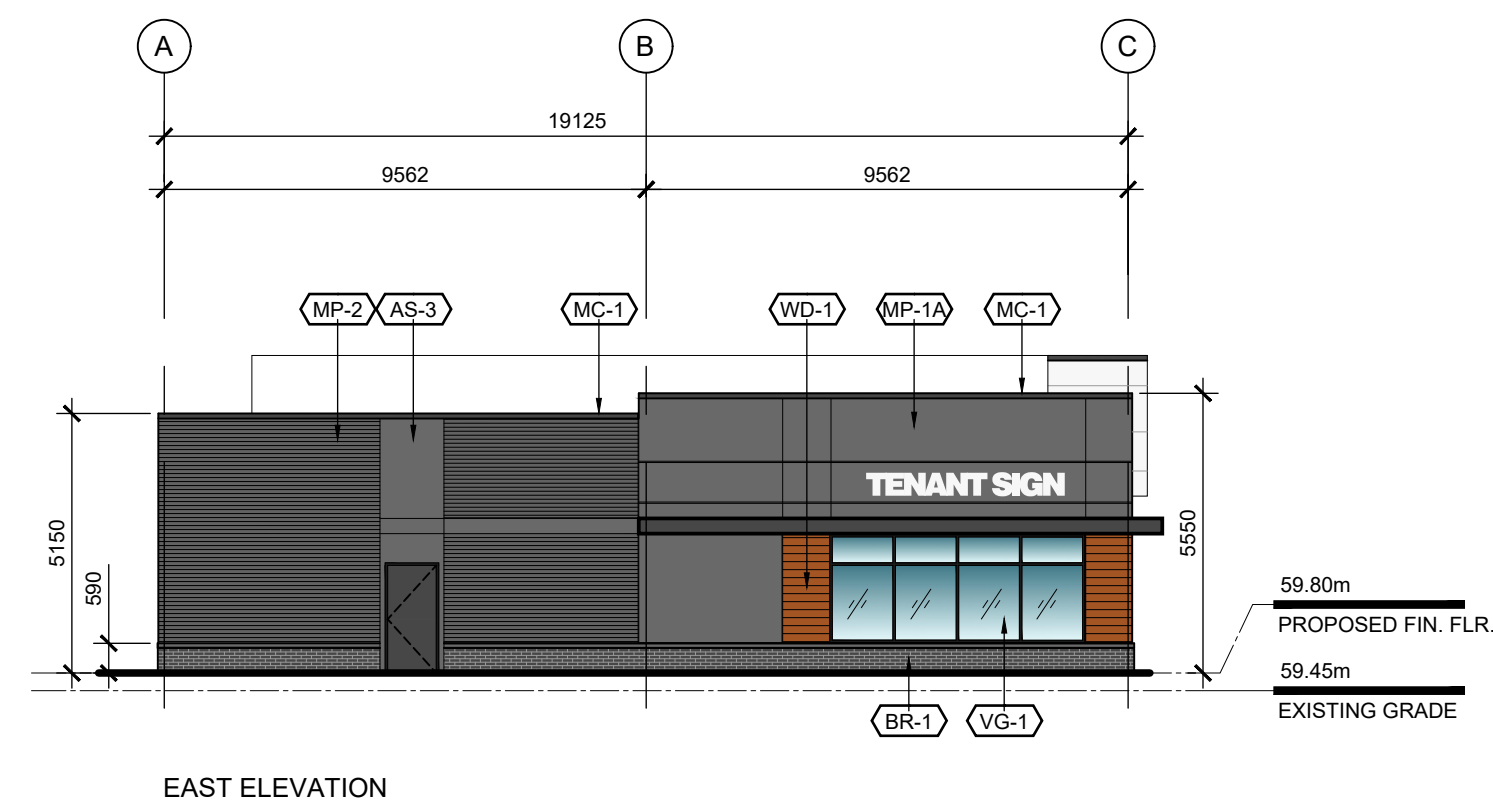
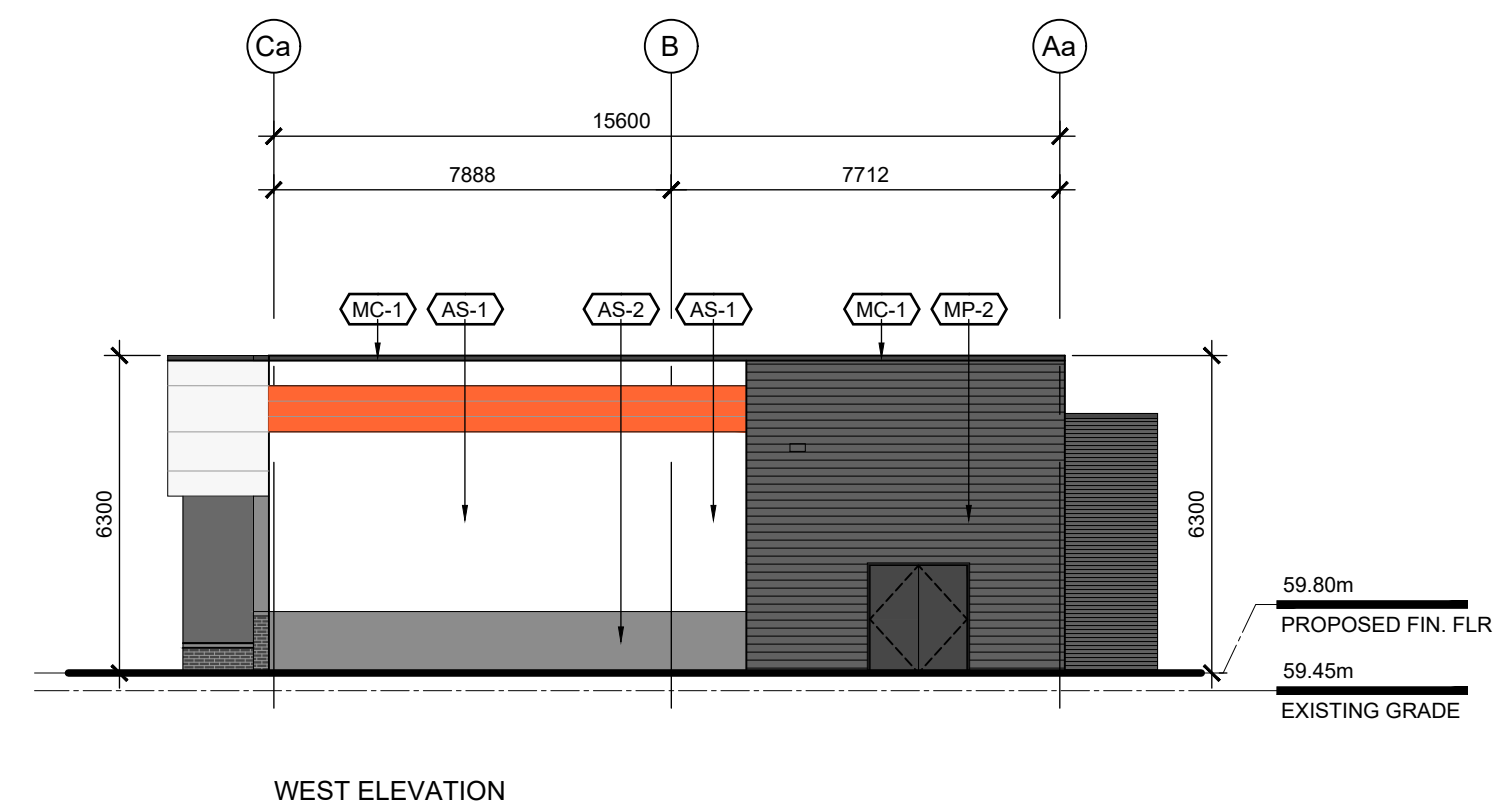
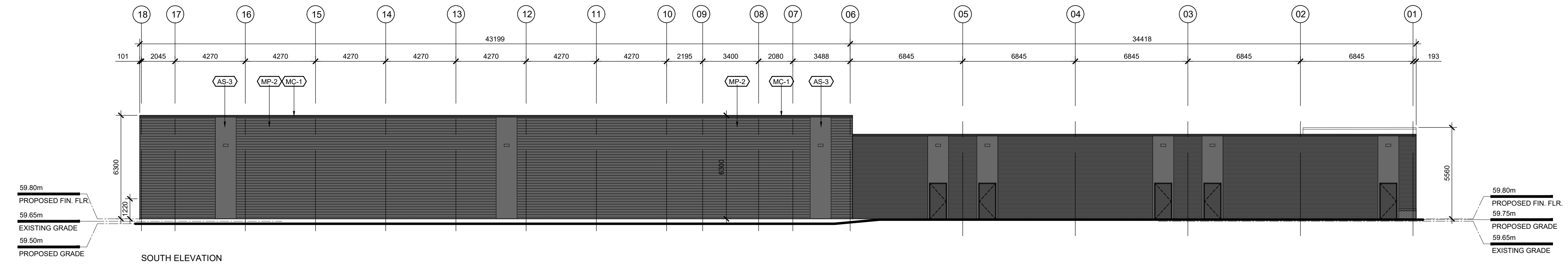
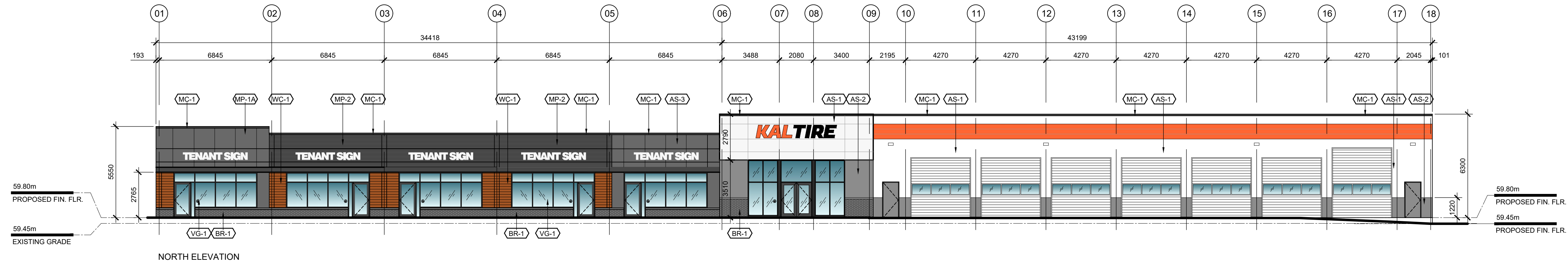
Project No. Drawing No.

22-168

Date

07 JUNE 2022

A201

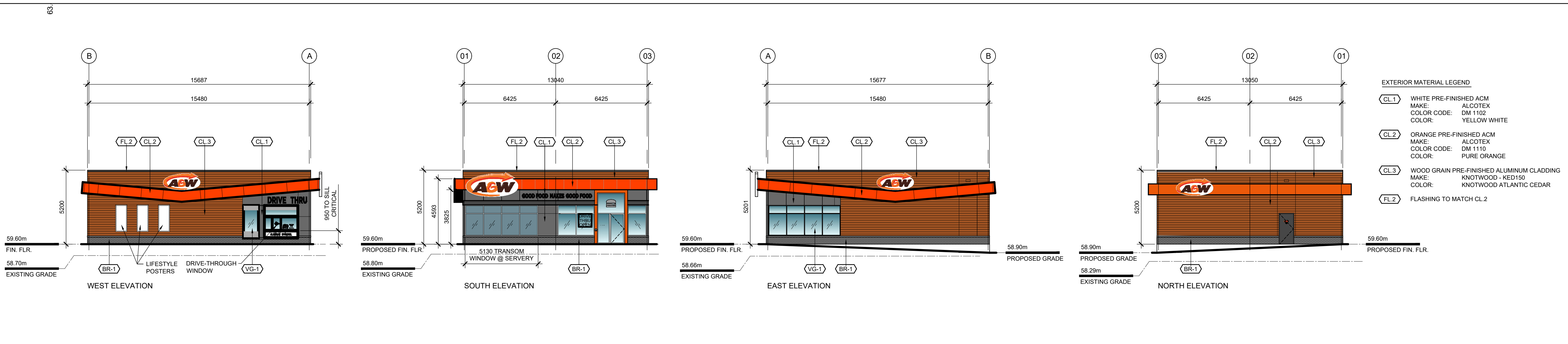


EXTERIOR MATERIAL LEGEND

- AS-1 ACRYLIC STUCCO 1 WHITE
- AS-2 ACRYLIC STUCCO 2 LIGHT GREY
- AS-3 ACRYLIC STUCCO 3 DARK GREY
- BR-1 BRICK MASONRY BELDEN BRICK - BLACK DIAMOND VELOUR
- MC-1 METAL COPING IDEAL ROOFING - BLACK #8262
- MP-1A METAL PANEL 1A METALLIC CHARCOAL COMPOSITE ALUMINUM
- MP-1B METAL PANEL 1B WHITE COMPOSITE ALUMINUM
- MP-1C METAL PANEL 1C ORANGE COMPOSITE ALUMINUM
- MP-2 METAL PANEL 2 ACRYLIC STUCCO 2 LIGHT GREY
- MP-3 ALUMINUM INFILL PANEL BLACK ANODIZED
- VG-1 VISION GLASS 1 SOLARBAN 60 CLEAR GLASS IN BLACK ANODIZED ALUMINUM FRAMES & MULLION CAPS
- SG-1 SPANDREL GLASS 1 BACK-PAINT SOLARBAN 60 CLEAR GLASS IN BLACK ANODIZED ALUMINUM FRAMES & MULLION CAPS
- WC-1 WOOD CLADDING 1 MAIBEC MODERN EM 25 mm X 152 mm BRUSHED-FACE MUSKOKA BROWN 053

02 BUILDING 2 and 3 ELEVATIONS

A201 SCALE: 1:150



EXTERIOR MATERIAL LEGEND

- CL-1 WHITE PRE-FINISHED ACM MAKE: ALCOTEX COLOR CODE: DM 1102 COLOR: YELLOW WHITE
- CL-2 ORANGE PRE-FINISHED ACM MAKE: ALCOTEX COLOR CODE: DM 1110 COLOR: PURE ORANGE
- CL-3 WOOD GRAIN PRE-FINISHED ALUMINUM CLADDING MAKE: KNOTWOOD - KED150 COLOR: KNOTWOOD ATLANTIC CEDAR
- FL-2 FLASHING TO MATCH CL-2

01 BUILDING 1 ELEVATIONS

A201 SCALE: 1:150