

Building Analysis	
Building Area:	
Ground Floor:	2000.8 m ² (21537 sqft)
Gross Building Area:	2241 m ² (24121.9 sqft)

O.B.C. Requirements	
Classification:	3.2.2.70 Group F, Div2, up to 4 Storeys
No. of Storeys:	1
No. of Facing Streets:	1
Sprinkler System:	No 3200 m ²
Construction:	Combustible or Noncombustible Construction



Mechanism	Provision	Provided
Minimum lot area	2000 m ²	8517 m ²
Minimum lot width	n/a	~43.5 m
Maximum lot coverage	65%	23.50%
Minimum front side yard setback	7.5 m	7.7 m
Minimum corner side yard setback	7.5 m	n/a
Minimum interior side yard setback	Where abutting institutional zone: 15 m Otherwise 7.5 m	18.8 m 7.6 m
Minimum rear yard setback	Where abutting institutional zone: 15 m Otherwise 7.5 m	n/a 39.5 m
Maximum floor space index	2	0.26
Maximum building height	21 m	7m
Minimum width of landscaped area	Where abutting street: 3 m Where abutting institutional zone: 3 m Otherwise: n/a	7.7 m 3.2 m n/a
Minimum required parking	Light industrial: 0.8 per 100 m ²	17 (2149m ²)
	Office: 2.4 per 100 m ²	2 (92m ²)
	Accessible	2
Minimum loading spaces	Light industrial (1000-10000 m ²)	1
	Office (<1000 m ²)	0
Minimum bicycle parking	Light industrial: 1 per 1500 m ²	1
	Office: 1 per 250 m ²	1
Minimum 2-way access lane width	6.7 m	6.7m
Minimum parking space dimensions	2.6 m x 5.2 m	2.6m x 5.2m



1 KEY PLAN
SCALE: NTS

Legend	
Item	Description
	Sodded Areas (Landscape Design by Others)
	Two way traffic
	Entrance to Building

2 SITE PLAN
SCALE: 1:250

SCALE BAR
0 5 10 15 20 25 50

GENERAL NOTES:

- Do not scale drawings.
- The contractor shall check and verify all dimensions on site and report all discrepancies to the Architect.
- All work shall comply with the Ontario Building Code and the requirements of all authorities having jurisdiction.
- This drawing is the exclusive property of Ignite Architecture Inc. copyright reserved.

Note:
This Drawings shall be used only for the Site Plan Application, it is not to be used for Permit or Construction purposes.



DRAWING REVISIONS		
No.	Issued for:	Date:
1	Issued for Coordination	12 Sept 2024
2	Issued for Site Plan Application	24 Sept 2024

SITE ADDRESS:
524 Lacolle Way
Ottawa, ON K4A 0N9

OWNER INFORMATION:
Patrice Houle Holdings Inc.
2360 Old Highway 17
Rockland, ON K4K 1K7

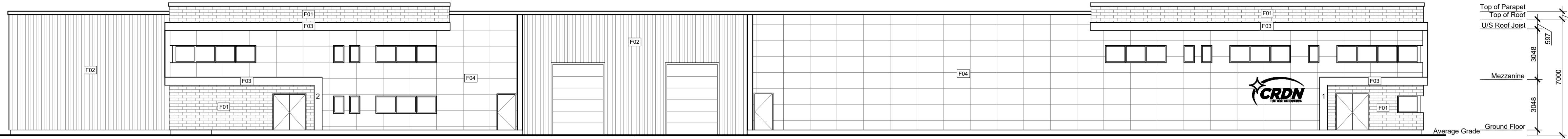
ARCHITECTS:
IGNITE ARCHITECTURE INC.
Ignite Architecture Inc.
533 Landswood Way
Ottawa, ON K2S 0A6
Phone: 613 - 912 - 1832
Email: nicole@ignitearchitecture.ca

ENGINEERS:
LRJ ENGINEERING | ENGINEERS
5430 Carleton Place | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

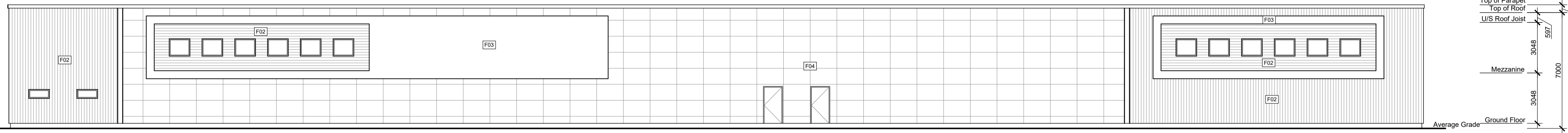
SURVEYORS:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. Box 979, 225 rue Industrielle
Etteron, Ontario, K5A 1W0
Phone: (613) 443-2564 / Fax: (613) 443-2229

DRAWING TITLE:
SITE PLAN

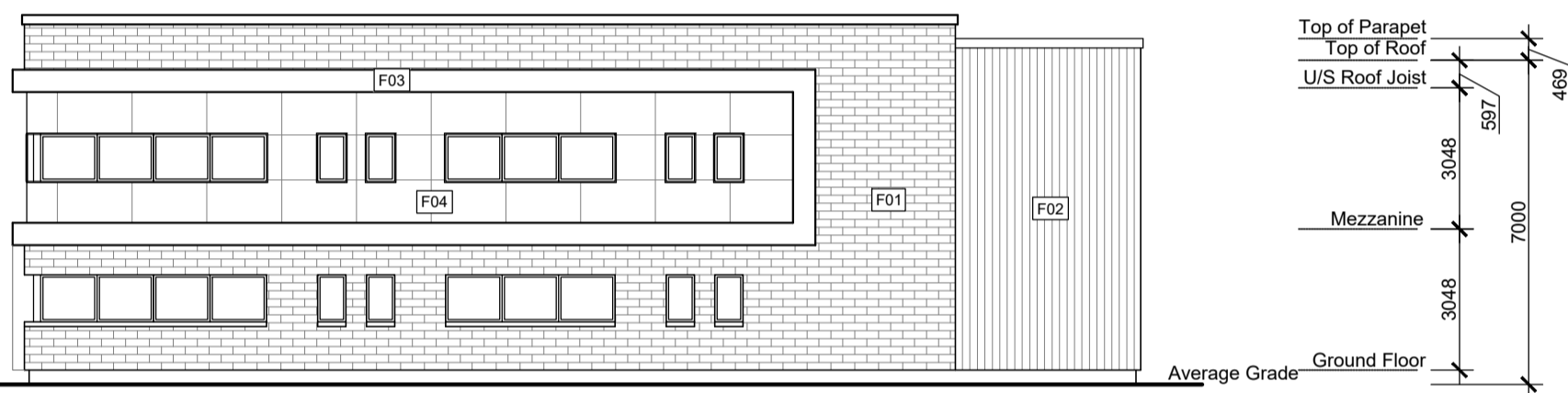
PROJECT:	DWG NO.:
2412	A0



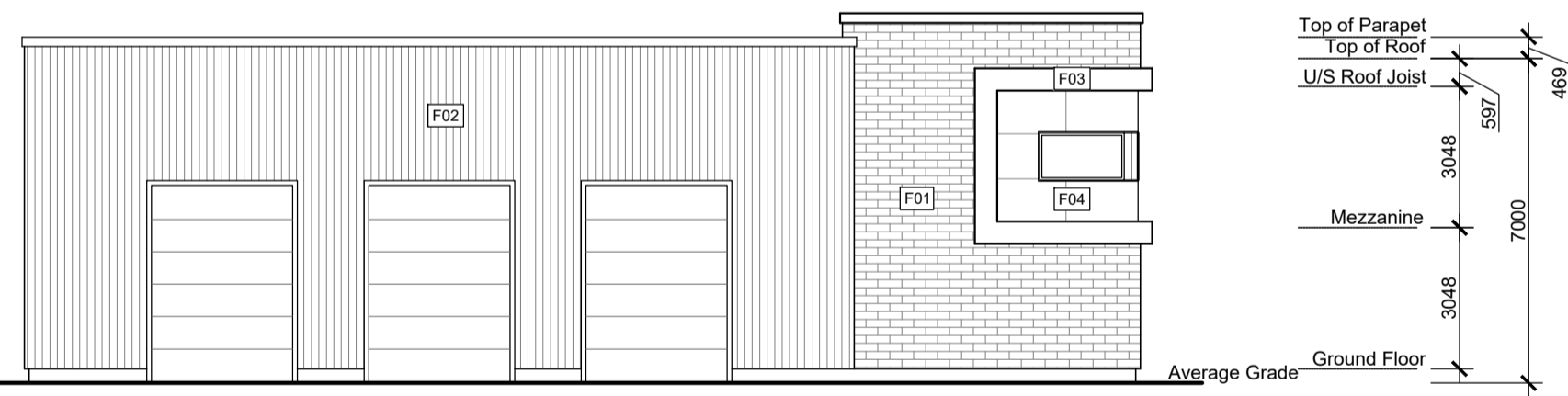
1 EAST ELEVATION
SCALE: 1:150



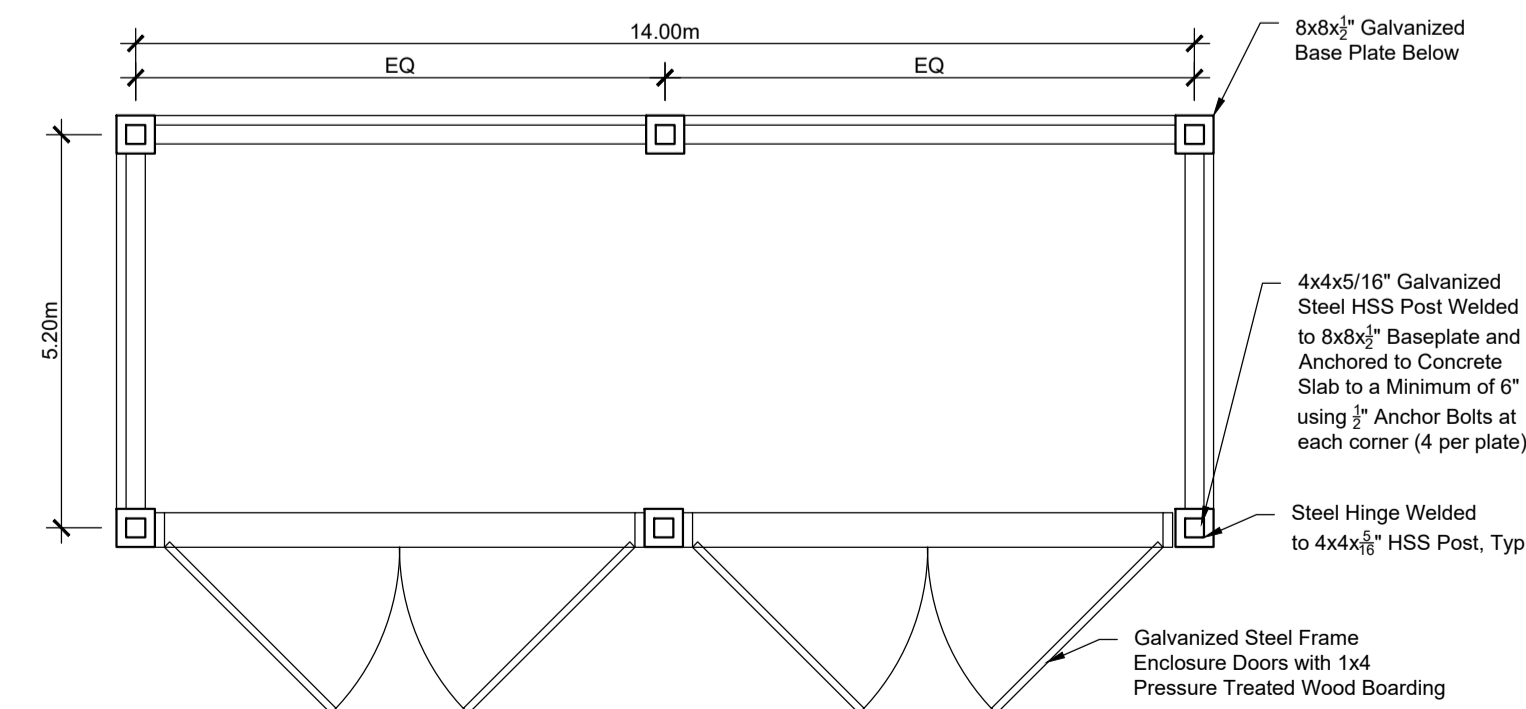
2 WEST ELEVATION
SCALE: 1:150



3 NORTH ELEVATION
SCALE: 1:150



4 SOUTH ELEVATION
SCALE: 1:150



5 GARBAGE PLAN
SCALE: 1:100



A NORTH - EAST ELEVATION
SCALE: NTS



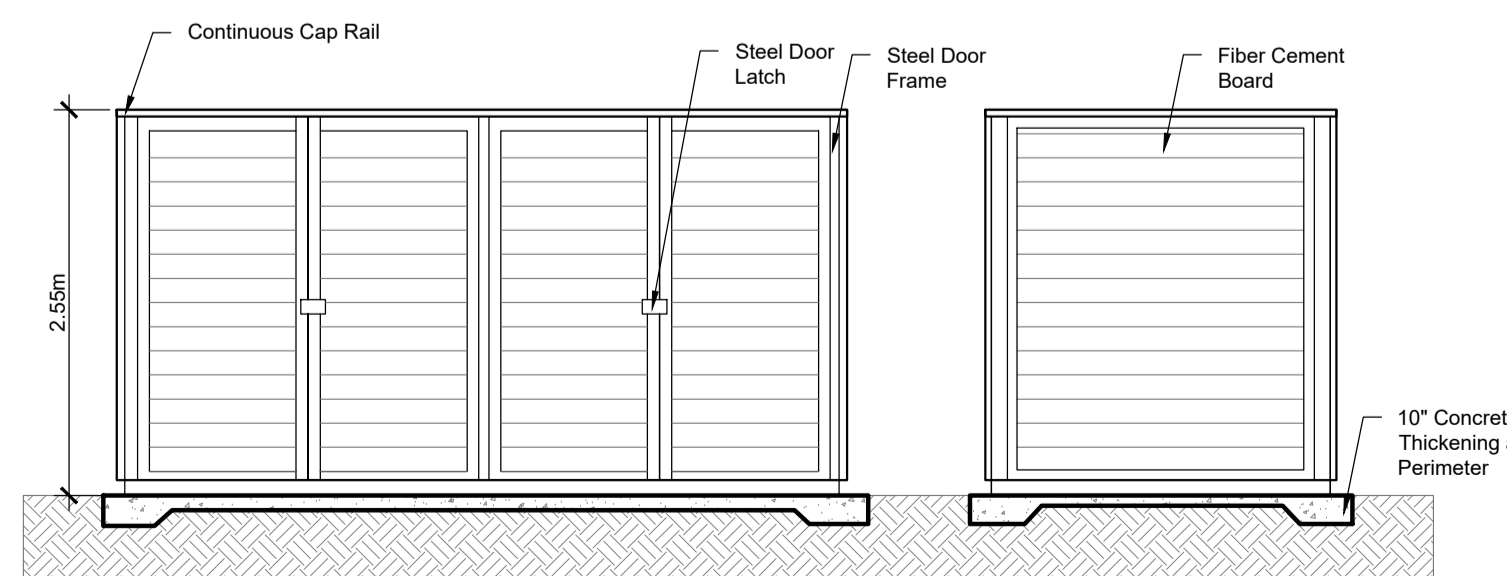
B NORTH - WEST ELEVATION
SCALE: NTS



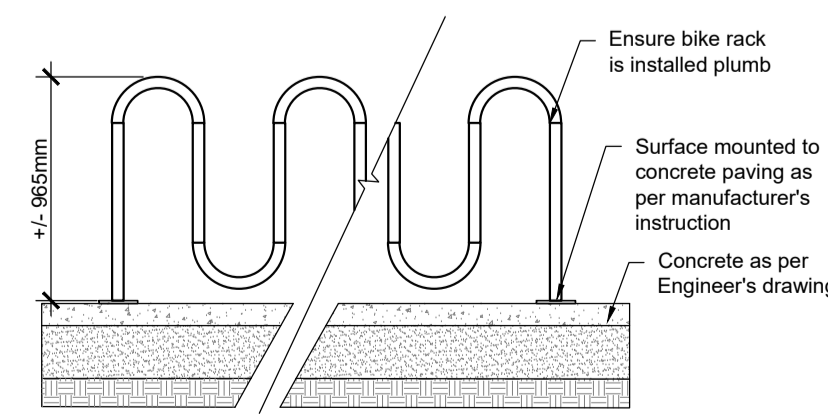
C SOUTH - EAST ELEVATION
SCALE: NTS



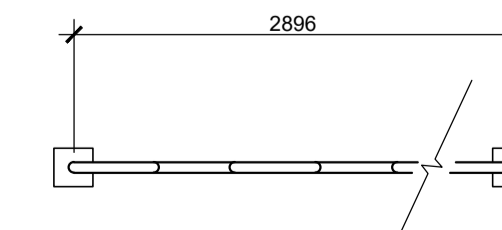
D SOUTH - WEST ELEVATION
SCALE: NTS



6 GARBAGE ELEVATION
SCALE: NTS



6 BIKE RACK ELEVATION
SCALE: NTS



7 BIKE RACK PLAN
SCALE: 1:50

GENERAL NOTES:

- Do not scale drawings.
- The contractor shall check and verify all dimensions on site and report all discrepancies to the Architect.
- All work shall comply with the Ontario Building Code and the requirements of all authorities having jurisdiction.
- This drawing is the exclusive property of Ignite Architecture Inc. copyright reserved.

Note:
This Drawings shall be used only for the Site Plan Application, it is not to be used for Permit or Construction purposes.

- F01 PERMACON ARCHITECTURAL BRICK
- F02 ALUMINIUM SIDING
- F03 ALUMINIUM PANELS - URETHANE COATING
- F04 JAMES HARDIE FIBRE CEMENT PANELS - HARDIE PANEL

SEAL:



DRAWING REVISIONS

No.	Issued for:	Date:
1	Issued for Coordination	12 Sept 2024
2	Issued for Site Plan Application	24 Sept 2024

SITE ADDRESS:

524 Lacolle Way
Ottawa, ON K4A 0N9

OWNER INFORMATION:

Patrice Houle Holdings Inc.
2360 Old Highway 17
Rockland, ON K4K 1K7

ARCHITECTS:

IGNITE
ARCHITECTURE INC.
Ignite Architecture Inc.
533 Landswood Way
Ottawa, ON K2S 0A6
Phone: 613 - 912 - 1832
Email: nicole@ignitearchitecture.ca

ENGINEERS



ENGINEERING | INGENIERIE
5430 Canotek Road | Ottawa, ON, K1J 9G2
www.lri.ca | (613) 842-3434

SURVEYORS

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. Box 573, 225 rue Industrielle
Ottawa, Ontario, K2A 1W6
Phone: (613) 443-3564 / Fax: (613) 443-3229

DRAWING TITLE:

ELEVATIONS AND
DETAILS

PROJECT:

2412

DWG NO.:

A1