

APPROVED  
By Lily Xu at 2:50 pm, Jan 23, 2025

LILY XU, MCP, RPP  
MANAGER, DEVELOPMENT REVIEW SOUTH  
PLANNING, DEVELOPMENT, AND BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

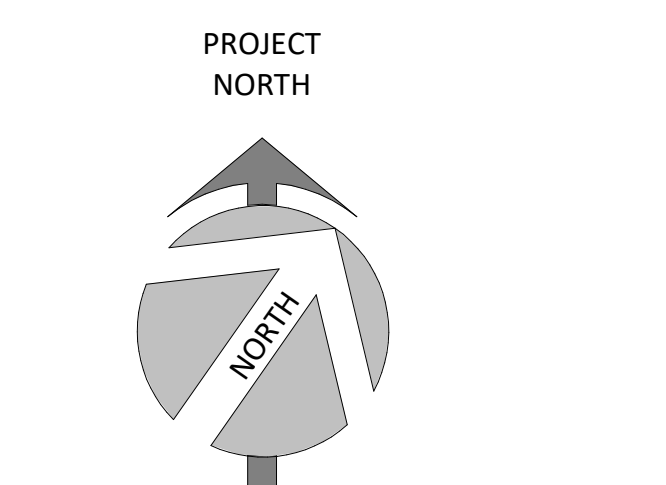
PARKING TOTAL		ASSOCIATE PARKING		MOTORCYCLE PARKING		BICYCLE PARKING		TRAILER PARKING		OVERHEAD DOORS	
Parking Type	Number of Stalls	Parking Type	Number of Stalls	Parking Type	Number of Stalls	Parking Type	Number of Stalls	Parking Type	Number of Stalls	OVERHEAD DOORS	PROVIDED
BICYCLE - 2'x6'	291	EV - 9'x20'	24	Motorcycle - 5'x5'	8	BICYCLE - 2'x6'	291	TRAILER 12'x50'	204	AUGER - 9'x10'-4"	2
EV - 9'x20'	24	HANDICAP 14'x20'	32	TOTAL	8	TOTAL	291	TRAILER 12'x50'	278	COMPACTOR 9'x10'	1
HANDICAP 14'x20'	32	Regular - 5'x9'	1125					DOCK DOOR 9'x10'	59	DRIVER IN SPACE	2
Motorcycle - 5'x5'	8	TRAILER 12'x55'	204					Narrow Site Insulated	1	Door	1
Regular - 5'x9'	1125	TRAILER 12'x57'	278					TOTAL	541		
TOTAL 138	1366	TOTAL 1185									

NOT INCLUDING FUTURE PARKING

**GROUND FLOOR LEVEL:**  
**ARCHITECTURAL 100'-0" = GEODESIC 92.15m**  
TOTAL BUILDING FOOTPRINT = 60 701.92m<sup>2</sup>  
TOTAL BUILDING AREA = 290 999.58m<sup>2</sup>  
59 LOADING DOCKS  
482 TRAILER PARKING STALLS  
541 TRAILER LOCATIONS  
1185 CAR PARKING STALLS  
APPROXIMATE SITE AREA : 30.45 HA

LEGEND SITE SYMBOLS	
CIVIL (C) / LANDSCAPE (L)	
C-CC	CONCRETE CURB, SEE CIVIL
C-ASP	ASPHALT PAVING, SEE CIVIL
C-CS	CONCRETE SLAB (DAILY PAD), SEE CIVIL
C-SDW	SIDEWALK TYPE - 1525 mm WIDE, EXPANSION JOINT @ 1525 mm o.c., SEE SPECIFICATIONS / CIVIL PLAN
C-RMP	RAMP REFER TO CIVIL PLAN
C-CRP	CONCRETE RAISED PEDESTRIAN WITH DETECTABLE TACTILE WALKING SURFACE, SEE CIVIL
C-TI	TACTILE INDICATOR SURFACE: REFER TO CIVIL DRAWINGS: SEE SPECIFICATIONS 12.2
L-G	GRASS AND OTHER LANDSCAPING, SEE LANDSCAPE
L-FS	1.524 m H. PEDESTRIAN FENCE, TYPICAL AT VISITORS PARKING, SEE LANDSCAPE
L-BCH	BENCH, SEE LANDSCAPE
L-BR	BIKE RACK, SEE LANDSCAPE
ELECTRICAL (E)	
E-HL	HEAD LAMP 11.2 m POLE, SEE ELECTRICAL
E-PL	PEDESTRIAN LIGHT 2.4 m POLE, SEE ELECTRICAL
E-T	TRANSFORMER, SEE ELECTRICAL
E-G	GENERATOR, SEE ELECTRICAL
FIRE PROTECTION (FP)	
FP-FH	FIRE HYDRANT, SEE FIRE PROTECTION PLAN
FP-UP	UPRIGHT POST INDICATOR, SEE FIRE PROTECTION PLAN
FP-SY	SHAMES CONNECTION
ARCHITECTURE (A)	
FB	2 438 mm H. GALVANIZED FENCE, TYPICAL AT TRUCK COURT AND SECURED GENERATOR, SEE DETAIL
FLAG	FLAG POLE AND LIGHTS, SEE DETAIL
MS-X	MONUMENT SIGN, SEE LANDSCAPE AND ELECTRICAL DWGS
BS-X	BUILDING SIGN, SEE ELEVATIONS AND DETAIL, SEE ELECTRICAL DWGS
BA-610	NUMBER BUILDING ADDRESS, 650 mm TALL, BLACK POWDER COATED ALUMINUM - ABSOL. FONT, SEE ELEVATION
BA-914	NUMBER BUILDING ADDRESS, 954 mm TALL, BLACK POWDER COATED ALUMINUM - ABSOL. FONT, SEE ELEVATION
---	FIRE ROUTE

TOTAL BUILDING AREA		
Name	Area m <sup>2</sup>	Area ft <sup>2</sup>
1-1 GF	60 701.92 m <sup>2</sup>	653 390.08 ft <sup>2</sup>
VAR.		
1-5 SLAM	4 089.67 m <sup>2</sup>	43 590.33 ft <sup>2</sup>
1-2	56 684.89 m <sup>2</sup>	610 151.06 ft <sup>2</sup>
1-3	56 522.01 m <sup>2</sup>	608 397.9 ft <sup>2</sup>
1-4	56 522.45 m <sup>2</sup>	608 402.57 ft <sup>2</sup>
1-5	56 518.6 m <sup>2</sup>	608 381.11 ft <sup>2</sup>
VAR.		
Grand total	290 999.55 m <sup>2</sup>	3 132 293.04 ft <sup>2</sup>



**SURVEY:**  
ALL INFORMATION RELATED TO THE SITE ARE ON THE PLAN PREPARED BY:  
ANNIS, O'SULIVAN, VOLLEBERG LTD  
DRAWING: Surveyor's Certificate  
FOLI: MINUTE  
ADDP: 24746-24  
DATE: August 9, 2024

**LOCATION:**  
THIS BUILDING IS PARALLEL TO THE SOUTHERN PROPERTY LINE. GOVERNING DIMENSIONS ARE FROM PROPERTY LINE TO STRUCTURAL GRIDLINE.

**PUBLIC UTILITY SERVICES:**  
ALL POINTS OF CONNECTION SHOWN ARE CONCEPTUAL AND MAY BE MODIFIED ACCORDING TO THE NEEDS AND REQUIREMENTS OF THE PUBLIC AUTHORITIES CONCERNED. (SEWERS, AQUEDUCT, DISTRIBUTION OF NATURAL GAS AND ELECTRICITY, TELEPHONE SERVICE AND CABLE DISTRIBUTION); SITE CONDITIONS, NEEDS AND SUBCONTRACTORS COORDINATION. ANY MODIFICATION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE ARCHITECT FOR EXAMINATION AND COORDINATION BEFORE EXECUTION.

**DIMENSIONS:**  
ALL BUILDING DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE WALLS AT 1'-0" ABOVE THE GROUND FLOOR.

**FIRE PROTECTION:**  
ALL FLOOR AREAS OF THIS BUILDING WILL BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL BUILDING CODE AND INSURER REQUIREMENTS.

**CIVIL:**  
CONSULT CIVIL ENGINEER'S DRAWINGS FOR: SITE LEVELS, DRAINAGE SLOPES, RETENTION BASINS, MANHOLES, CATCH BASINS, AND ALL UNDERGROUND SERVICES.

**SOIL REPORT:**  
SOIL TESTING, CORE SAMPLING AND CARRYING CAPACITY. CONSULT THE SOIL REPORT PREPARED BY: REPORT NO. XX DATE: XX

**NOTE:**  
THE BASE PLAN INFORMATION INTEGRATED TO THE ARCHITECTURAL SITE PLAN REGARDING THE INFORMATION FROM THE CIVIL SERVICES, ELECTRICAL AND LANDSCAPING ARE PROVIDED FOR GENERAL REFERENCE ONLY. DO NOT USE THIS INFORMATION FOR TENDERING QUANTITIES OR CONSTRUCTION. YOU MUST REFER TO THE CURRENT PLANS FROM THE CONSULTANT OF THEIR SPECIFIC SPECIALTY FOR TENDERING AND CONSTRUCTION.

**PLAN TO BE PRINTED IN COLOUR OR VIEWED IN COLOUR.**

BECAUSE OF THE DIFFERENT SHADE TONALITY ON THE PLANS, WHEN VIEWING, THE PLANS MUST BE EITHER VIEWED ON PDF ELECTRONIC FORMAT TO SEE THE DIFFERENT COLOURS OR IF PRINTED ON PAPER COPIES MUST BE PRINTED IN COLOUR.

No.	Date	Revision	By
2	2024-11-21	ISSUED FOR RFP TENDER 60%	NC
1	2024-11-21	Phase 1 PERMIT EXCAVATION, FOUNDATION AND DEEP UNDERGROUND	NC
0	2024-10-30	ISSUED FOR SPA	NC
0	2024-09-12	ISSUED FOR PRE-CONSULTATION	NC
A	2024-08-28	ISSUED FOR COMMENTS	NC

2024-12-03 5:05:24 PM

**PROJECT X**  
99 Bill Leatham, 2 & 20 Leikin Drive  
OTTAWA ON



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**ARCHITECTURE**

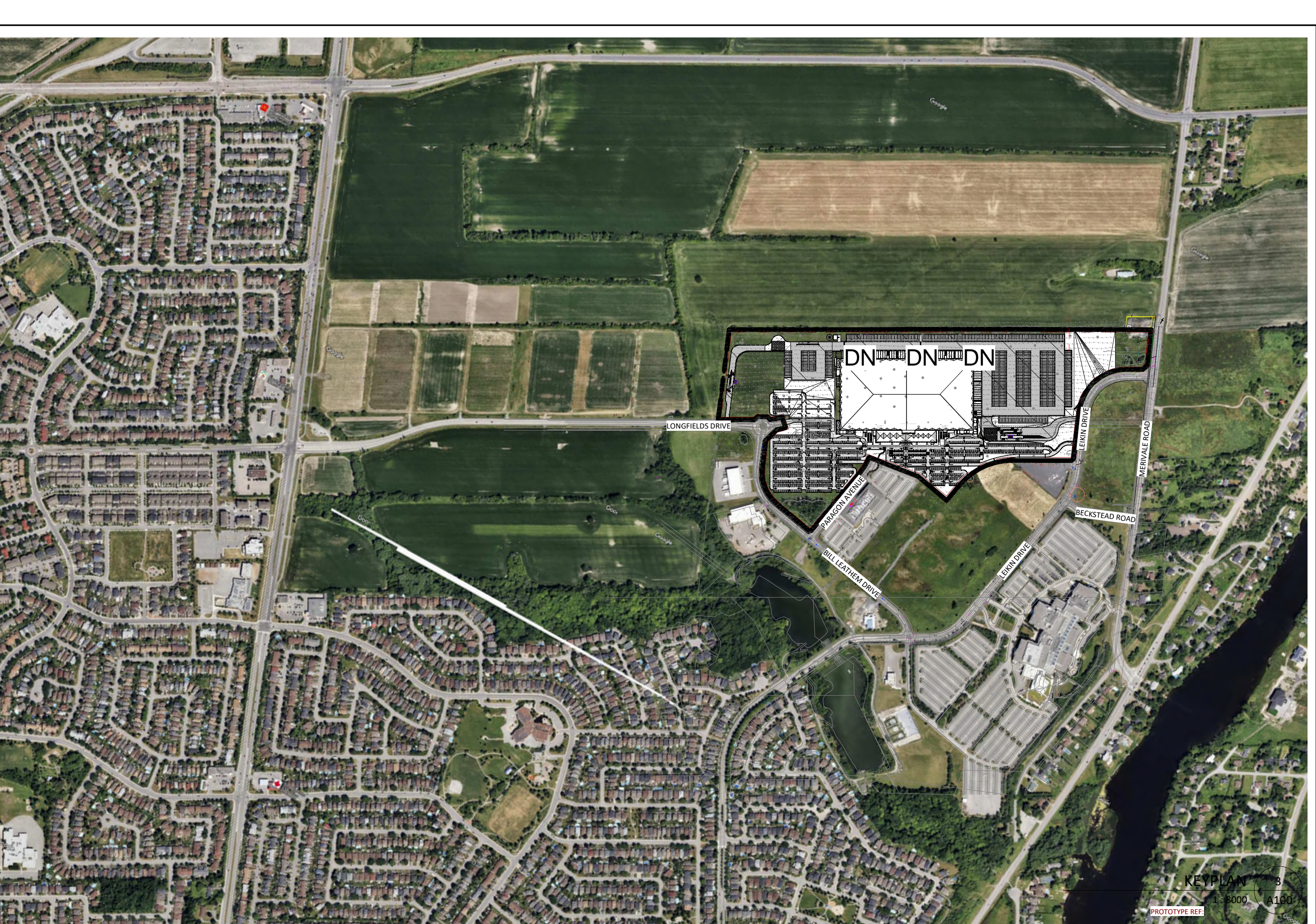
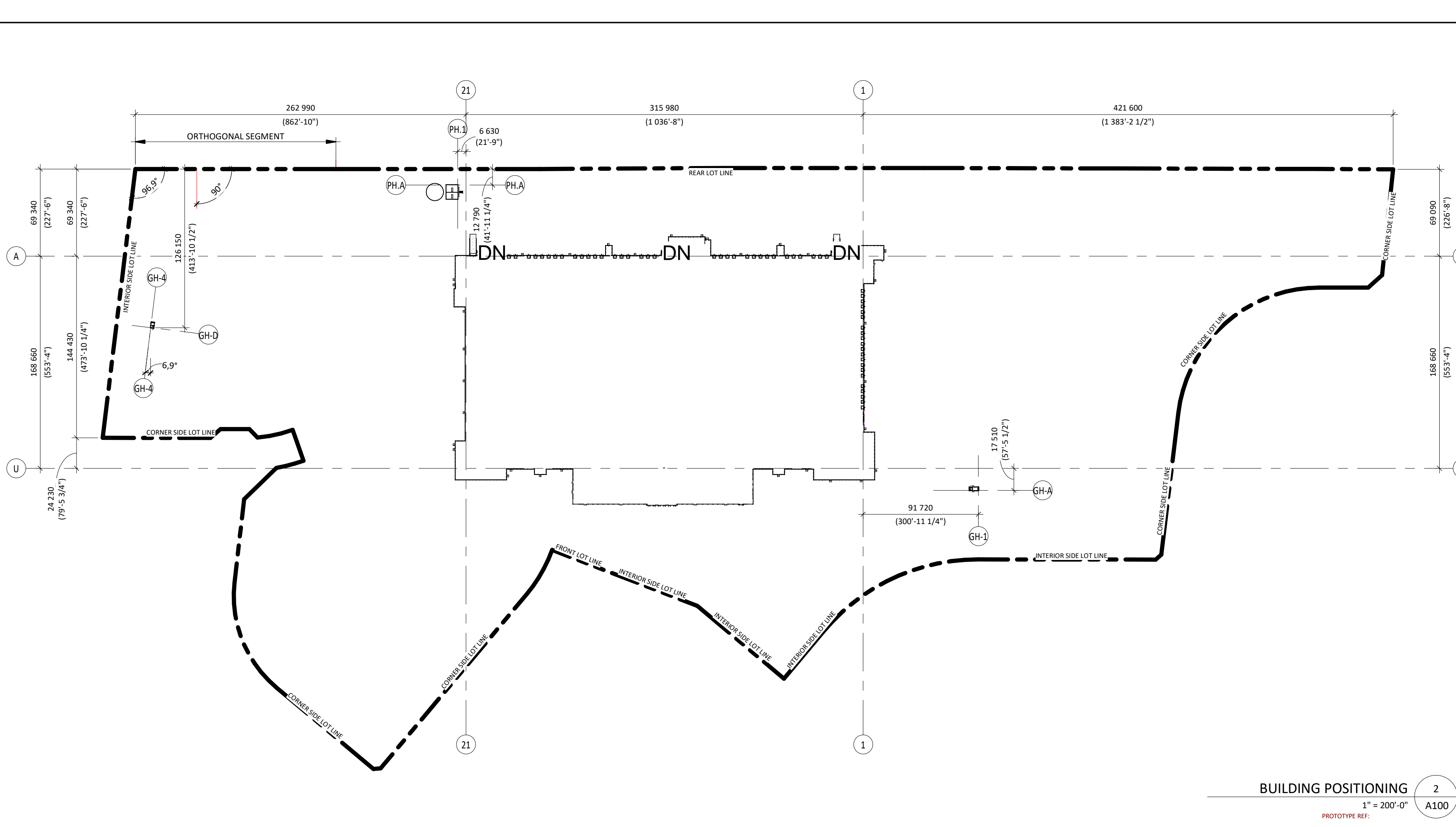
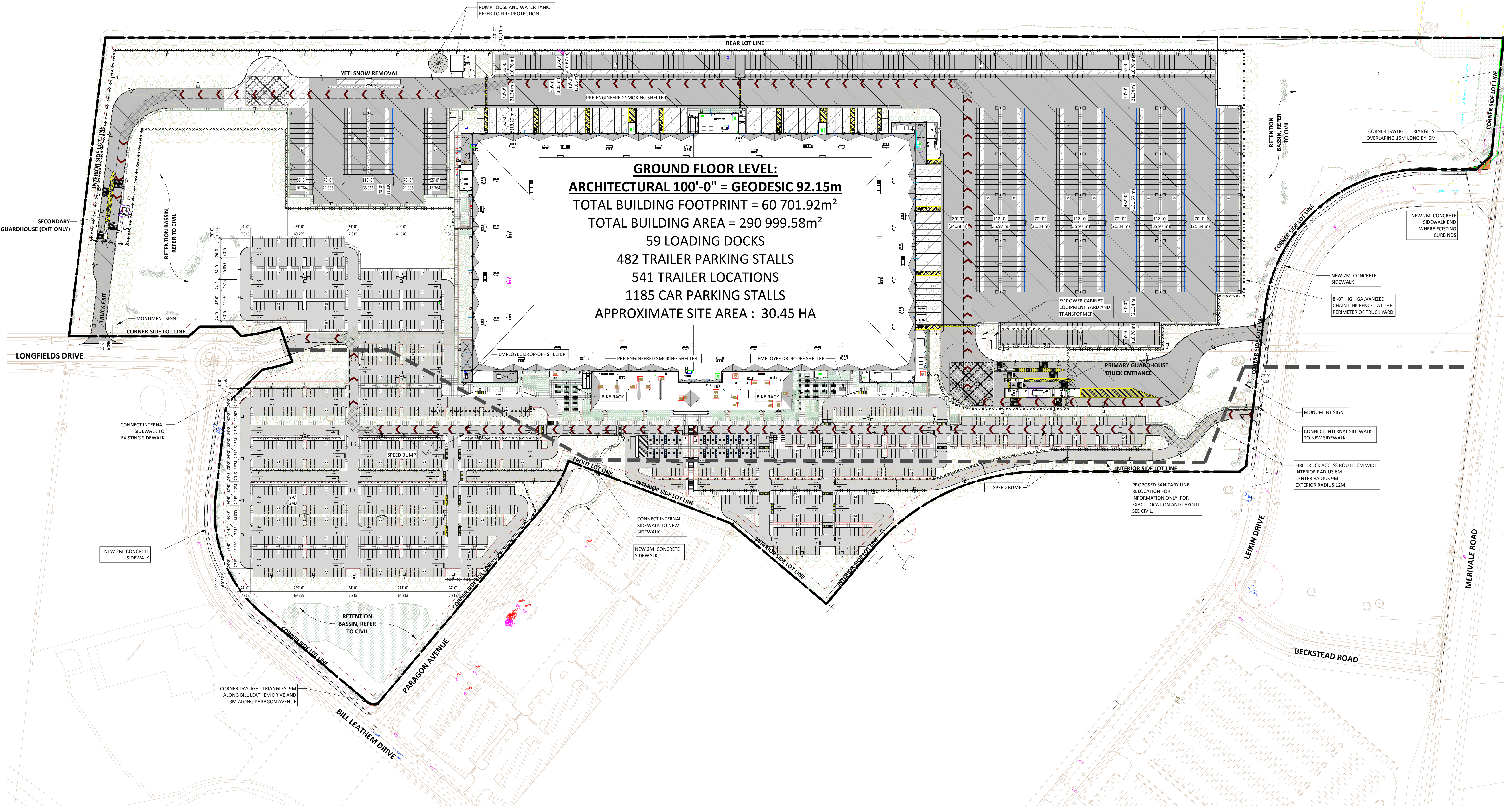
**SITE OVERALL**

DRAWN BY: Auteur CHECKED BY: Vérificateur

SCALE: As indicated

NO. 24065 **A100 R2**

DATE: 2024-12-03



**ZONING PROVISIONS: LIGHT INDUSTRIAL ZONE IL9 (2707)**

ZONE IL9 LIGHT INDUSTRIAL	IL9 (2707)	
	REQUIRED	PROVIDED
MINIMUM LOT AREA (m <sup>2</sup> )	3 000 m <sup>2</sup>	304 533 m <sup>2</sup>
MINIMUM LOT WIDTH (m)	50 m	366.18 m
MAXIMUM LOT COVERAGE (%)	60%	20%
FRONT YARD SETBACK (m) (South Paragon Avenue)	6 m	32.72m VAR.
REAR YARD SETBACK (m) NORTH	6 m	48.32m VAR.
CORNER SIDE YARD SETBACK (m) EST, SOUTH, WEST	6 m	57.74m VAR.
INTERIOR SIDE YARD SETBACK (m) SOUTH, WEST	7.5 m	42.35m VAR.
MAXIMUM BUILDING HEIGHT (Top of membrane)	22 m	29.5 m
MINIMUM WIDTH OF LANDSCAPED AREA, ABUTTING A STREET 3M, IN ALL OTHER CASES, NO MINIMUM.	ABUTTING A STREET 3M, IN ALL OTHER CASES, NO MINIMUM.	Variable minimum 3m provided refer to landscaping plan
MAXIMUM FLOOR SPACE INDEX (Floor area / lot area)	2	0.96

PARKING AND LOADING (SEC. 100-114)				
PERFORMANCE STANDARDS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM PARKING SPACE RATES (LIGHT INDUSTRIAL)	First 5000m <sup>2</sup> 0.8 / 100 m <sup>2</sup> above 5000m <sup>2</sup> 0.4 / 100 m <sup>2</sup>	5 000 m <sup>2</sup> 286 000 m <sup>2</sup>	40 1 144	1 184 2 064+59
MINIMUM ACCESSIBLE PARKING SPACE RATES (for Accessibility for Ontarians with Disabilities Act, 2005 (AODA))	500 AND OVER		5 TYPE A - 2mm x 2.3m 5 TYPE B - 3mm x 3.3m	32 TYPE B 4mm x 3.3m
MINIMUM BICYCLE PARKING SPACE RATES (LIGHT INDUSTRIAL)	1 / 1 000 m <sup>2</sup>	291 000 m <sup>2</sup>	291	291
MINIMUM LOADING SPACE RATES (LIGHT INDUSTRIAL)			2	59