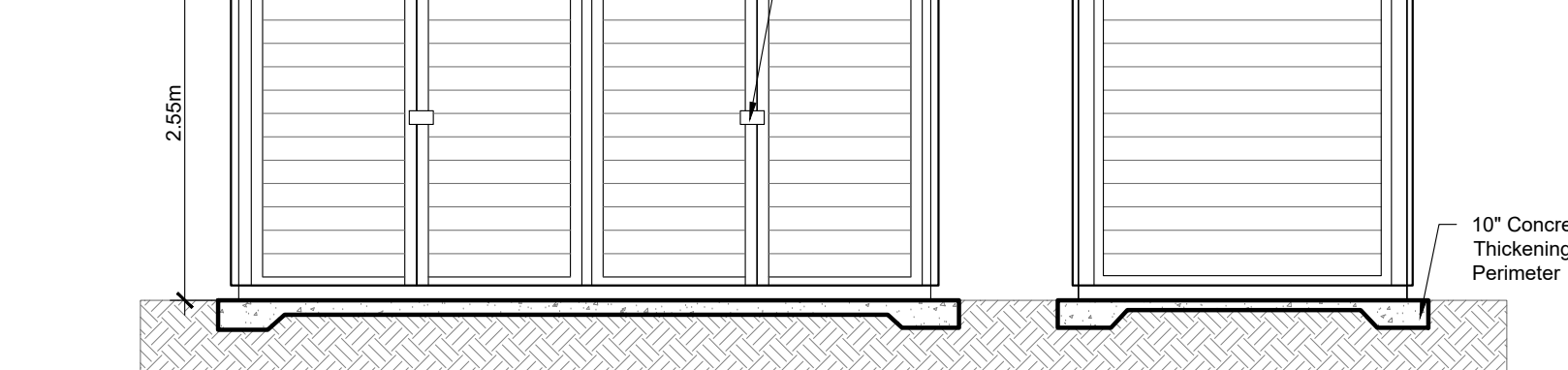
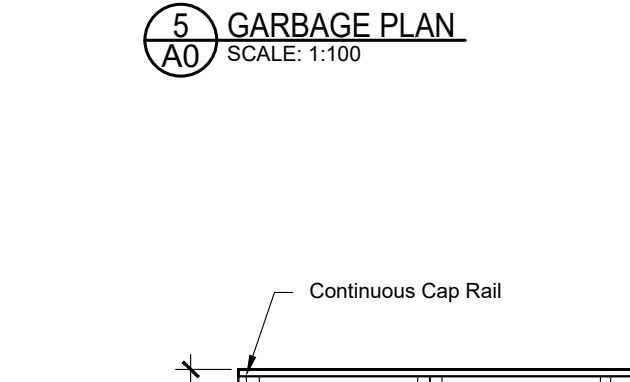
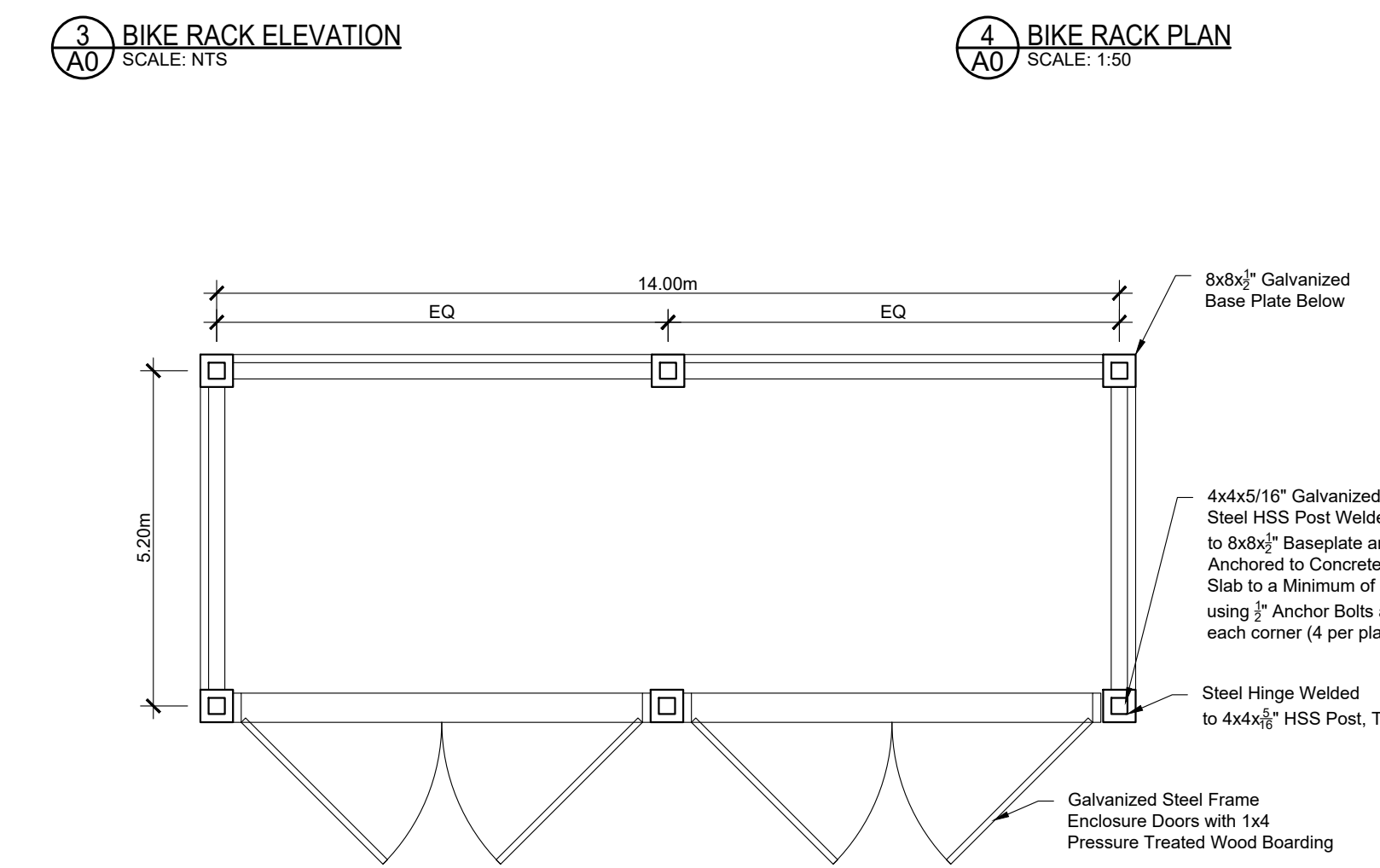
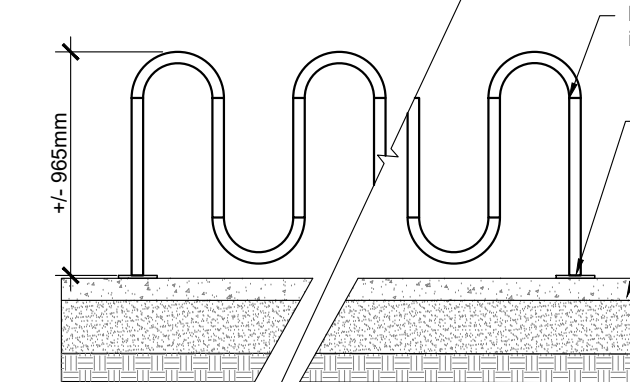
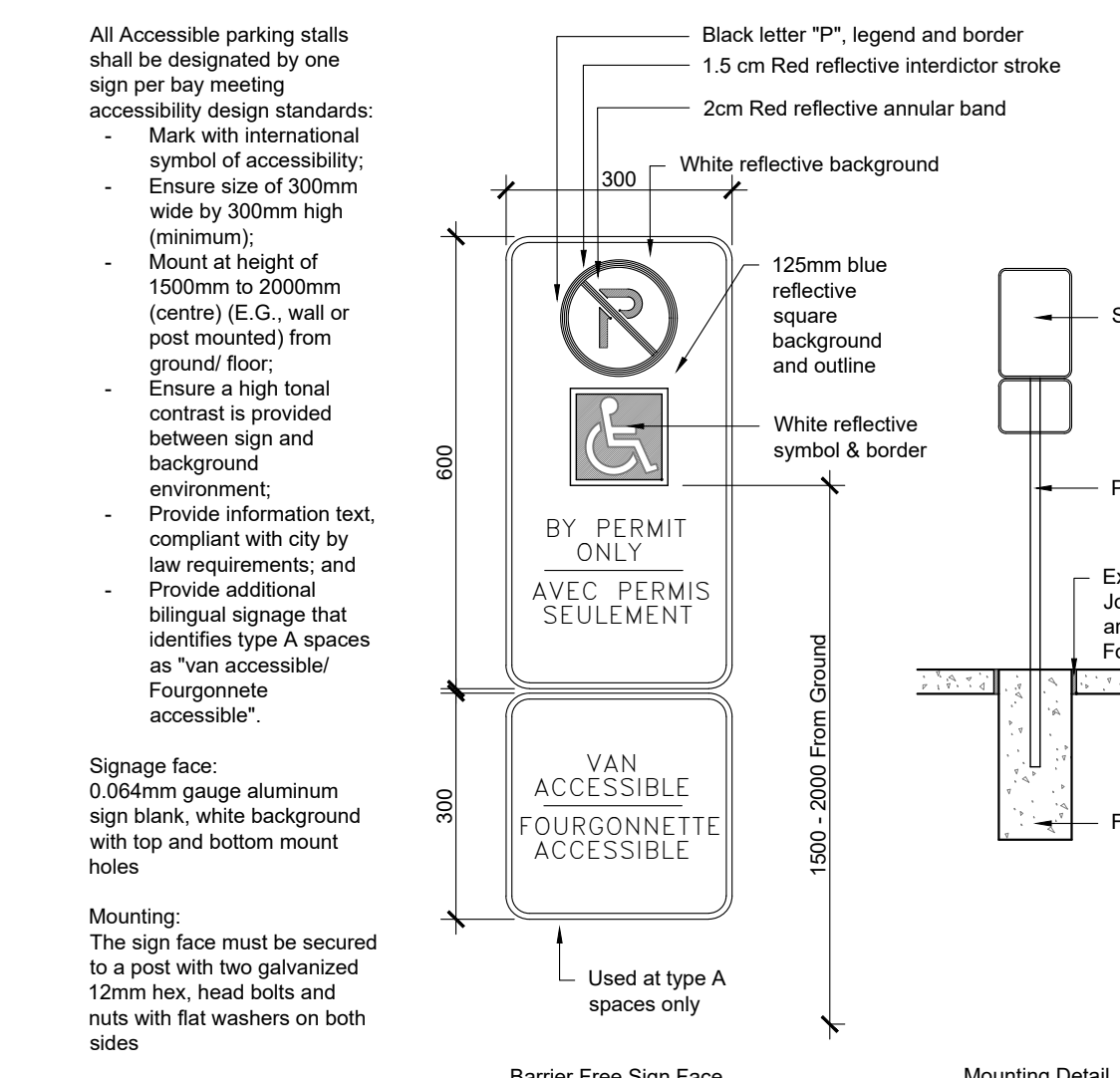
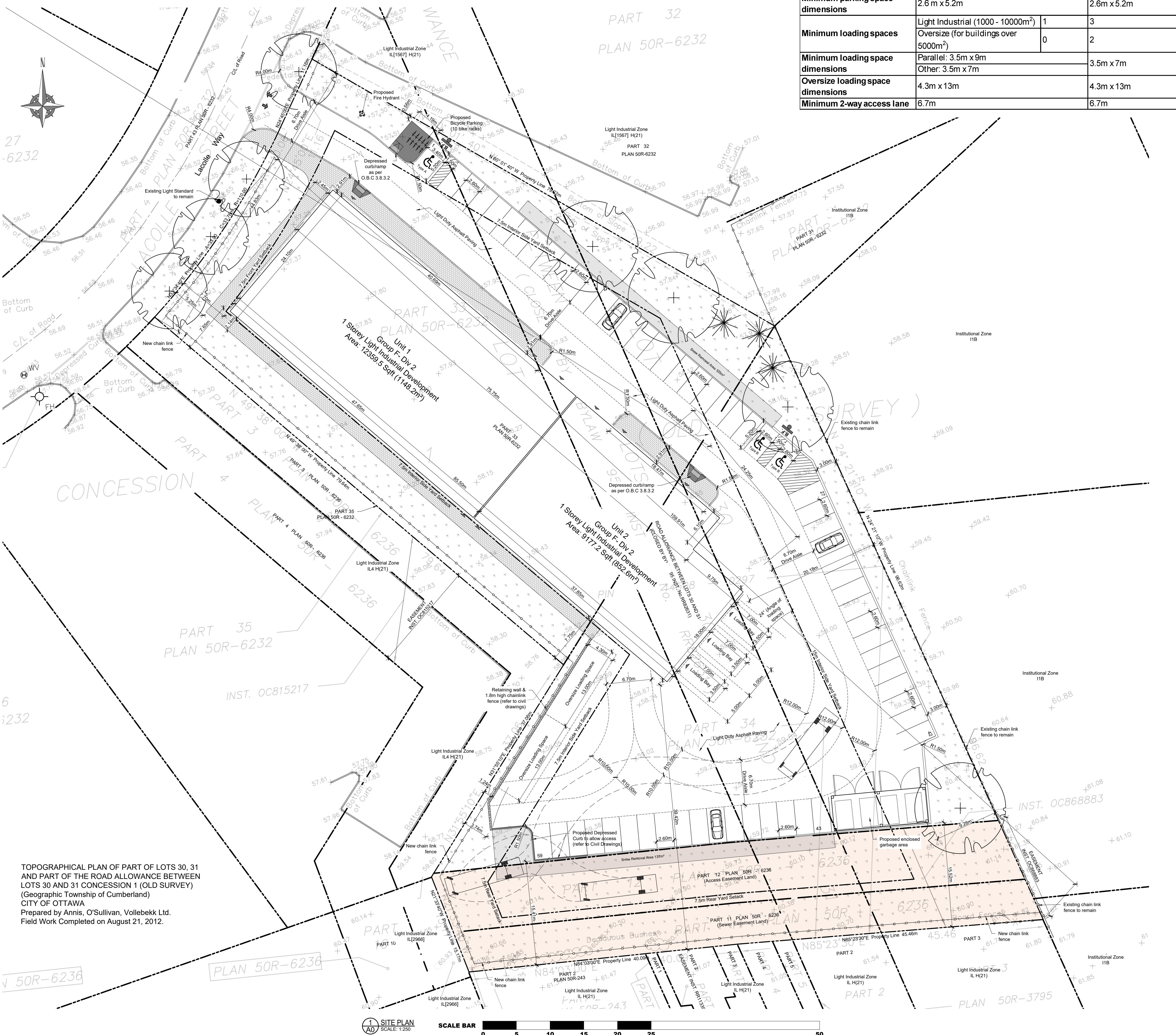
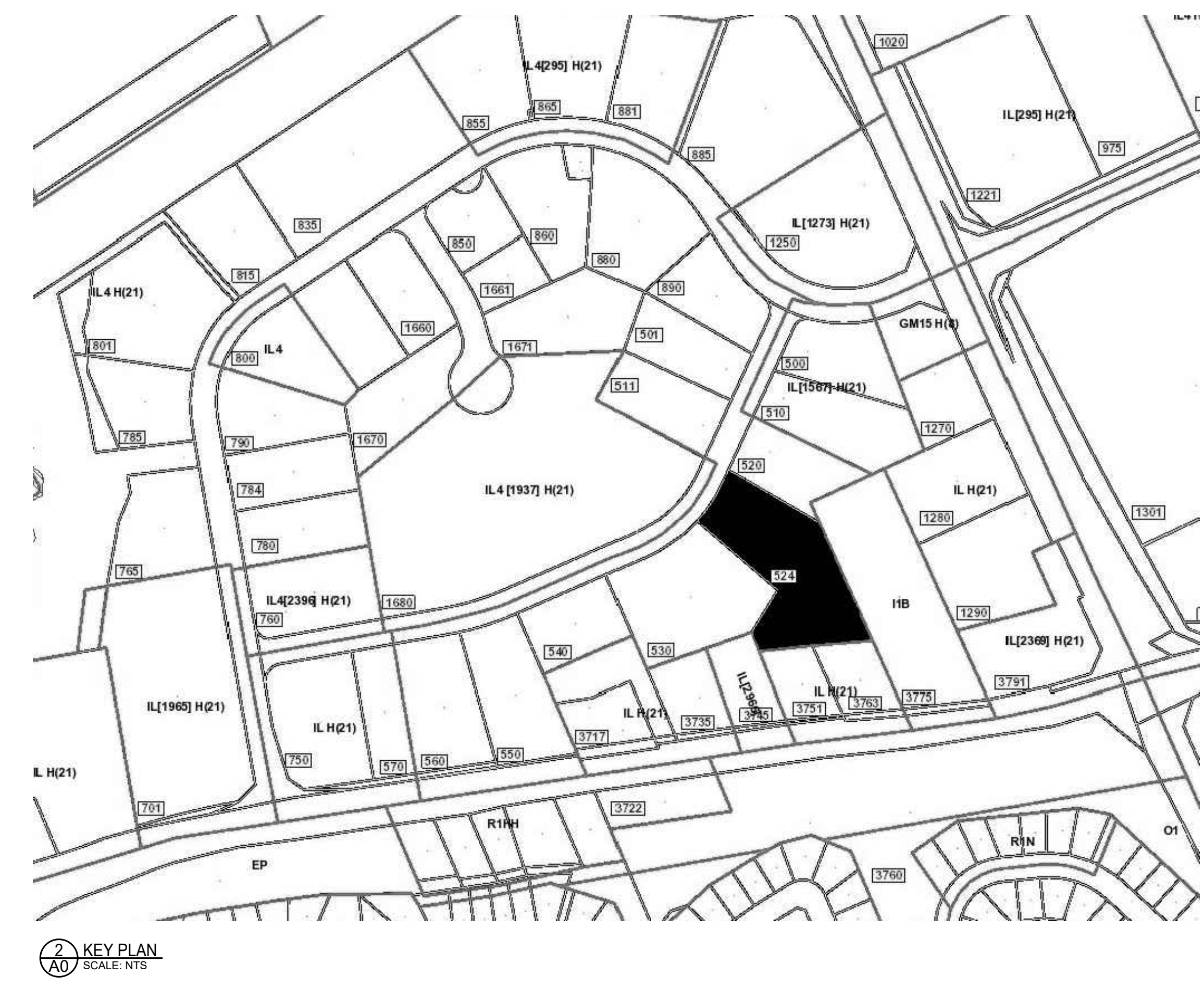




Building Analysis	
Building Area:	
Ground Floor Area:	2000.8m ² (21537 sqft)
Mezzanine Floor Area:	241.18m ² (2596 sqft)
Gross Floor Area:	2241.98m ² (24132.47 sqft)
O.B.C. Requirements	
3.2.2.70	
Classification:	Group F, Div2, up to 4 Storeys
No. of Storeys:	1
No. of Facing Streets:	1
Sprinkler System:	No
Maximum Area:	3200m ²
Construction:	Combustible or Noncombustible Construction

Mechanism	Provision	Provided
Minimum lot area	2000m ²	8520m ²
Minimum lot width	n/a	44.83m
Maximum lot coverage	65%	23.48%
Minimum front yard setback	7.5m	7.7m
Minimum corner side yard setback	7.5m	n/a
Minimum interior side yard setback	Where abutting Institutional Zone: 15m Otherwise 7.5m	20.18m Abutting IL Zone: 7.65m
Minimum rear yard setback	Where abutting Institutional Zone: 15m Otherwise 7.5m	Abutting IL Zone: 39.42m
Maximum floor space index	2	0.26
Maximum building height	21m	7m
Minimum width of landscaped area	Where abutting street: 3m Where abutting Institutional Zone: 3m Otherwise: n/a	5.25m 3m Abutting IL Zone: 0.56m
Minimum required parking	Light Industrial (Area C on Schedule 1A): 0.8 per 100m ² (2241.98m ²) Accessible Type A (3.4m wide) 1 Accessible Type B (2.4m wide) 2	56 Parkings and 3 Accessible Parkings Total 59 Parkings
Minimum loading spaces	Light Industrial (2000 - 4999m ²) 1 Office (350 - 999m ²) 0 Oversized (0 - 5000m ²) 1	0 0 3
Minimum bicycle parking	Office: 1 per 1500m ² Office: 1 per 250m ²	1 10
Minimum parking space dimensions	2.6 m x 5.2m	2.6m x 5.2m
Minimum loading spaces	Light Industrial (1000 - 10000m ²) 1 Oversize (for buildings over 5000m ²) 0	3 2
Minimum loading space dimensions	Parallel: 3.5m x 9m Other: 3.5m x 7m	3.5m x 7m
Oversize loading space dimensions	4.3m x 13m	4.3m x 13m
Minimum 2-way access lane	6.7m	6.7m



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SEAL:

LEGEND:

Item	Description
[Symbol]	Sodded Areas (Landscape Design by Others)
[Symbol]	Tactile Attention Indicator as per O.B.C. 3.8.3.18
[Symbol]	Concrete Pad
[Symbol]	Permeable Pavers
[Symbol]	Two way traffic
[Symbol]	Entrance to Building
[Symbol]	Fire Route Sign as per City Standard
[Symbol]	Barrier Free Parking Sign

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6	Re-issued for Site Plan Application	11 Feb 2025

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

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

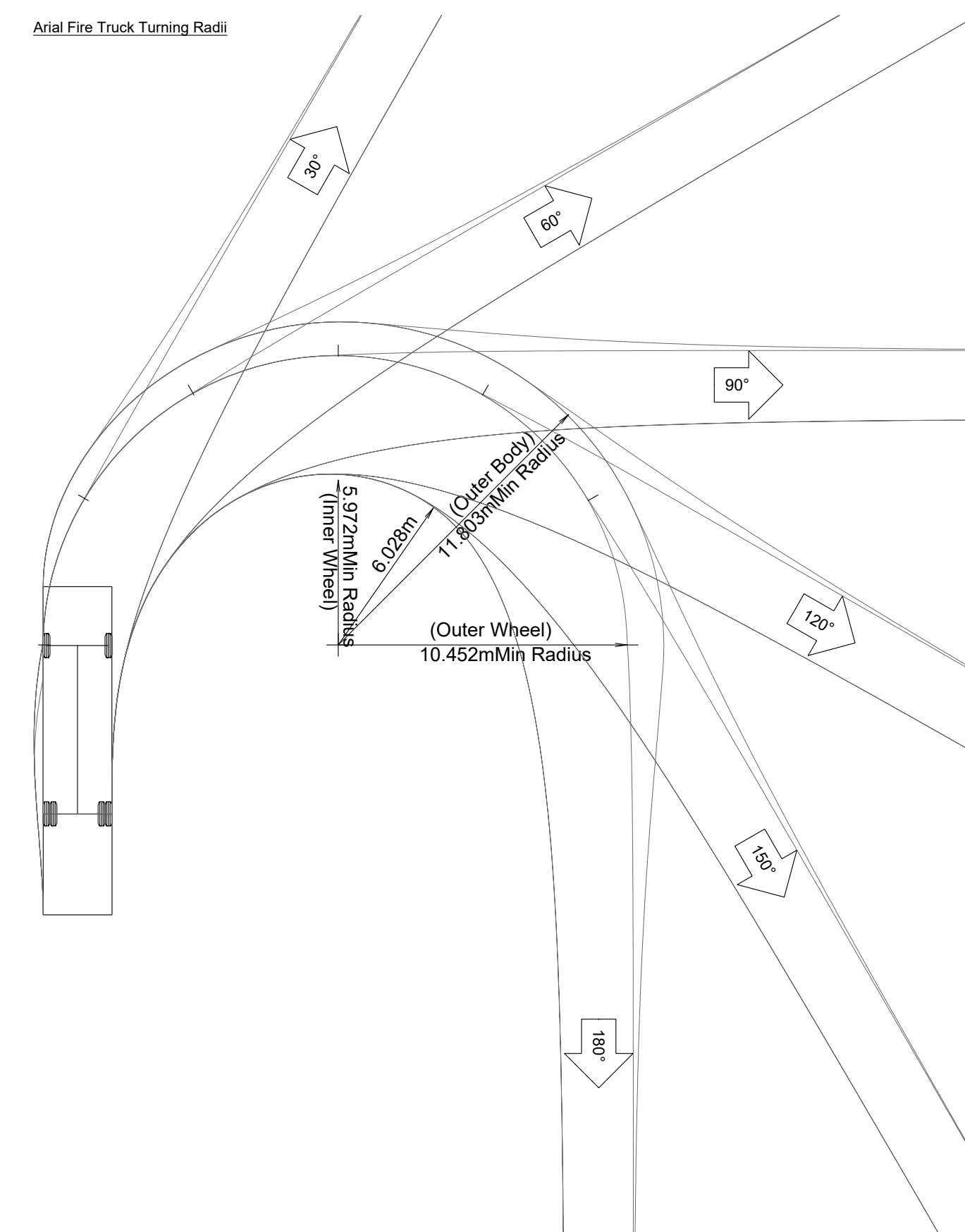
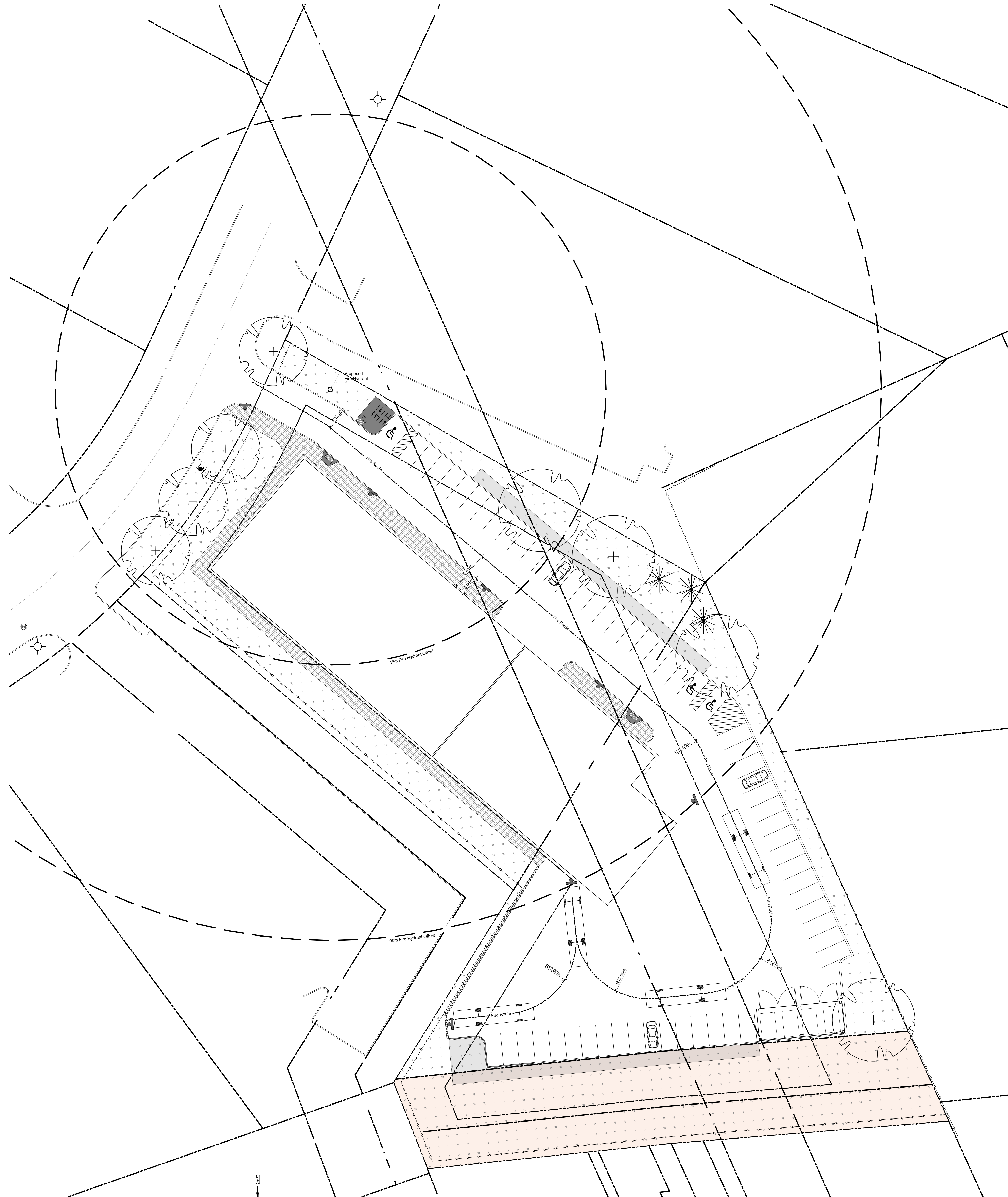
ARCHITECTS:
IGNITE ARCHITECTURE INC.
Ignite Architecture Inc.
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Phone: 613-912-1832
Email: nicole@ignitearchitecture.ca

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ENGINEERING & SURVEYING
5430 Carleton Place, Ottawa, ON, K1J 9G2
www.lrj.ca (613) 942-3634

SURVEYORS:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. Box 204, Ottawa, ON
Phone: (613) 462-2047 / Fax: (613) 462-2020

DRAWING TITLE:
SITE PLAN

PROJECT:	DWG NO:
2412	A0

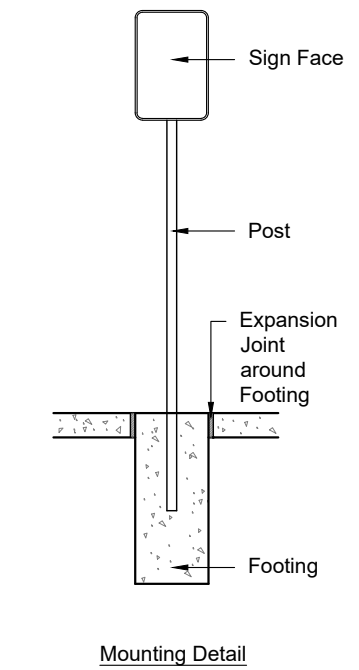
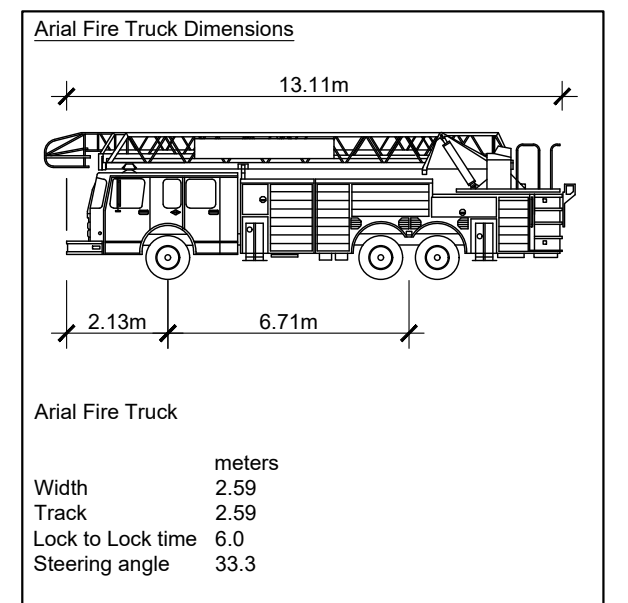


As per BYLAW 2003-499, Schedule B: Fire Routes, a sign prohibiting parking in a fire route shall:

- Be not less than 450mm in height and not less than 300mm in width.
- Bear the markings and message that the area is a fire route where parking is prohibited and include double arrows, except at the end of a fire route where single arrows shall be included.
- Include in black letters of a min height of 4cm, the English language message "Fire Route" and the French language message "Route Des Pompiers" before the message "Fire Route".
- Have the design as thus illustrated.
- Be located no more than 20.0m apart unless otherwise specifically approved.
- Have the lower edge of each sign be between 2.0m and 2.5m above grade.

Signage face:
0.64mm gauge aluminum sign blank, white background with top and bottom mount holes

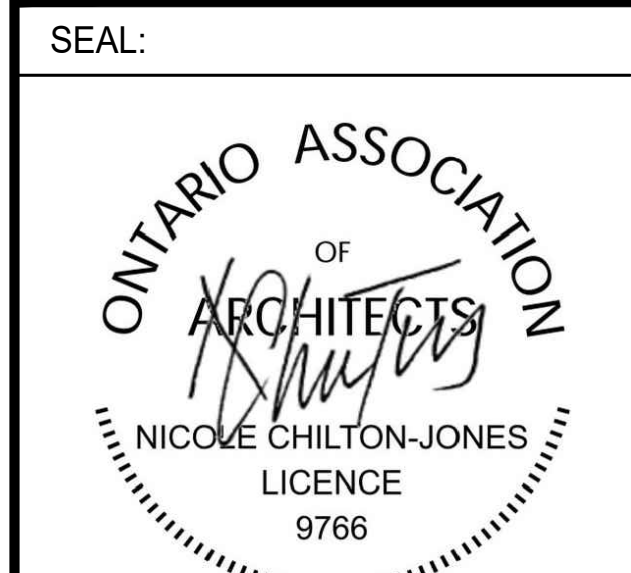
Mounting:
The sign face must be secured to a post with two galvanized 12mm hex, head bolts and nuts with flat washers on both sides



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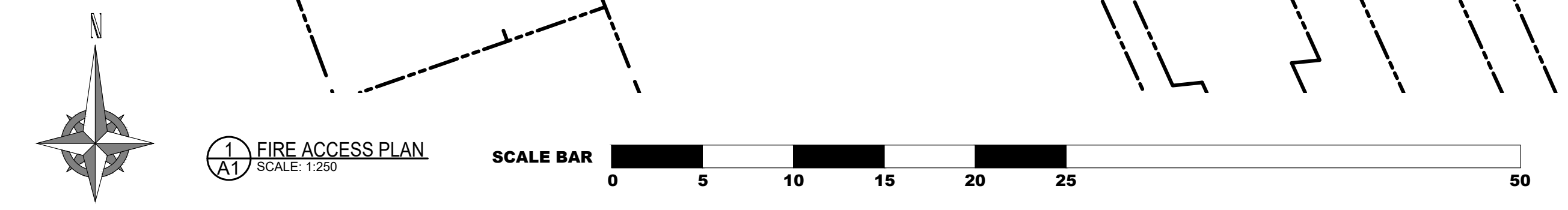
ARCHITECTS:
IGNITE ARCHITECTURE INC.
Ignite Architecture Inc.
533 Landswood Way
Ottawa, ON K2S 0A6
Phone: 613-912-1832
Email: nicole@ignitearchitecture.ca

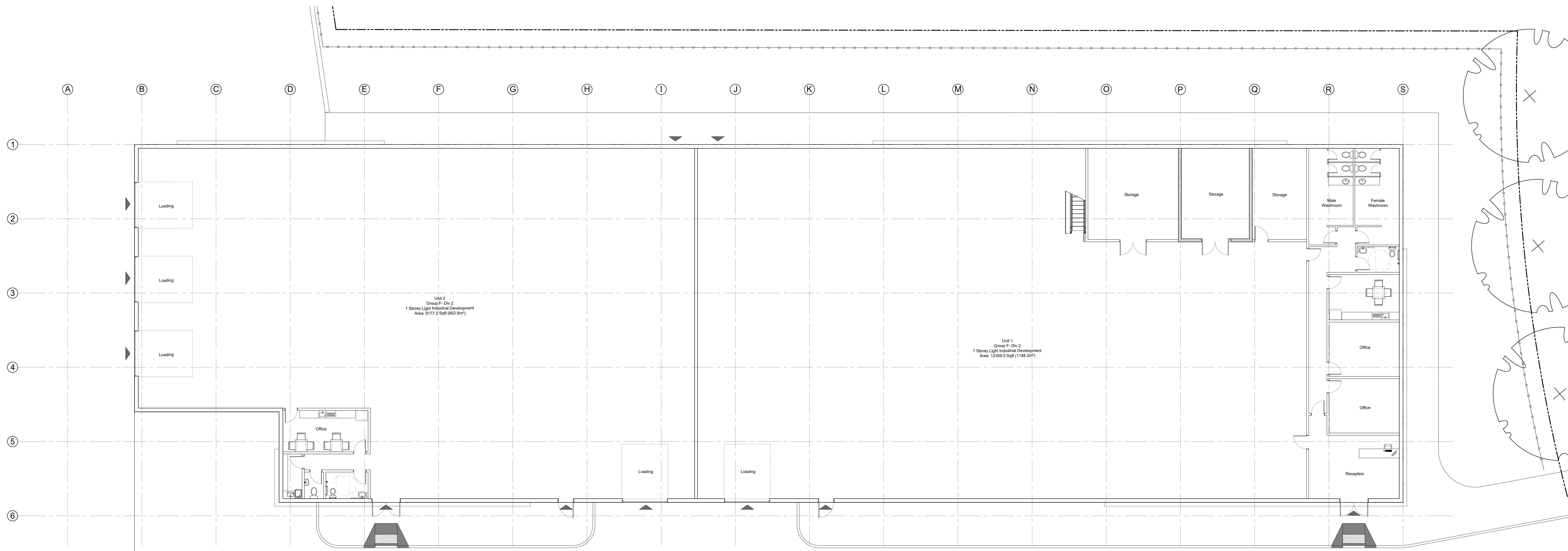
ENGINEERS:
LRJ
ENGINEERING | INSURANCE
5430 Carleton Place, Ottawa, ON, K1J 8G2
www.lrj.ca | (613) 942-2434

SURVEYORS:
ANNIS, O'SULLIVAN, VOLLEBECK LTD.
P.O. Box 274, Ottawa, Ontario
K1P 5R6
Phone: (613) 462-2841 / Fax: (613) 462-2229

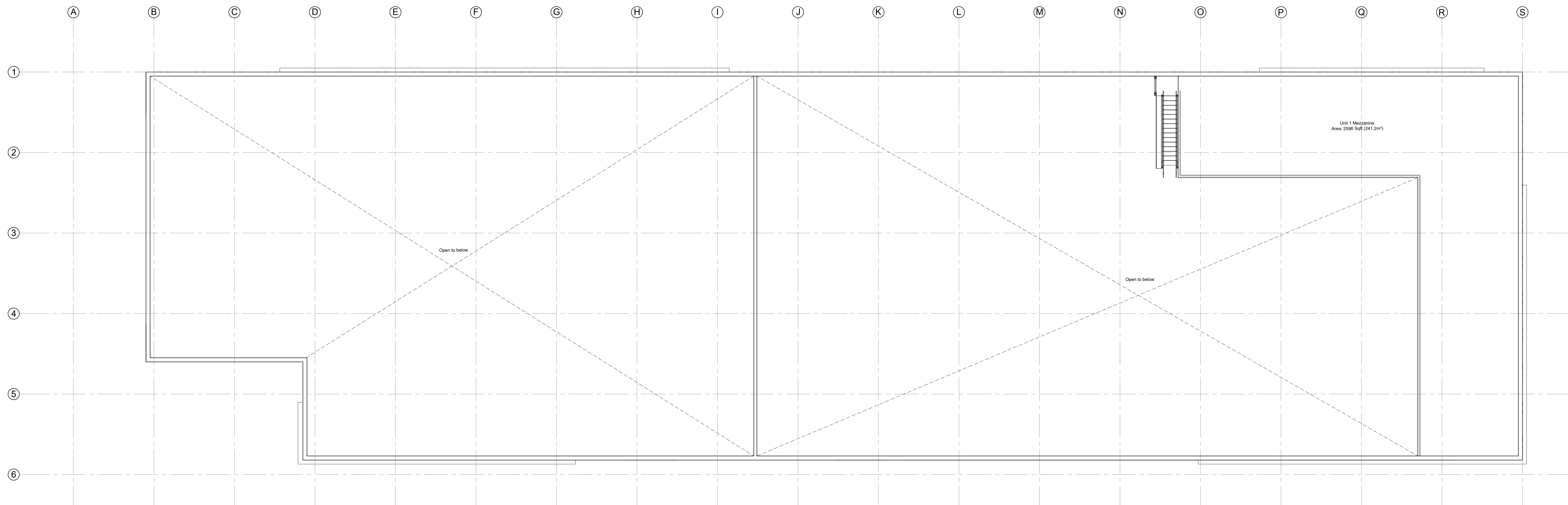
DRAWING TITLE:
FIRE ACCESS ROUTE

PROJECT: 2412
DWG NO.: A1





1 GROUND FLOOR PLAN
SCALE: 1:100



1 MEZZANINE FLOOR PLAN
SCALE: 1:100

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ENGINEERS



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K1P 5K6
Phone: (613) 462-2841 / Fax: (613) 462-2828

DRAWING TITLE:

PLANS

PROJECT:

2412

DWG NO:

A2



A NORTH - EAST ELEVATION - LACOLLE WAY
SCALE: NTS



B NORTH - WEST ELEVATION - LACOLLE WAY
SCALE: NTS

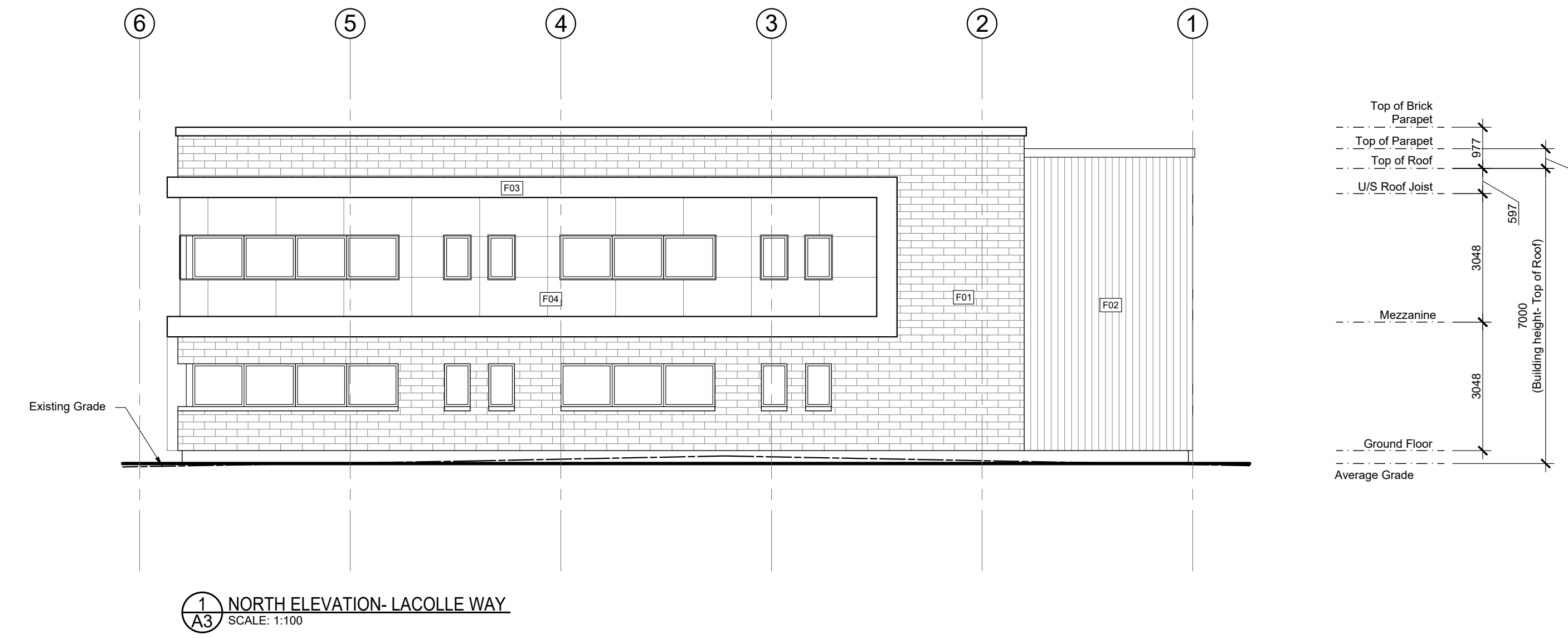


C SOUTH - EAST ELEVATION
SCALE: NTS

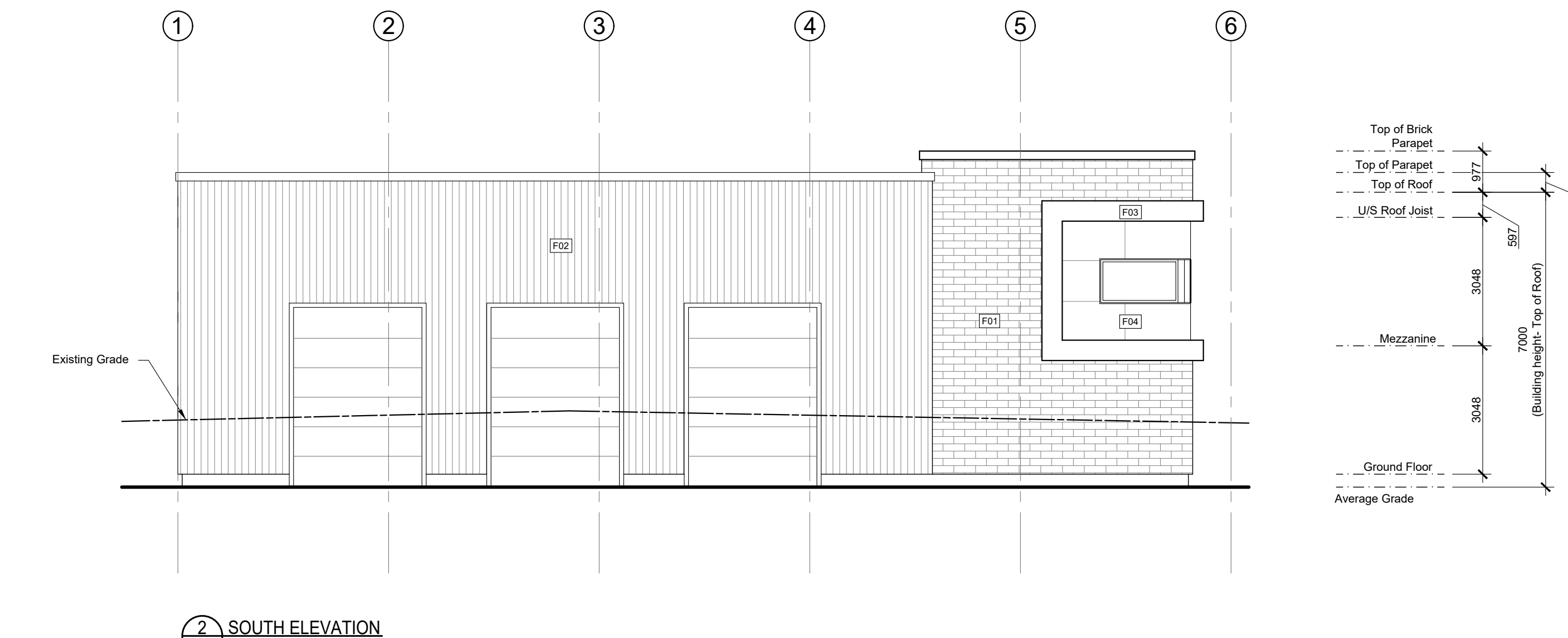


D SOUTH - WEST ELEVATION
SCALE: NTS

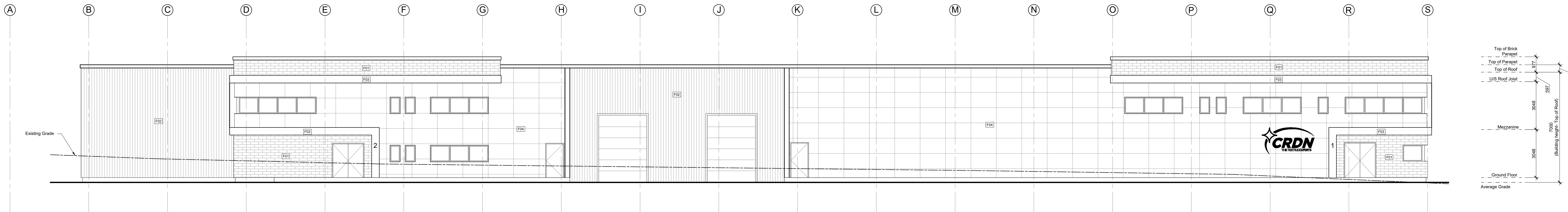
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- F02 ALUMINUM SIDING
- F03 ALUMINUM PANELS - URETHANE COATING
- F04 JAMES HARDIE FIBRE CEMENT PANELS - HARDIE PANEL



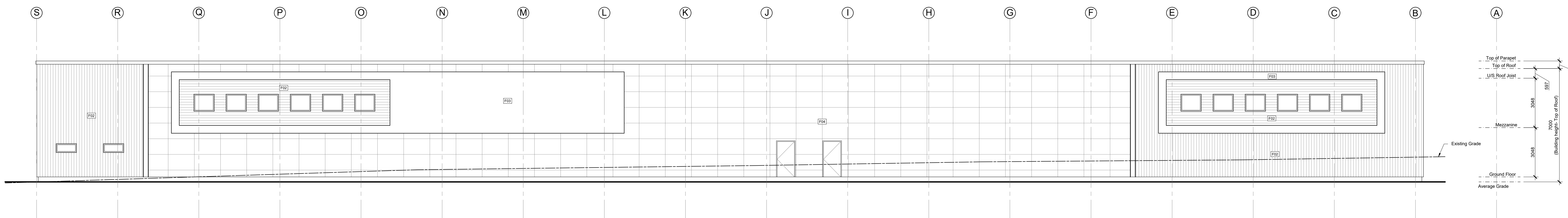
1 NORTH ELEVATION - LACOLLE WAY
SCALE: 1/100



2 SOUTH ELEVATION
SCALE: 1/100



3 EAST ELEVATION
SCALE: 1/100



4 WEST ELEVATION
SCALE: 1/100

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SURVEYORS

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K1P 5K6
Phone: 613-943-2834

DRAWING TITLE:
ELEVATIONS & PERSPECTIVES

PROJECT: 2412
DWG NO: A3