



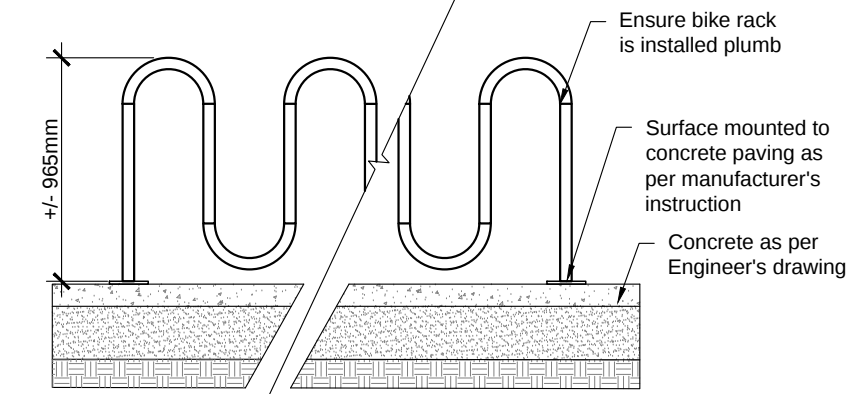
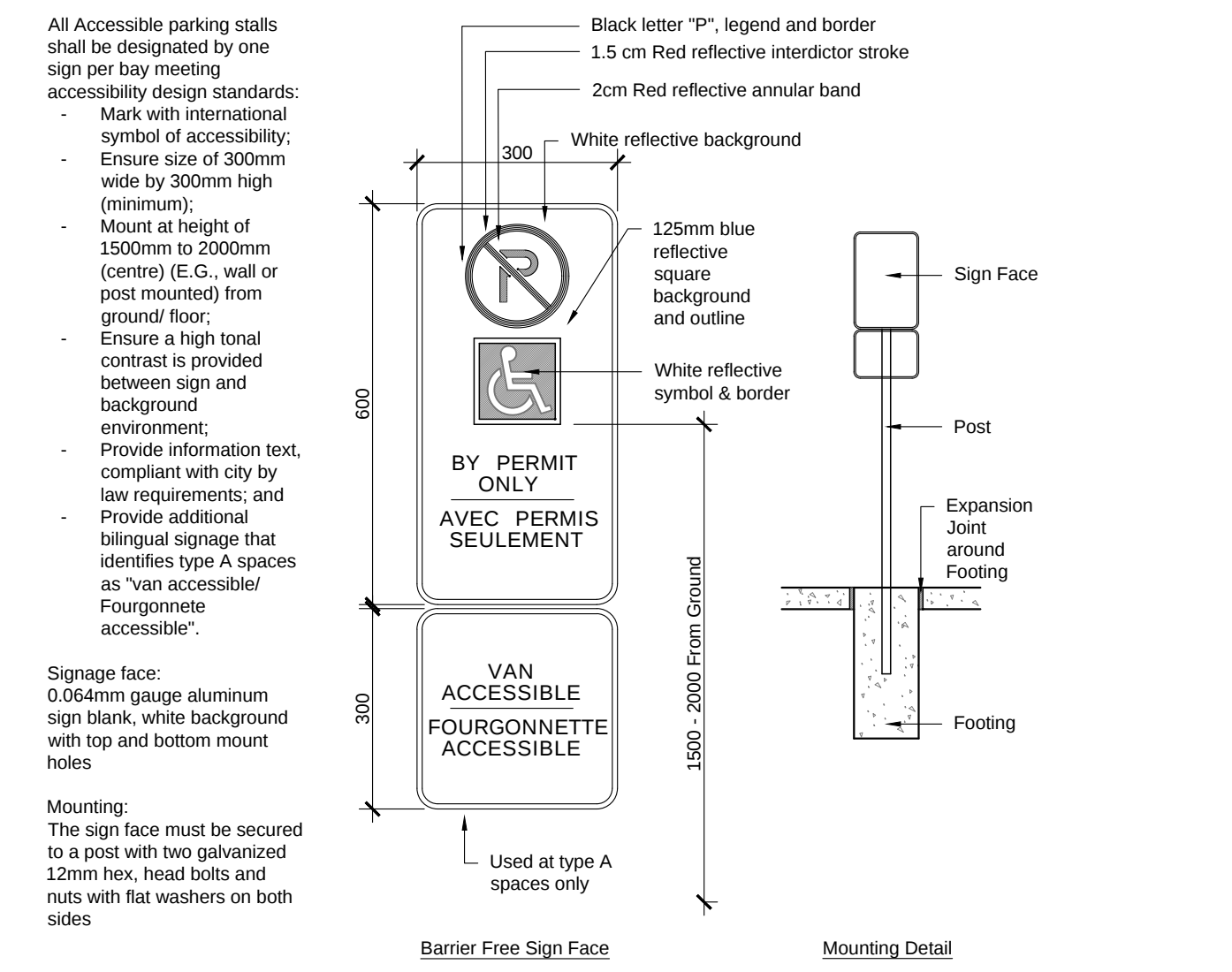
O.B.C. Requirements		
	3.2.2.79	
Classification:	Group F, Div2, up to 4 Storeys, Sprinklered	
No. of Storeys:	2	
No. of Facing Streets:	1	
Sprinkler System:	Yes	
Maximum Area:	4800m ²	
Construction:	Combustible or Noncombustible Construction	

Total Building Analysis		
Total Building Area:		
Ground Floor Area:	2 000.8m ²	(21 536.4 sqft)
Second Floor Area:	1 088.9m ²	(11 720.8 sqft)
Gross Floor Area:	3 089.7m ²	(33 257.2 sqft)

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 n/a
Minimum rear yard setback	Where abutting Institutional Zone: 15m Otherwise 7.5m	Abutting IL Zone: 7.65m Abutting IL Zone: 39.42m
Maximum floor space index	2	0.36
Maximum building height	21m	9.44m
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 Accessible Type A (3.4m wide) Accessible Type B (2.4m wide)	25 1 2
Required Accessible Parking	Light industrial: 1 per 1500m ²	2
Minimum bicycle parking	2.6 m x 5.2m	10
Minimum parking space dimensions	Light Industrial (1000 - 10000m ²) Oversize (for buildings over 5000m ²)	1 0
Minimum loading spaces	Parallel: 3.5m x 9m Other: 3.5m x 7m	1 2
Minimum loading space dimensions	4.3m x 13m	4.3m x 13m
Oversize loading space dimensions	6.7m	6.7m
Minimum 2-way access lane	6.7m	6.7m



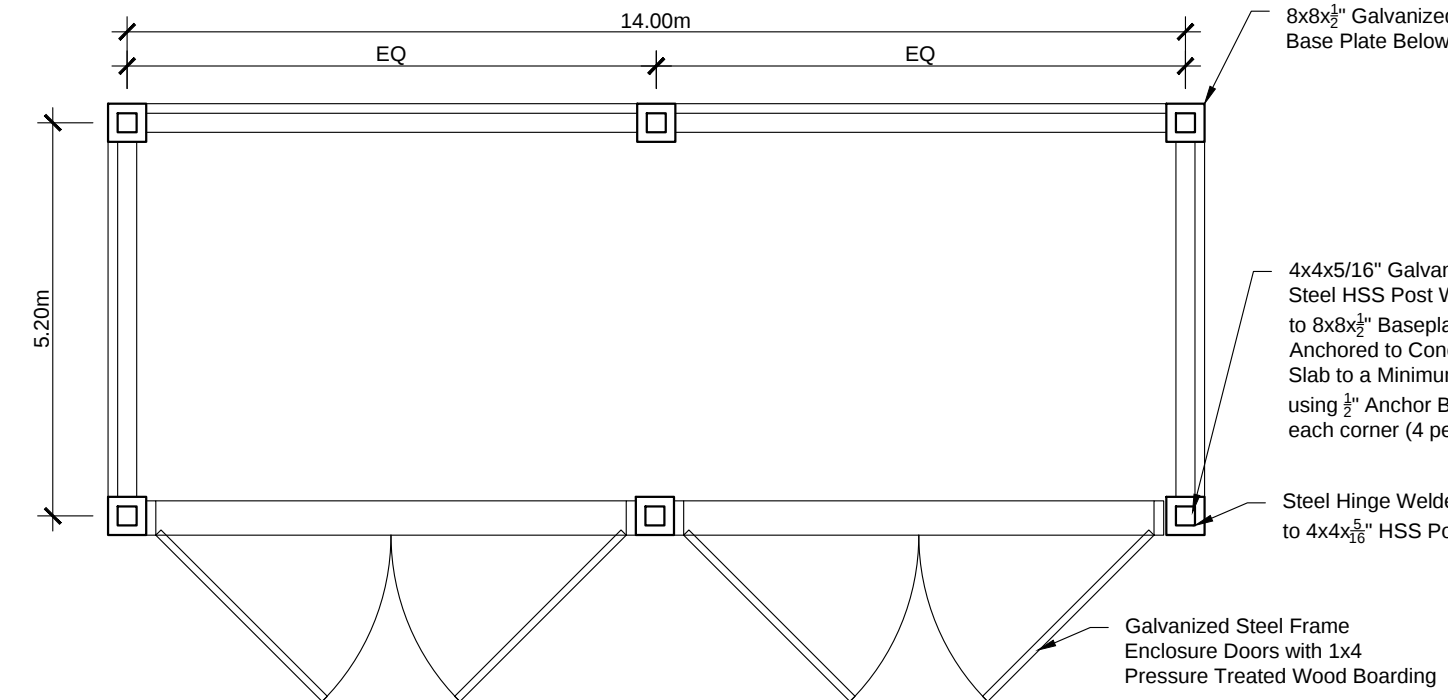
2 KEY PLAN
SCALE: NTS



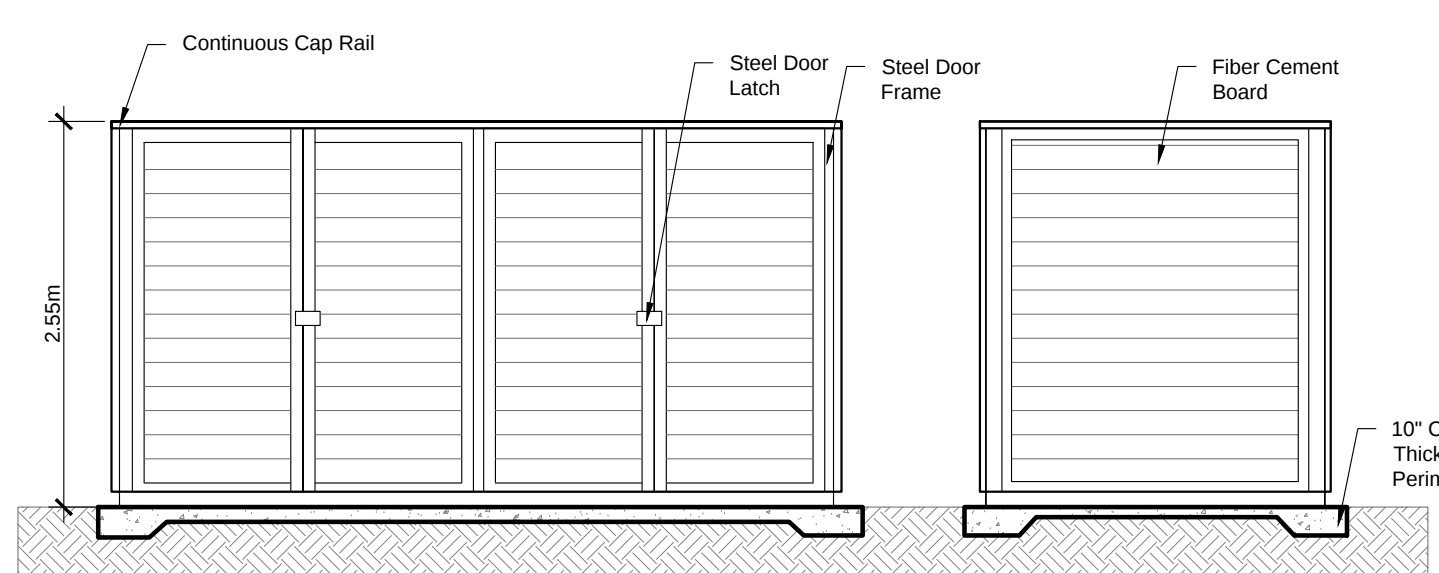
3 BIKE RACK ELEVATION
SCALE: NTS



4 BIKE RACK PLAN
SCALE: 1:50



5 GARBAGE PLAN
SCALE: 1:50



6 GARBAGE ELEVATION
SCALE: NTS

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SEAL:

LEGEND:

Item	Description
	Sodded Areas (Landscape Design by Others)
	Concrete Pad
	Permeable Pavers
	Two way traffic
	Entrance to Building
	Fire Route Sign as per City Standard
	Barrier Free Sign

DRAWING REVISIONS

No.	Issued for:	Date:
1	Issued for Coordination	12 Sept 2024
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7	Re-issued for Site Plan Application	26 Jun 2025
8	Issued for Coordination	25 Nov 2025
9	Updated zoning table	02 Dec 2025

SITE ADDRESS:

524 Lacolle Way
Ottawa, ON K4A 0N9

OWNER INFORMATION:

Patrice Houle Holdings Inc.
2380 Old Highway 17
Rockland, ON K4K 1K7

ARCHITECTS:

Ignite Architecture Inc.
533 Landswood Way
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Phone: 613-912-1832
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ENGINEERS



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Ottawa, Ontario K1P 1B9
Phone: (613) 461-2961 Fax: (613) 461-2929

DRAWING TITLE:

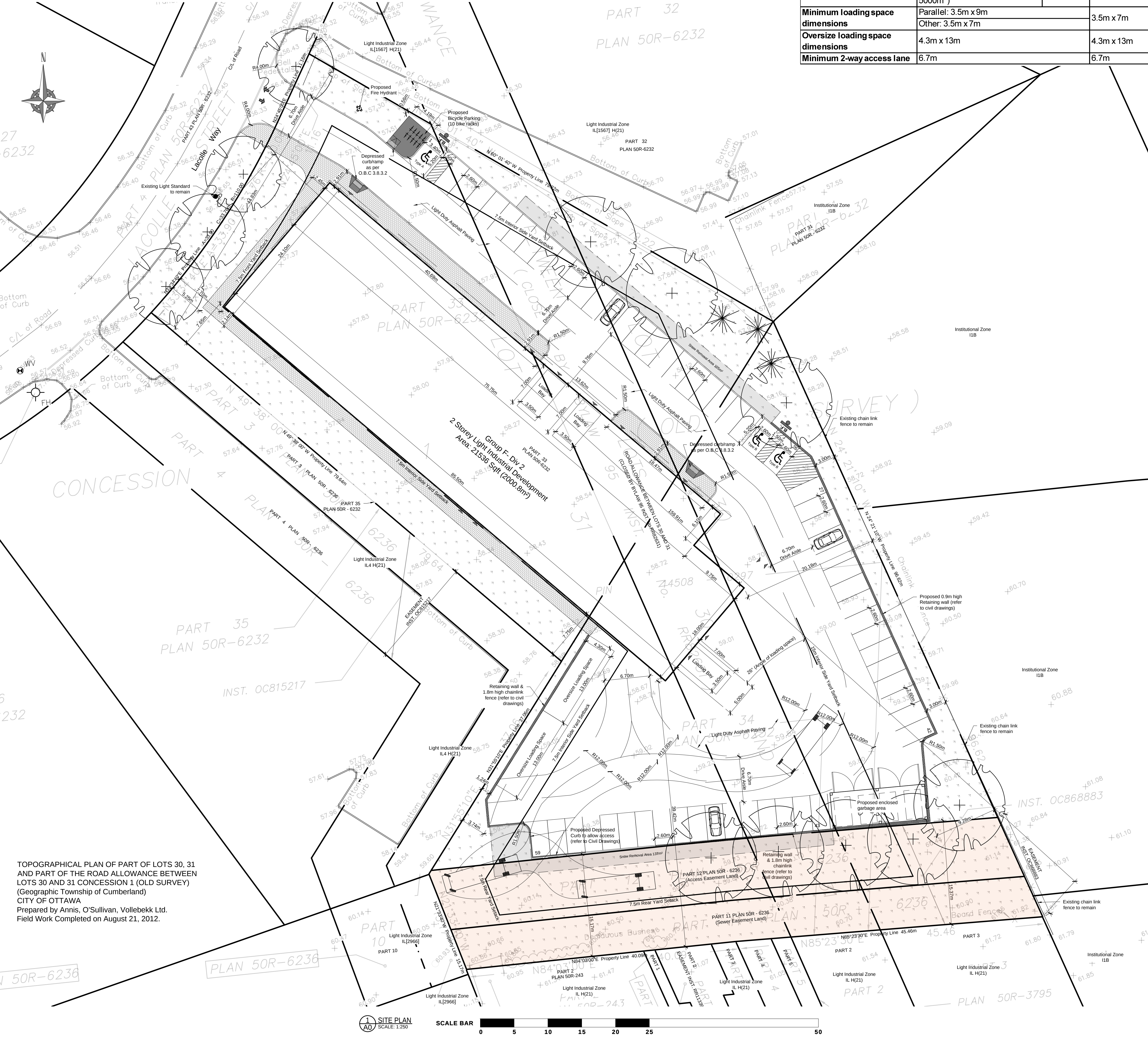
SITE PLAN

PROJECT:	DWG NO.
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2412 A0

FILE NO:

D07-12-24-0112

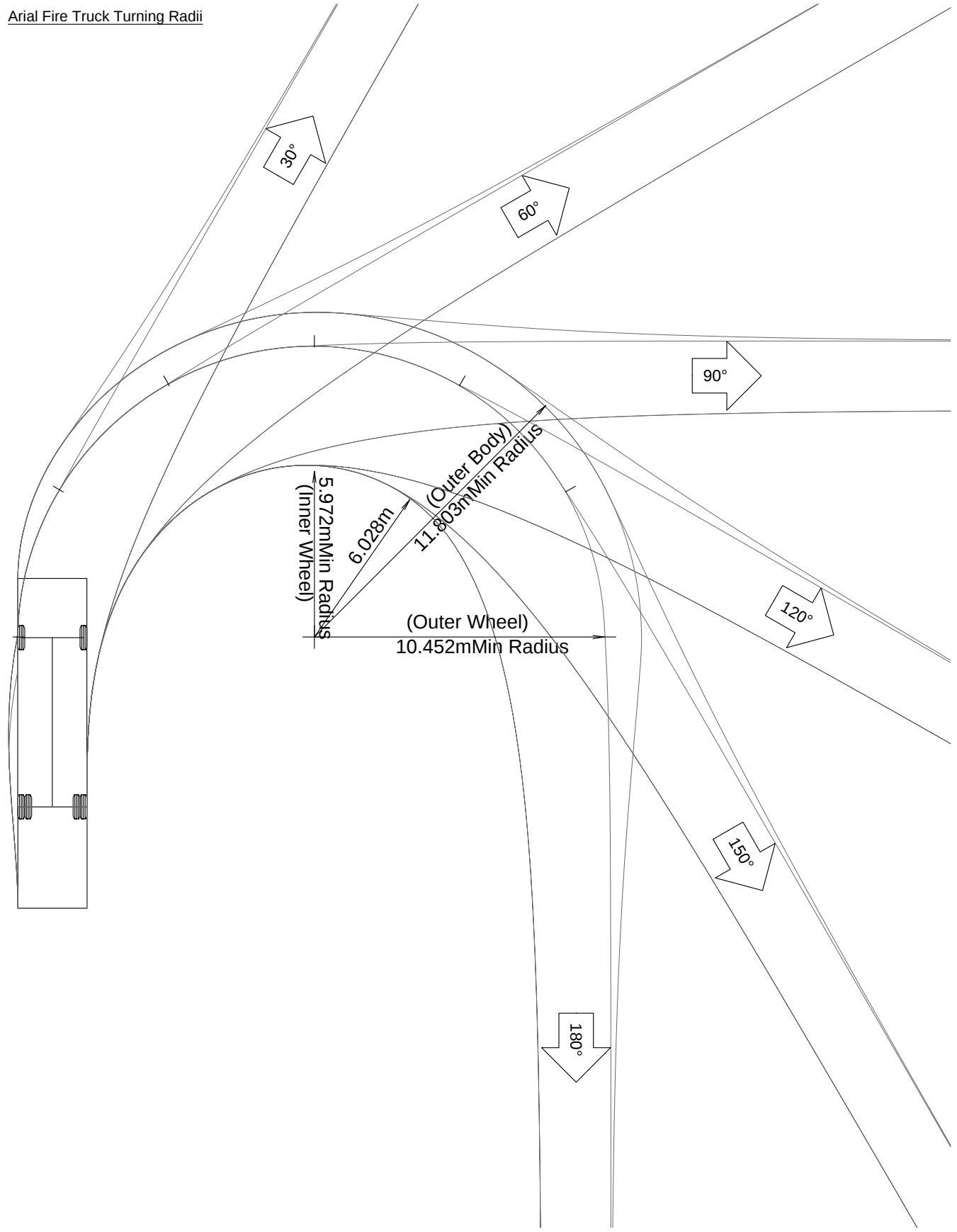
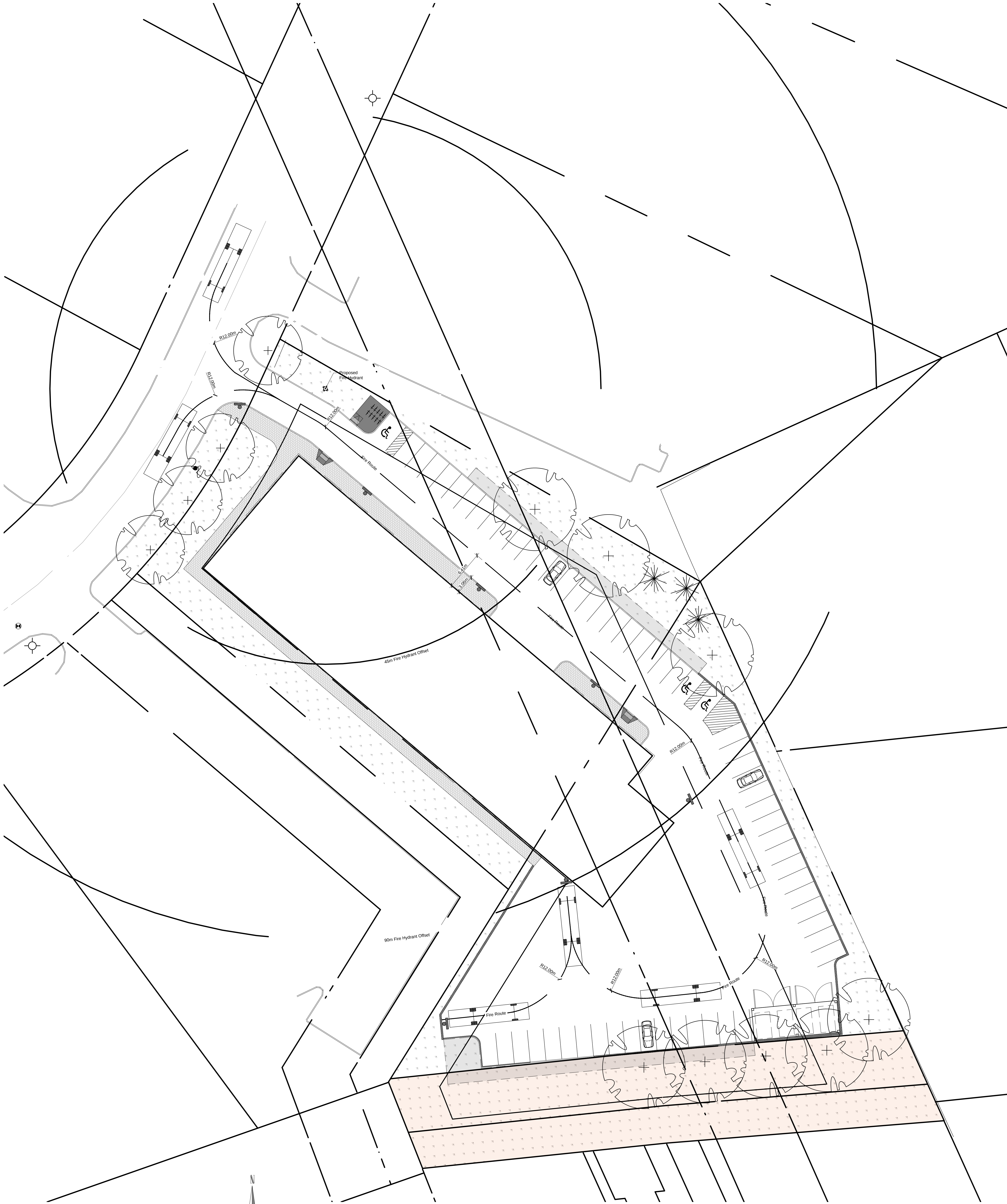


TOPOGRAPHICAL PLAN OF PART OF LOTS 30, 31 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 1 (OLD SURVEY) (Geographic Township of Cumberland) CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebekk Ltd.
Field Work Completed on August 21, 2012.

50R-6236

1 SITE PLAN
SCALE: 1:250



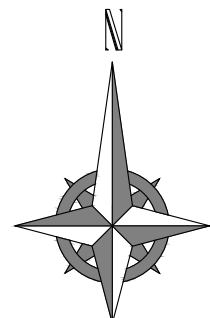
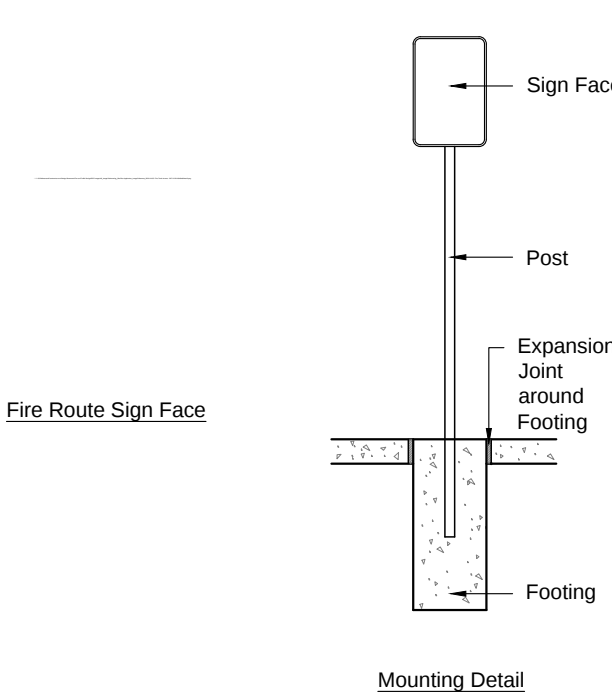
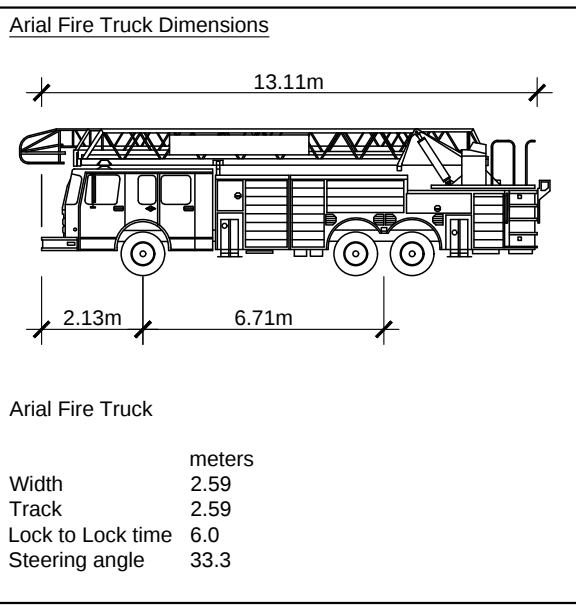


As per BYLAW 2003-499, Schedule B- Fire Routes, a sign prohibiting parking in a fire route shall:

- 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 40mm, the English language message "Fire Route" and the French language message "Routes Des Pompiers" below the message "Fire Route"
- Have the design as thus illustrated
- Be located no more than 25.0m apart unless otherwise specifically approved
- Have the lower edge of each sign be between 2.0m and 2.5m above grade

Signage face:
0.064mm 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



FIRE ACCESS PLAN
SCALE: 1:250



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Ottawa, Ontario K1R 6P6
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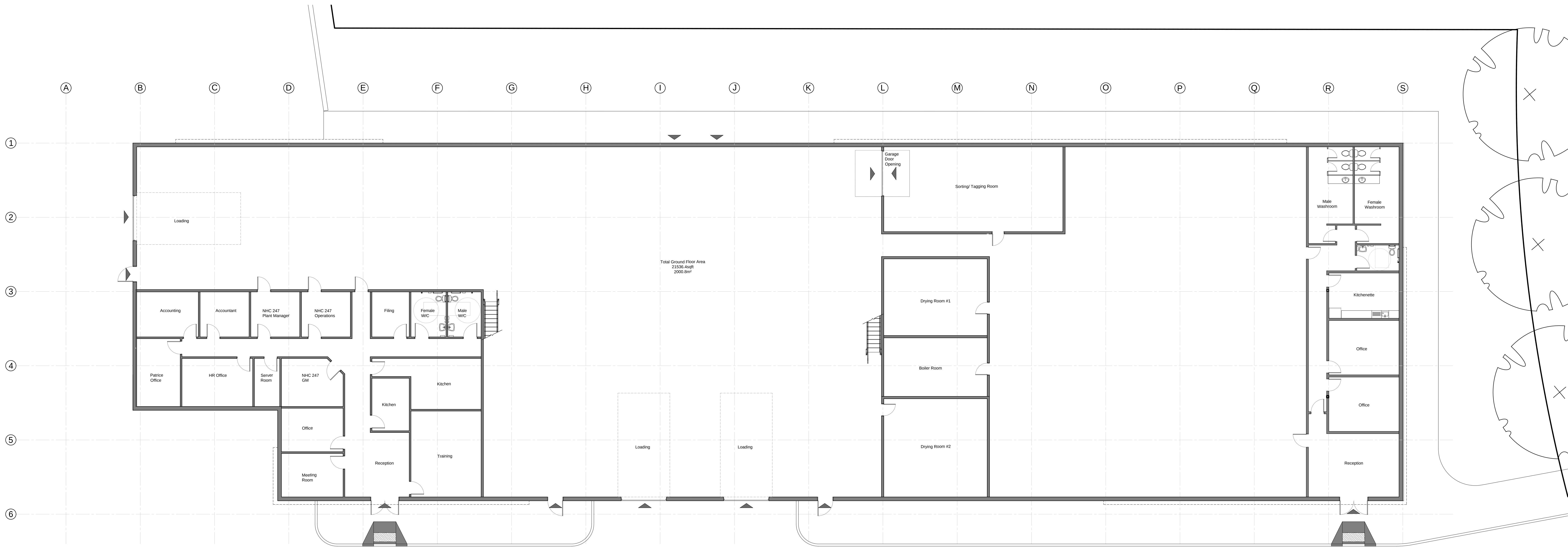
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FIRE ACCESS ROUTE

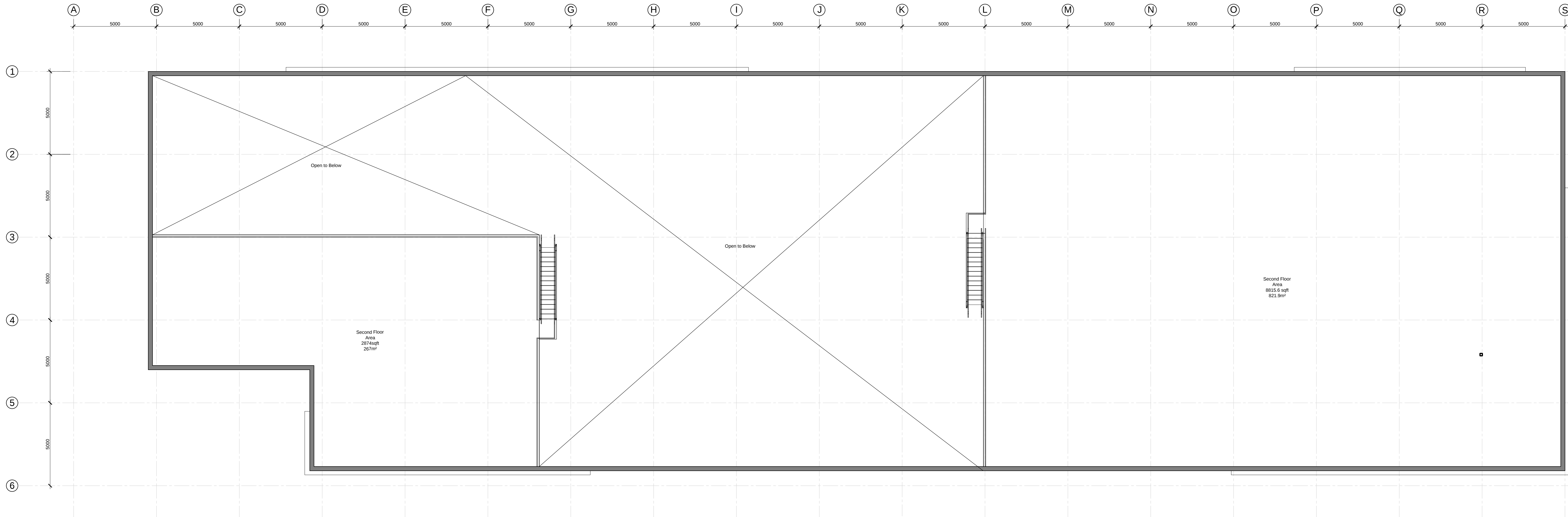
PROJECT: 2412

DWG NO: A1

FILE NO: D07-12-24-0112



1 GROUND FLOOR PLAN
SCALE: 1:100



1 MEZZANINE FLOOR PLAN
SCALE: 1:100

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J. L. & S. J. Administration Inc. Ignite Logo - Grey.jpg

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DRAWING TITLE:

FLOOR PLANS

PROJECT:

2412

DWG NO:

A2

FILE NO:

D07-12-24-0112



1 NORTH - EAST ELEVATION- LACOLLE WAY
SCALE: NTS



2 NORTH - WEST ELEVATION- LACOLLE WAY
SCALE: NTS

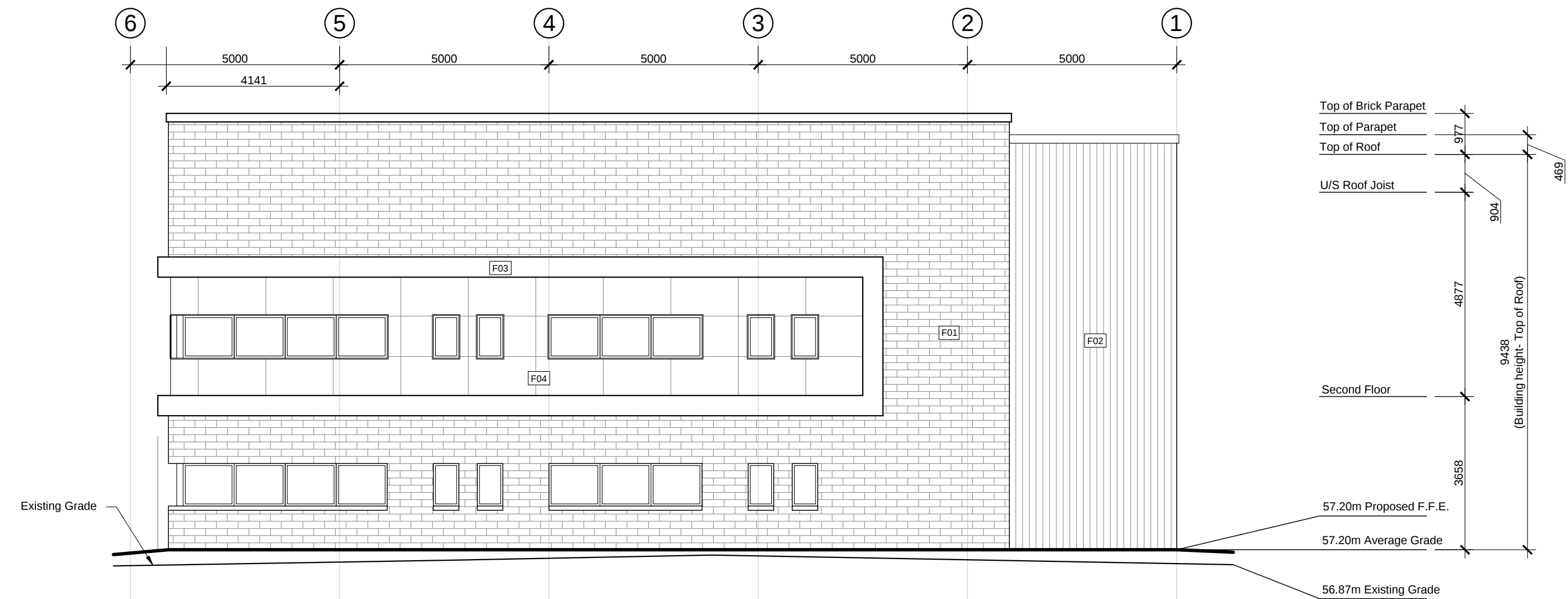


3 SOUTH - EAST ELEVATION
SCALE: NTS

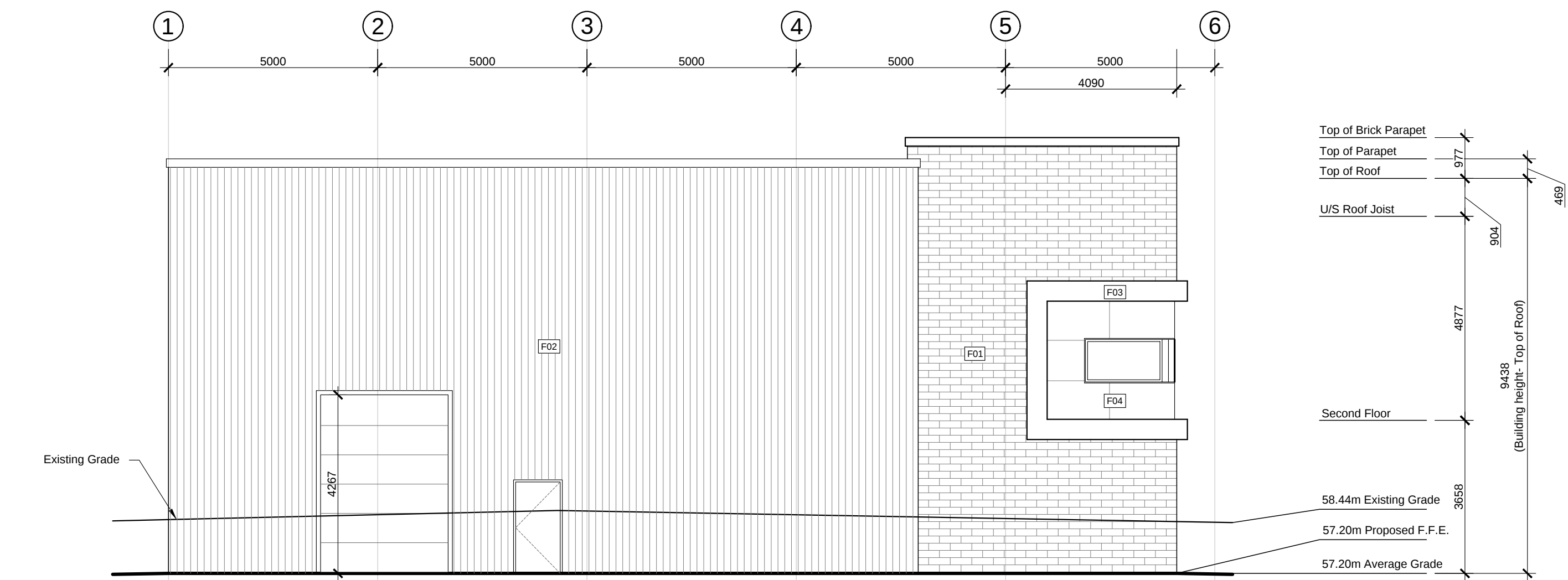


4 SOUTH - WEST ELEVATION
SCALE: NTS

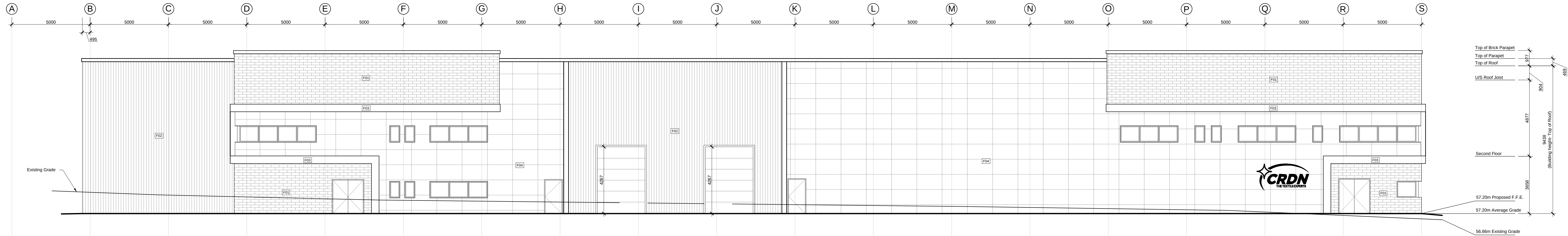
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F02 ALUMINUM SIDING
F03 ALUMINUM PANELS - URETHANE COATING
F04 JAMES HARDIE FIBRE CEMENT PANELS
- HARDIE PANEL



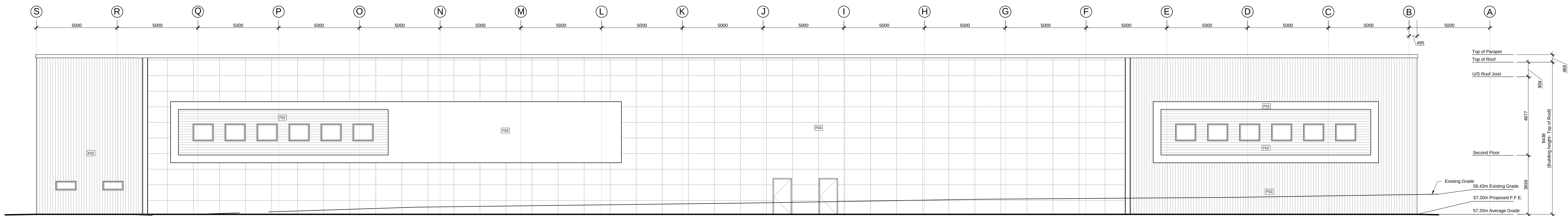
5 NORTH ELEVATION- LACOLLE WAY
SCALE: 1:100



6 SOUTH ELEVATION
SCALE: 1:100



7 EAST ELEVATION
SCALE: 1:100



8 WEST ELEVATION
SCALE: 1:100

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Ottawa, Ontario K6H 1P6
Phone: (613) 461-2561 Fax: (613) 461-2229

DRAWING TITLE:

ELEVATIONS AND
PERSPECTIVES

PROJECT:

2412

DWG NO:

A3

FILE NO:

D07-12-24-0112