APPROXIMATE PROPERTY TAKING PER CITY'S "1900 CYRVILLE ROAD" DRAWING. BOUNDARY TO BE VERIFIED. SURVEY REQUIRED

NORTH

LEGEND
- SOFT LANDSCAPING
- CONCRETE PAVING
- ASPHALT PAVING
- FIRE ROUTE
- CART CORRAL
- LIMIT OF CONSTRUCTION

PROPOSED SIDEWALK EXTENSION

UNDERGROUND STORAGE TANKS

ATTENDANT ENCLOSURE

MECHANICAL ENCLOSURE

TRANSFORMER

EDGE OF GAS BAR CANOPY

POTENTIAL FUTURE FUEL FACILITY EXPANSION

AREA OF DEVELOPMENT

SIDEWALK ORIENTATION DEPENDANT ON GUY WIRE LOCATION / TREATMENT

LIMIT OF CONSTRUCTION

TRANSFORMER

SHORE POWER BUILDING

COSTCO WHOLESALE Business Centre

EXISTING PARKING: 603 STALLS
PROPOSED PARKING: 478 STALLS
20 DELIVERY TRUCK STALLS
SITE AREA: 11.76 ACRES

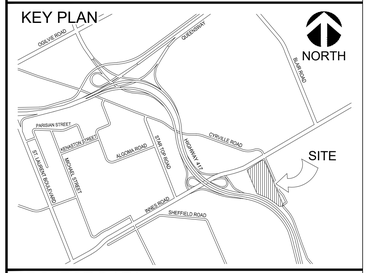
ENTRANCE

SCALE 1:500 (m)

COSTCO WHOLESALE Business Centre
OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE (CONVERTED WAREHOUSE)

COSTCO WHOLESALE CORPORATION
999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com

KEY PLAN



PROJECT DATA

PROJECT ADDRESS:	1900 CYRVILLE ROAD OTTAWA, ONTARIO
SITE AREA:	47,574.2m² (4.76 ha) / 11.76 ac
ZONING:	GM12 - GENERAL MIXED USE ZONE
JURISDICTION:	CITY OF OTTAWA
BOUNDARY INFORMATION:	THIS DRAWING IS BASED ON A SURVEY FROM WSP GEOMATICS ONTARIO LIMITED O.L.S. DATED 2020.

EXISTING BUILDING DATA	AREA	
BUILDING GROSS FLOOR AREA	11,730.0m²	126,261ft²
SHORE POWER BUILDING	8.7m²	94ft²
TOTAL GROSS FLOOR AREA	**11,738.7m²**	**126,355ft²**
PROPOSED BUILDING DATA	AREA	
BUILDING GROSS FLOOR AREA	11,730.0m²	126,261ft²
SHORE POWER BUILDING	8.7m²	94ft²
PROPOSED GAS BAR MECHANICAL ENCLOSURE	17.2m²	185ft²
PROPOSED GAS BAR ATTENDANT ENCLOSURE	1.4m²	15ft²
TOTAL GROSS FLOOR AREA	**11,757.3m²**	**126,555ft²**
PROPOSED FUEL FACILITY CANOPY HEIGHT: 5.64m		
PROPOSED MECHANICAL ENCLOSURE HEIGHT: 2.62m		
EXISTING SITE DATA	AREA	
LOT COVERAGE	24.7%	11,738.7m²
LANDSCAPE OPEN SPACE	16.1%	7,687.1m²
PAVED PARKING AREA	59.2%	28,148.4m²
PROPOSED SITE DATA	AREA	
LOT COVERAGE	24.7%	11,757.3m²
LANDSCAPE OPEN SPACE	17.7%	8,429.3m²
PAVED PARKING AREA	57.6%	27,387.6m²
EXISTING PARKING DATA	PARKING SPACES	
REQUIRED PARKING (3.4 / 100m²)	400	
NUMBER OF 3.0m WIDE PARKING SPACES PROVIDED (#)	555	
NUMBER OF 2.75m WIDE PARKING SPACES PROVIDED (#)	14	
NUMBER OF LOADING SPACES PROVIDED (#)	14	
NUMBER OF BARRIER-FREE PARKING SPACES PROVIDED (#)	20	
TOTAL COSTCO PARKING SPACES PROVIDED	603	
NO. STALLS PROVIDED PER 100m² OF COSTCO BUILDING AREA	5.14	
NUMBER OF 3.66m WIDE DELIVERY TRUCK STALLS (#)	20	
PROPOSED PARKING DATA	PARKING SPACES	
REQUIRED PARKING (3.4 / 100m²)	400	
NUMBER OF 3.0m WIDE PARKING SPACES PROVIDED (#)	437	
NUMBER OF 2.75m WIDE PARKING SPACES PROVIDED (#)	9	
NUMBER OF LOADING SPACES PROVIDED (#)	12	
NUMBER OF BARRIER-FREE PARKING SPACES PROVIDED (#)	20	
TOTAL COSTCO PARKING SPACES PROVIDED	478	
NO. STALLS PROVIDED PER 100m² OF COSTCO BUILDING AREA	4.07	
NUMBER OF 3.66m WIDE DELIVERY TRUCK STALLS (#)	20	

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	REVISIONS	BY	DATE	APPR.

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

SHEET TITLE
SITE PLAN

CONSULTANT wsp

DESIGNED	DRAWN	CHECKED
CJM/KH	CJM	KH

SCALE 1:500 | DATE DECEMBER 4, 2025

PROJECT NUMBER 211-12161-00-P01 | DWG. NUMBER SP-18A

FILENAME: M:\Jobs\Costco\Gloucester\211-12161-00 - Costco Gloucester Business Centre Gas Bar\DWG\2025 12\Gloucester Business Centre Fuel SP-18A.dwg
PLOTDATE: Dec 04, 2025 - 10:10am