



O.B.C. Requirements	
Classification:	3.2.2.79 Group F, Div2, up to 4 Storeys, Sprinklered
No. of Storeys:	2
No. of Facing Streets:	1
Sprinkler System:	Yes
Maximum Area:	4800m ² 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 Abutting IL Zone: 7.65m
Minimum rear yard setback	Where abutting Institutional Zone: 15m Otherwise 7.5m	n/a 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	Gross Area: 3089.7m ² Light Industrial (Area C on Schedule 1A): 0.8 per 100m ² Accessible Type A (3.4m wide): 1 Accessible Type B (2.4m wide): 2	56 Parkings and 3 Accessible Parkings: Total 59 Parkings
Required Accessible Parking	Light industrial: 1 per 1500m ²	2
Minimum bicycle parking	Light Industrial (1000 - 10000m ²): 1 Oversize (for buildings over 5000m ²): 0	1 2
Minimum bicycle parking 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	1 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



2 KEY PLAN SCALE: NTS

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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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11	Plan number added	11 Mar 2026

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

ENGINEERS:

LRJ
ENGINEERING & ENGINEERING
5430 Carleton Place, Ottawa, ON K1V 1K2
www.lrj.ca | (613) 842-3434

SURVEYORS:

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. Box 2334, Ottawa, ON K1G 0K9
Phone: (613) 842-7800 Fax: (613) 842-7801

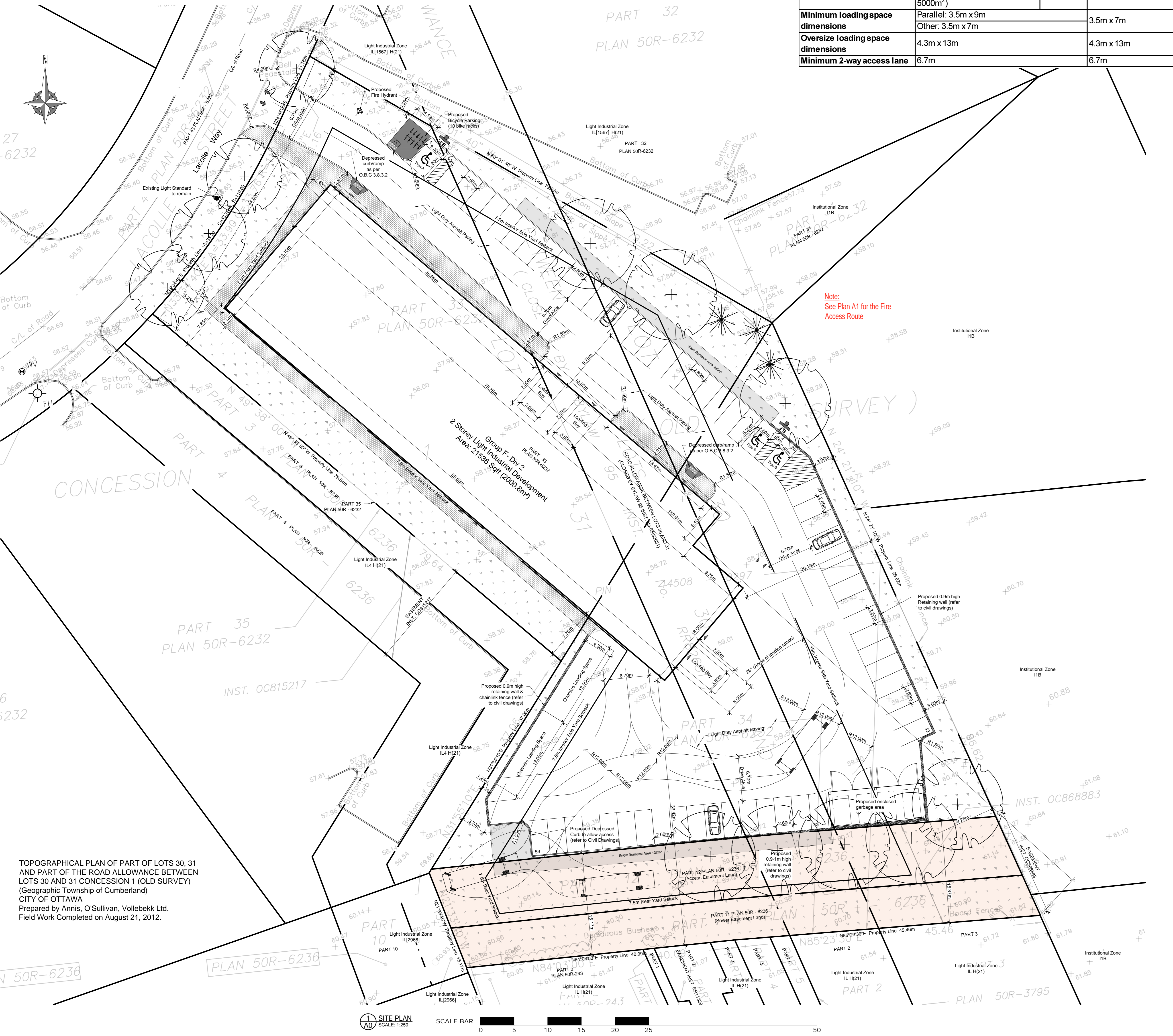
DRAWING TITLE:

SITE PLAN

PROJECT: 2412 DWG NO: A0

FILE NO: D07-12-24-0112

PLAN NO: 16735

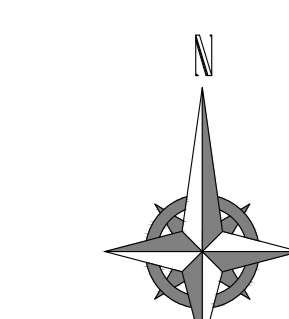


TOPOGRAPHICAL PLAN OF PART OF LOTS 30, 31 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 1 (OLD SURVEY) (Geographic Township of Cumberland) CITY OF OTTAWA
Prepared by Annis, O'Sullivan, Vollebakk Ltd.
Field Work Completed on August 21, 2012.

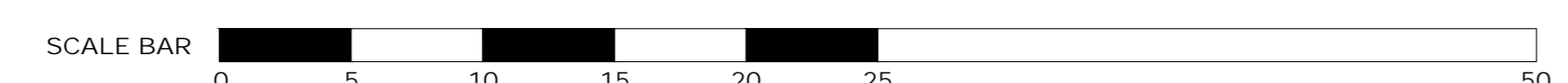
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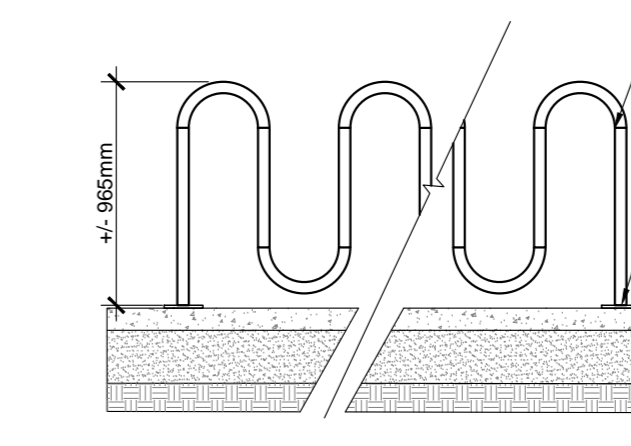
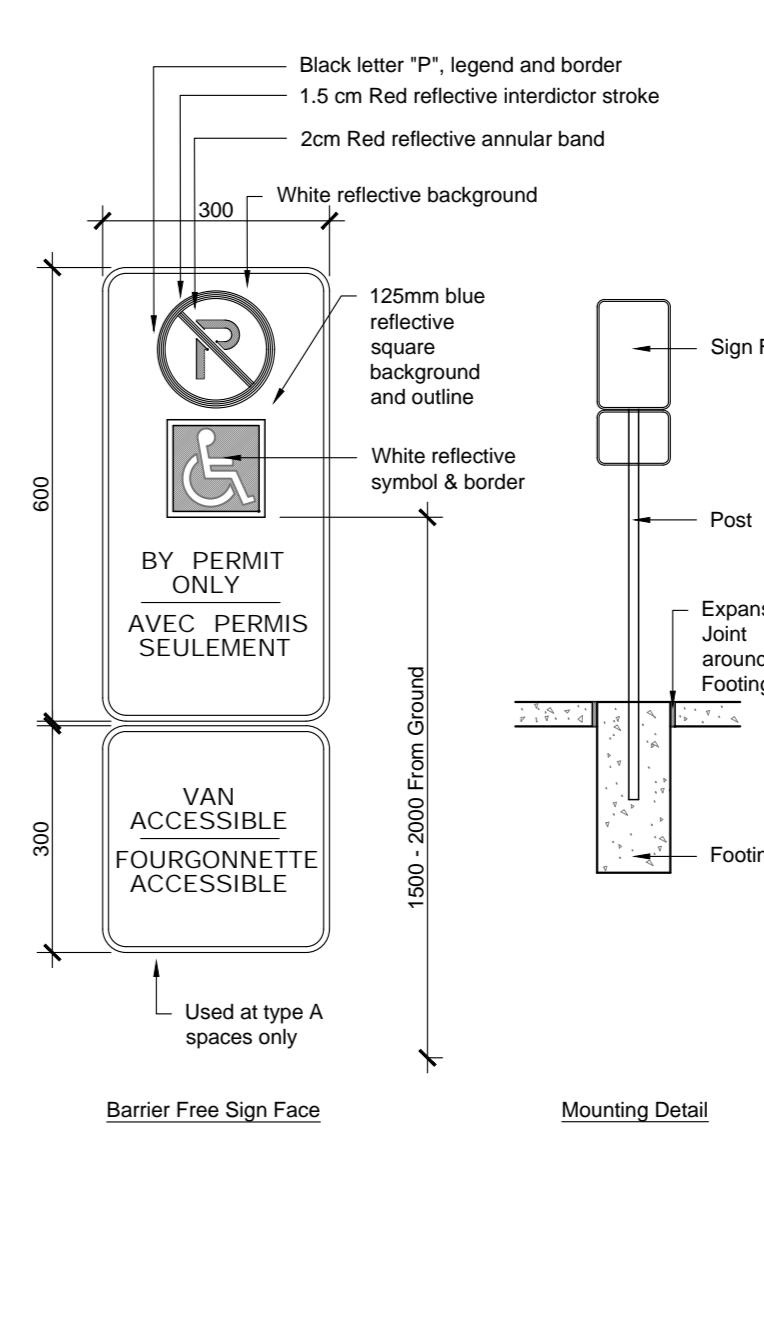
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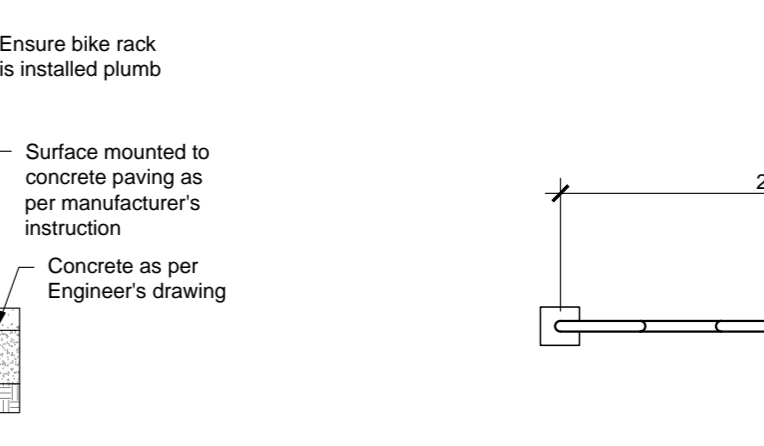
1 SITE PLAN SCALE: 1:250



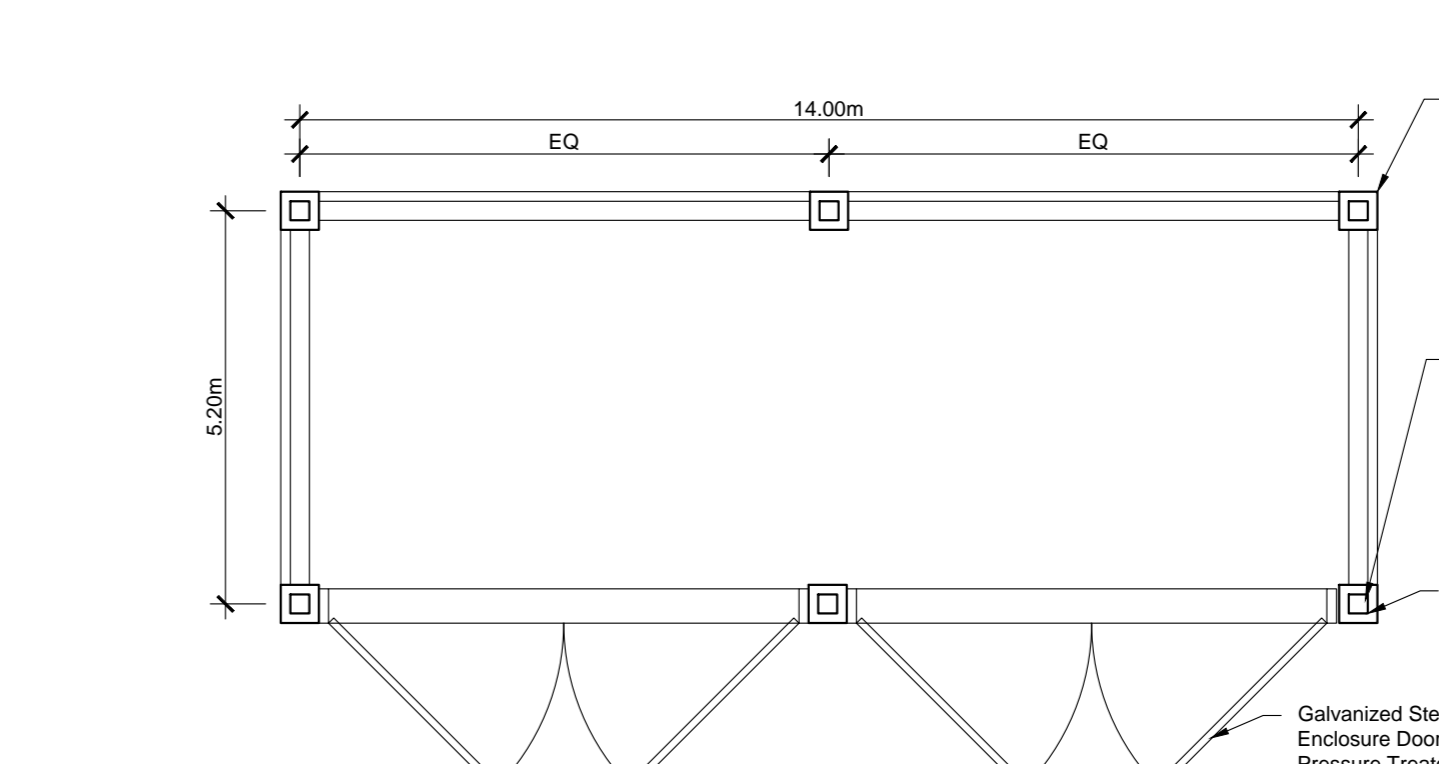
All Accessible parking stalls shall be designed by one sign per bay meeting accessibility design standards:
- Mark with international symbol of accessibility.
- Ensure size of 300mm wide by 300mm high (minimum).
- Mount at height of 1500mm to 2000mm (centre) (E.C. wall or post mounted) from ground floor.
- Ensure a high tonal contrast is provided between sign and background environment.
- Provide information text, compliant with city by law requirements; and provide additional bilingual signage that identifies type A spaces as 'van accessible' / 'fourgonnette accessible'.
Signage face:
- 0.6mm 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.



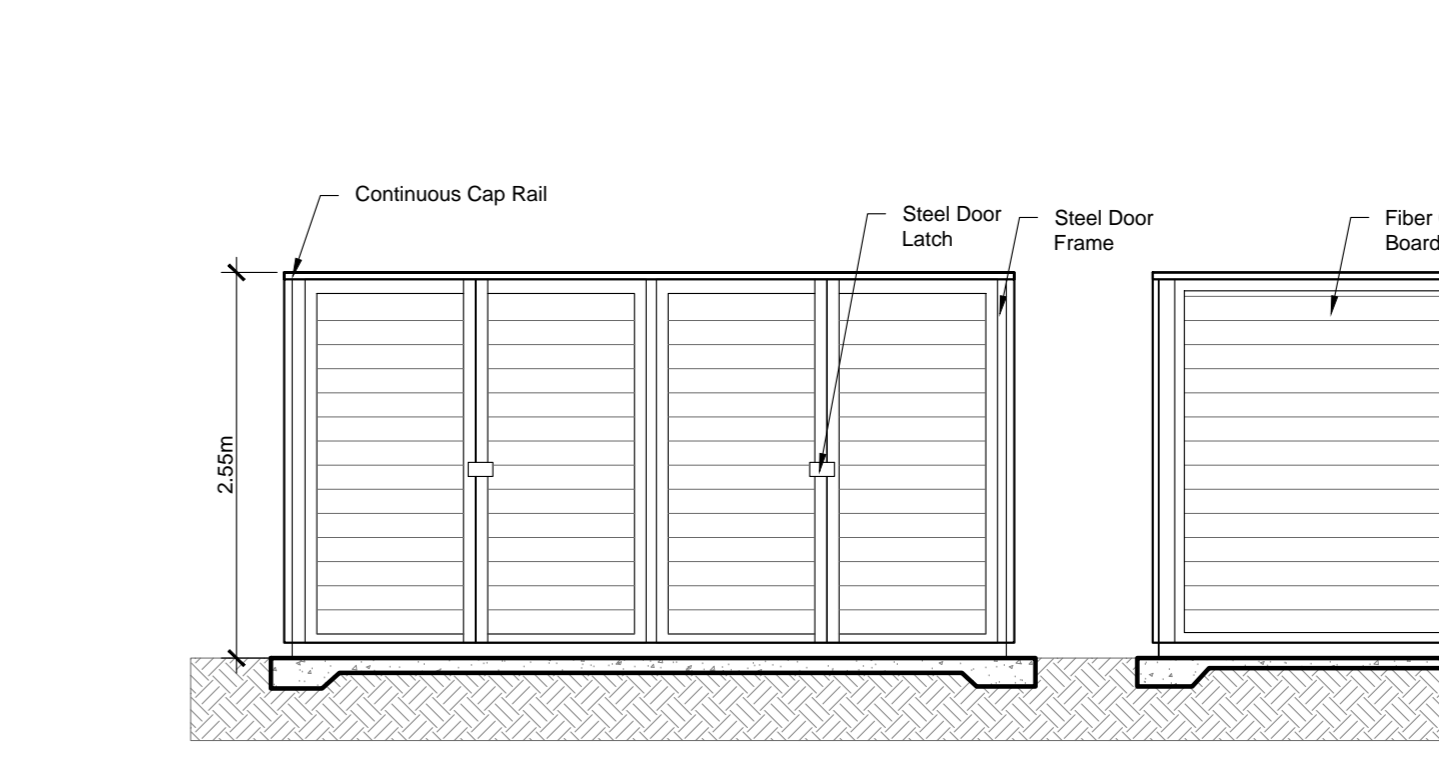
3 BIKE RACK ELEVATION SCALE: NTS



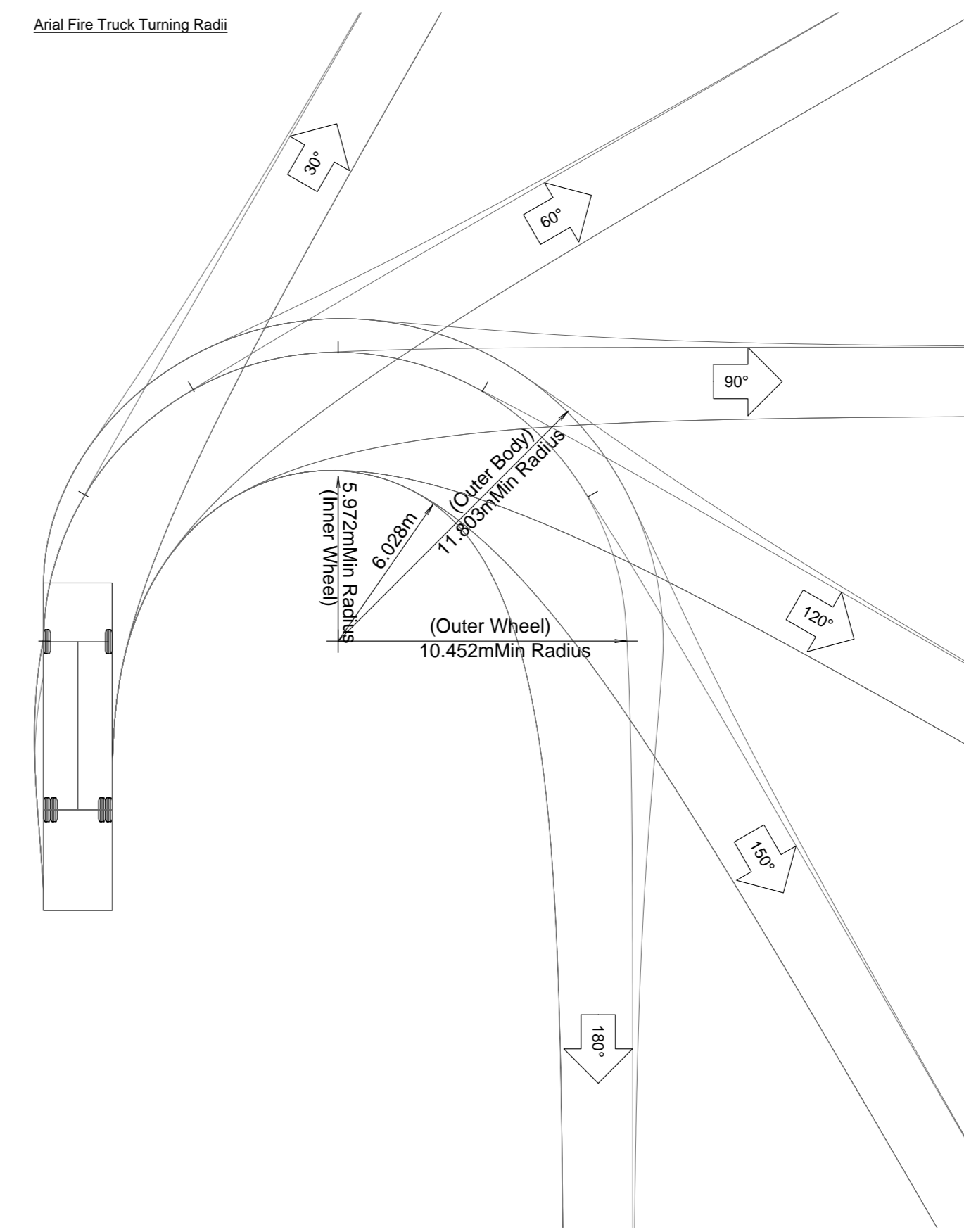
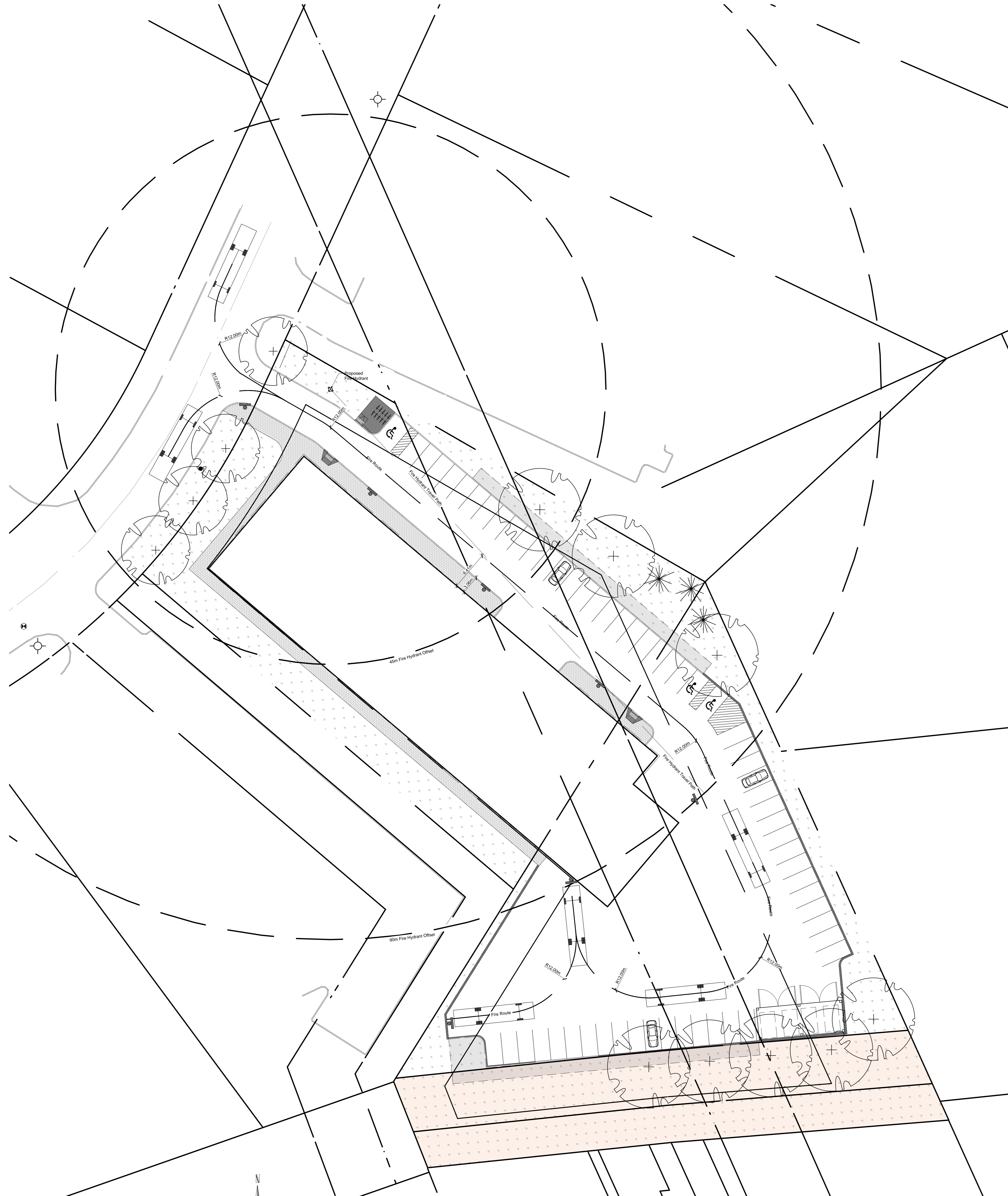
4 BIKE RACK PLAN SCALE: 1:50



5 GARBAGE PLAN SCALE: 1:100



6 GARBAGE ELEVATION SCALE: NTS

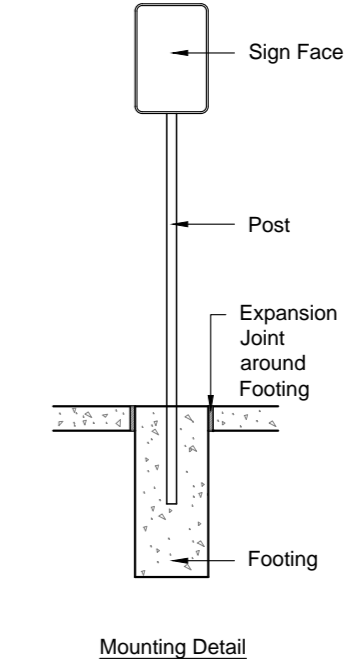
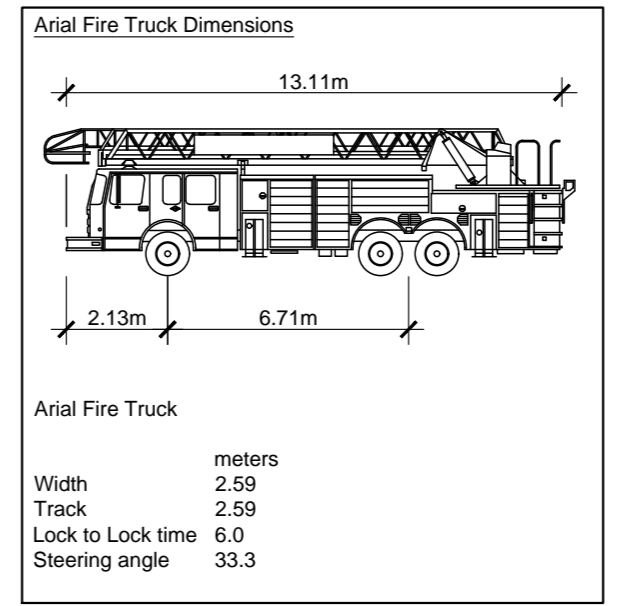


As per BYLAW 2003-499, Schedule B: Fire Routes, a sign prohibiting parking in a fire route shall:

- Be not less than 450mm in height and not less than 300mm in width.
- Bear the markings and message that the area in 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 that 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



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

ENGINEERS:

ENGINEERING | DESIGN
5430 Carleton Road | Ottawa, ON K1J 9G2
www.lrj.ca | (613) 842-3434

SURVEYORS:

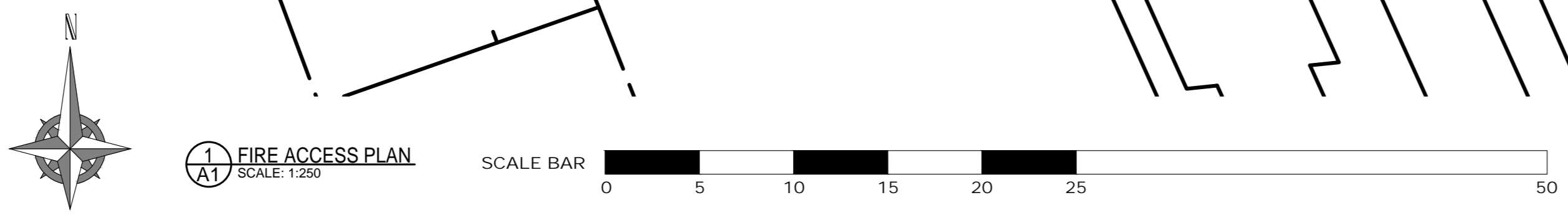
ANNIS, O'SULLIVAN, VOLLEBEK LTD.
P.O. Box 93, 25th Floor
Ottawa, Ontario, K1P 5G5
Phone: (613) 462-2881, Fax: (613) 462-2209

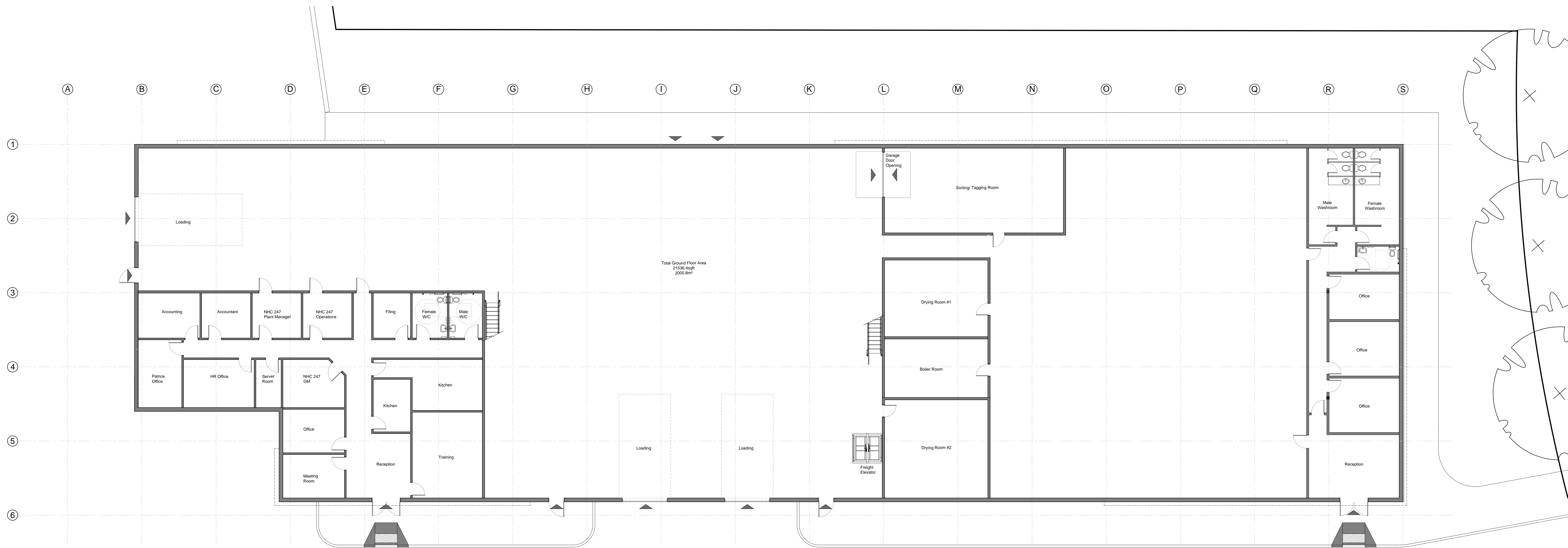
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FIRE ACCESS ROUTE

PROJECT:	DWG NO.:
2412	A1

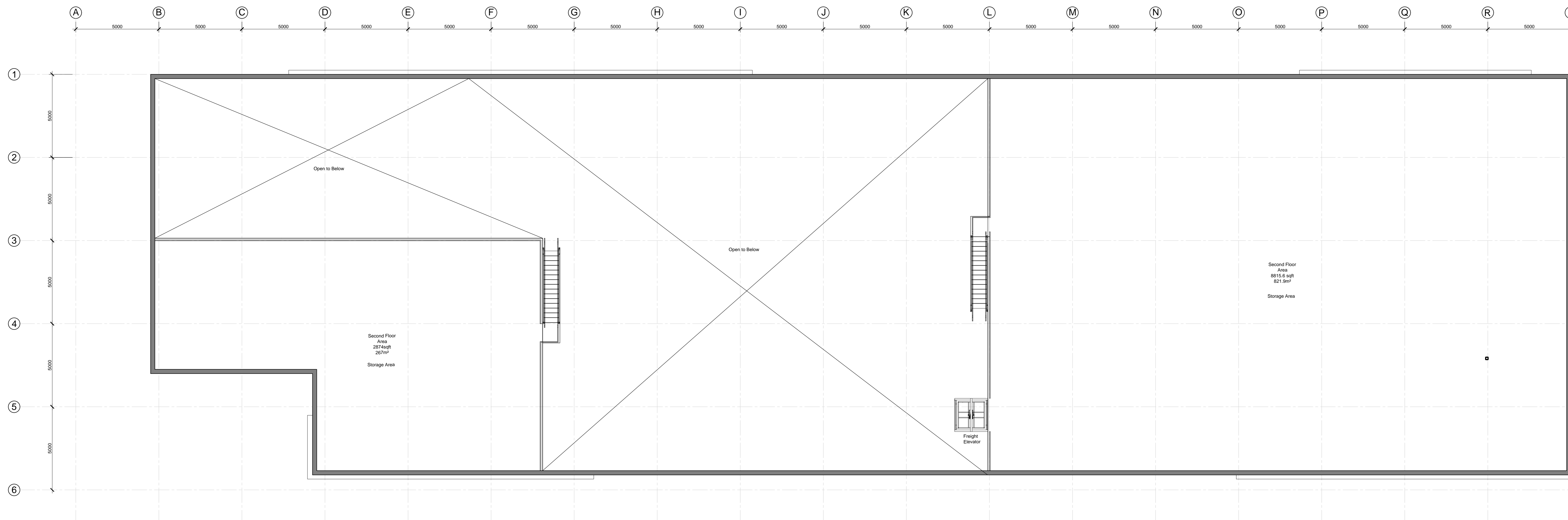
FILE NO.:
D07-12-24-0112

PLAN NO.:
16735





1 GROUND FLOOR PLAN
SCALE: 1:100



2 MEZZANINE FLOOR PLAN
SCALE: 1:100

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Phone: (613) 462-2881 Fax: (613) 462-2879

DRAWING TITLE:

FLOOR PLANS

PROJECT:

2412

DWG NO.:

A2

FILE NO.:

D07-12-24-0112

PLAN NO.:

16735



1 NORTH - EAST ELEVATION - LACOLLE WAY
SCALE: 1/15



2 NORTH - WEST ELEVATION - LACOLLE WAY
SCALE: 1/15

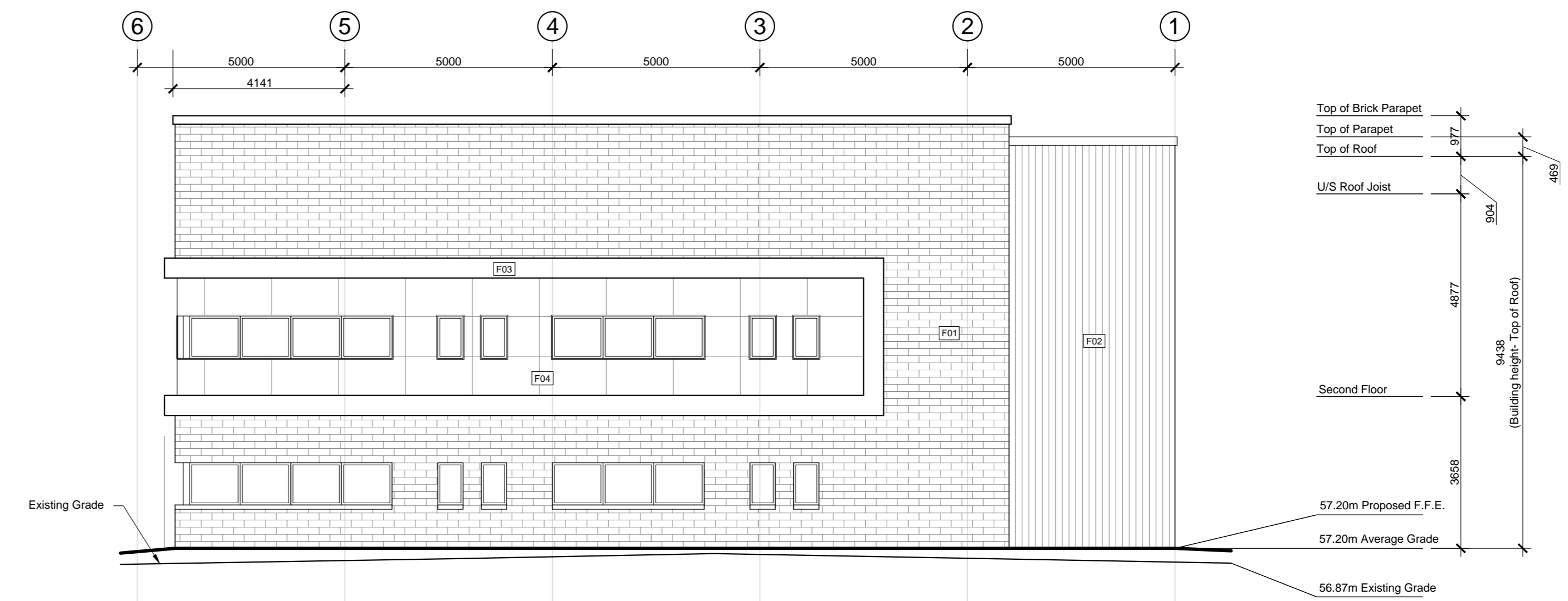


3 SOUTH - EAST ELEVATION
SCALE: 1/15

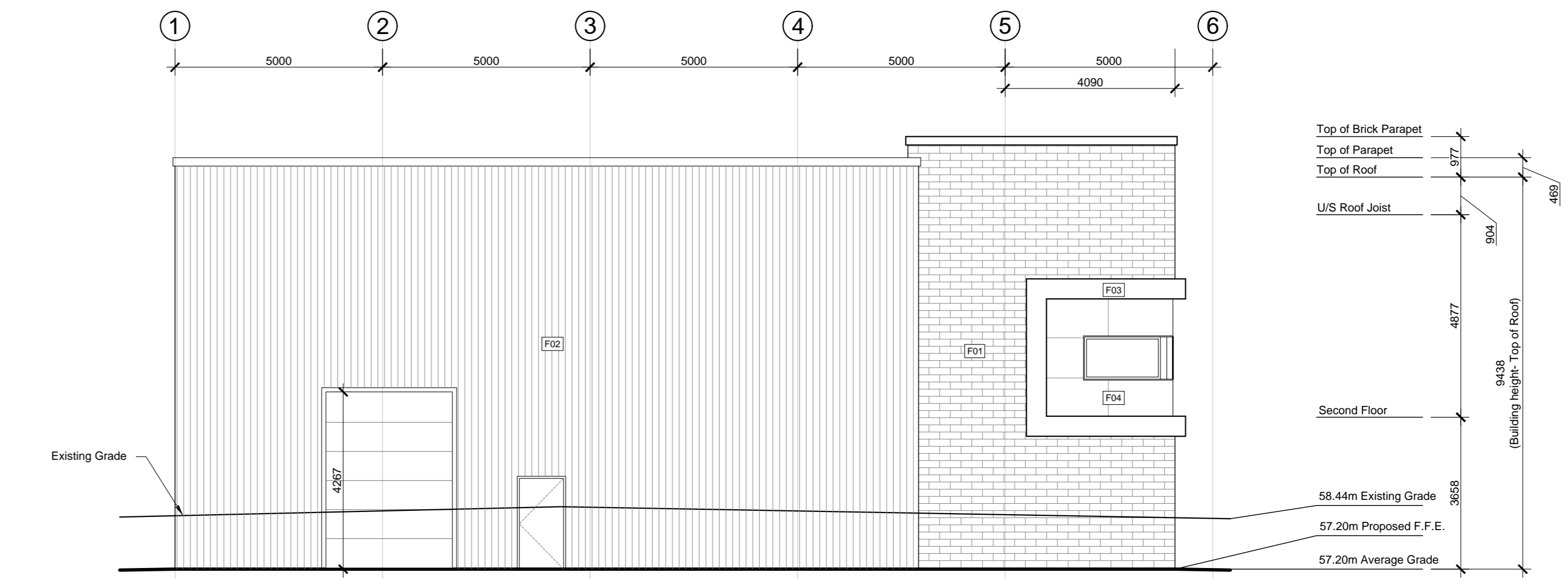


4 SOUTH - WEST ELEVATION
SCALE: 1/15

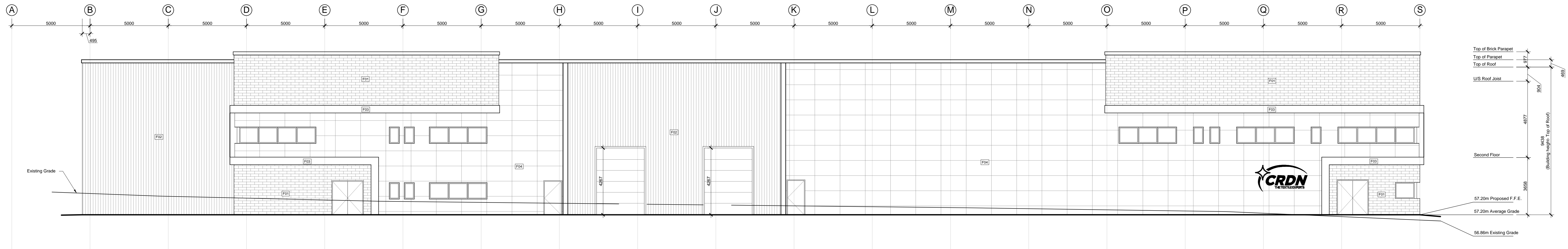
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- F02 ALUMINUM SIDING
- F03 ALUMINUM PANELS - URETHANE COATING
- F04 JAMES HARDIE FIBRE CEMENT PANELS - HARDIE PANEL



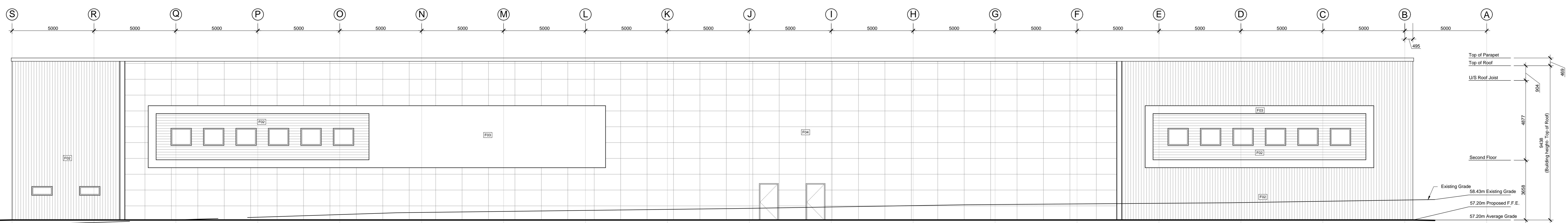
5 NORTH ELEVATION - LACOLLE WAY
SCALE: 1/100



6 SOUTH ELEVATION
SCALE: 1/100



7 EAST ELEVATION
SCALE: 1/100



8 WEST ELEVATION
SCALE: 1/100

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DRAWING TITLE:

ELEVATIONS AND PERSPECTIVES

PROJECT:	DWG NO:
2412	A3

FILE NO:
D07-12-24-0112

PLAN NO:
16735