



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 <sup>2</sup> Combustible or Noncombustible Construction

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

Mechanism	Provision	Provided
Minimum lot area	2000m <sup>2</sup>	8520m <sup>2</sup>
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	0.36
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 <sup>2</sup> Light Industrial (Area C on Schedule 1A): 0.8 per 100m <sup>2</sup>	56 Parkings and 3 Accessible Parkings: Total 59 Parkings
Required Accessible Parking	Accessible Type A (3.4m wide): 1 Accessible Type B (2.4m wide): 2	
Minimum bicycle parking	Light industrial: 1 per 1500m <sup>2</sup>	10
Minimum bicycle parking dimensions	2.6 m x 5.2m	2.6m x 5.2m
Minimum loading spaces	Light Industrial (1000 - 10000m <sup>2</sup> ): 1 Oversize (for buildings over 5000m <sup>2</sup> ): 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

GENERAL NOTES:

- Do not scale drawings.
- The contractor shall check and verify all dimensions on site and report all discrepancies to the Architect.
- All work shall comply with the Ontario Building Code and the requirements of all authorities having jurisdiction.
- This drawing is the exclusive property of Ignite Architecture Inc. copyright reserved.

Note:  
This Drawings shall be used only for the Site Plan Application, it is not to be used for Permit or Construction purposes.

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 Sign

DRAWING REVISIONS

No.	Issued for:	Date:
1	Issued for Coordination	12 Sept 2024
2	Issued for Site Plan Application	24 Sept 2024
3	Issued for Coordination	13 Nov 2024
4	Issued for Coordination	29 Nov 2024
5	Re-issued for Site Plan Application	16 Dec 2024
6	Re-issued for Site Plan Application	12 Feb 2025
7	Re-issued for Site Plan Application	26 Jun 2025
8	Issued for Coordination	25 Nov 2025
9	Updated zoning table	02 Dec 2025
10	Re-issued for Site Plan Application	02 Feb 2026
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 978, 238 Carleton Place  
Ottawa, Ontario K1V 1K2  
Phone: (613) 462-7800 Fax: (613) 462-2228

DRAWING TITLE:

SITE PLAN

PROJECT:

DWG NO:

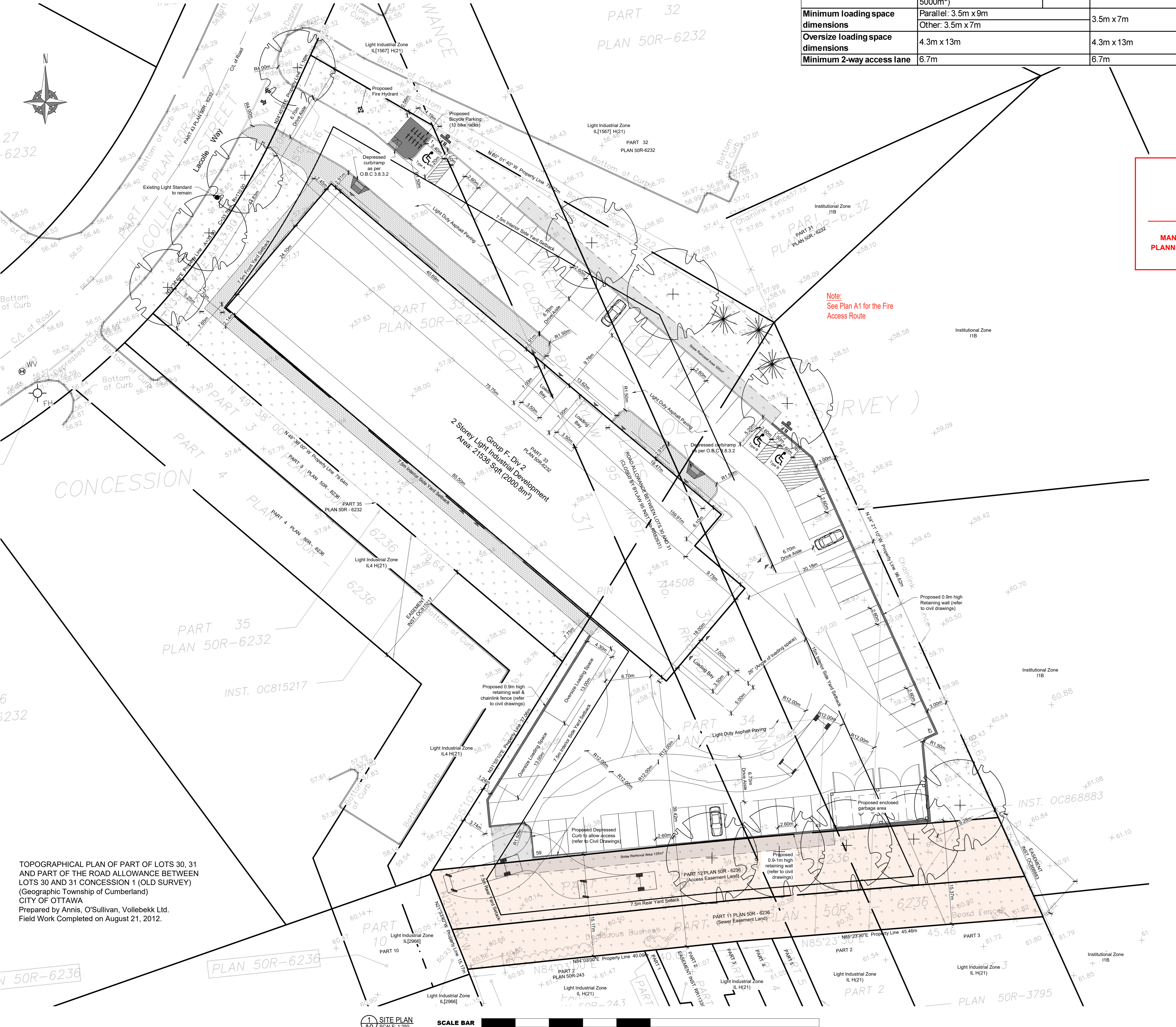
2412 A0

FILE NO:

D07-12-24-0112

PLAN NO:

16735

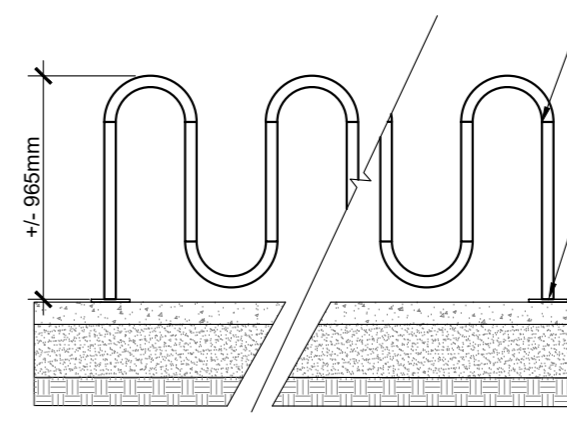
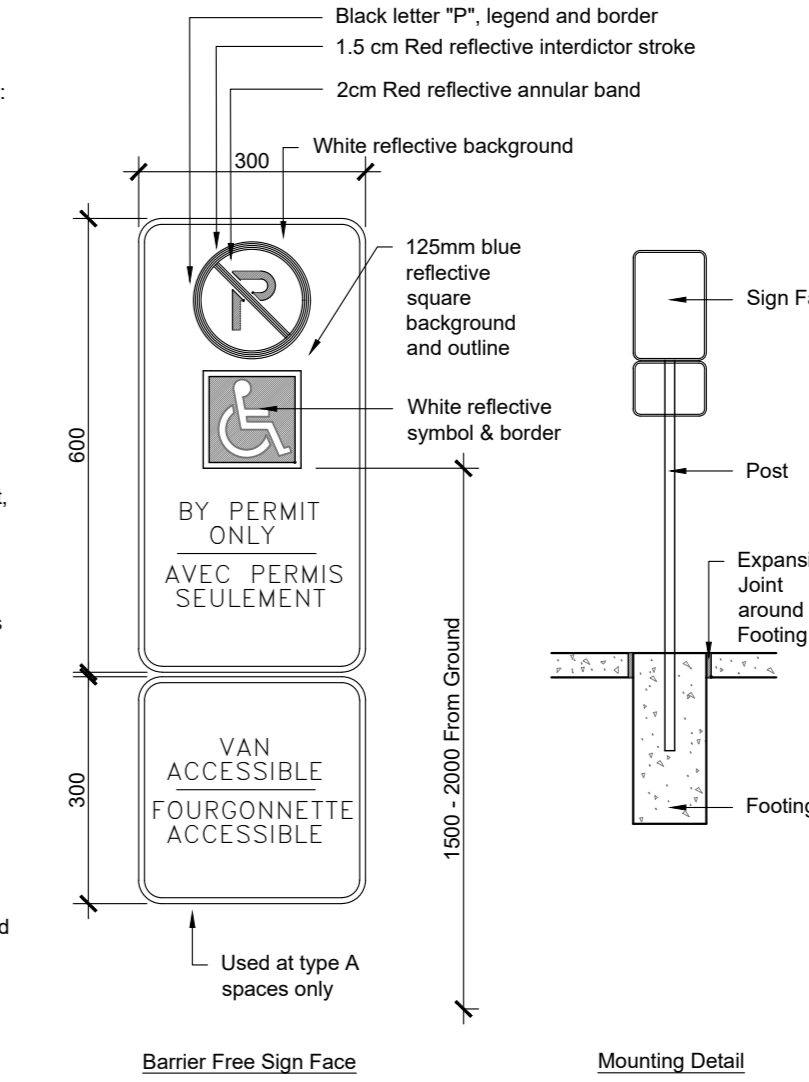


*John Sevigny*  
**JOHN SEVIGNY C.E.T.**  
MANAGER (A), DEVELOPMENT REVIEW EAST  
PLANNING, DEVELOPMENT & BUILDING SERVICES  
DEPARTMENT, CITY OF OTTAWA

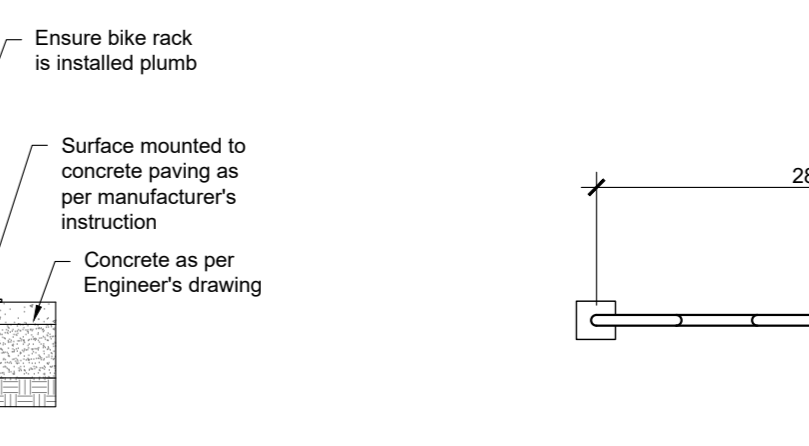
**APPROVED**  
By sevignyo at 2:42 pm, Apr 09, 2026

Note:  
See Plan A1 for the Fire  
Access Route

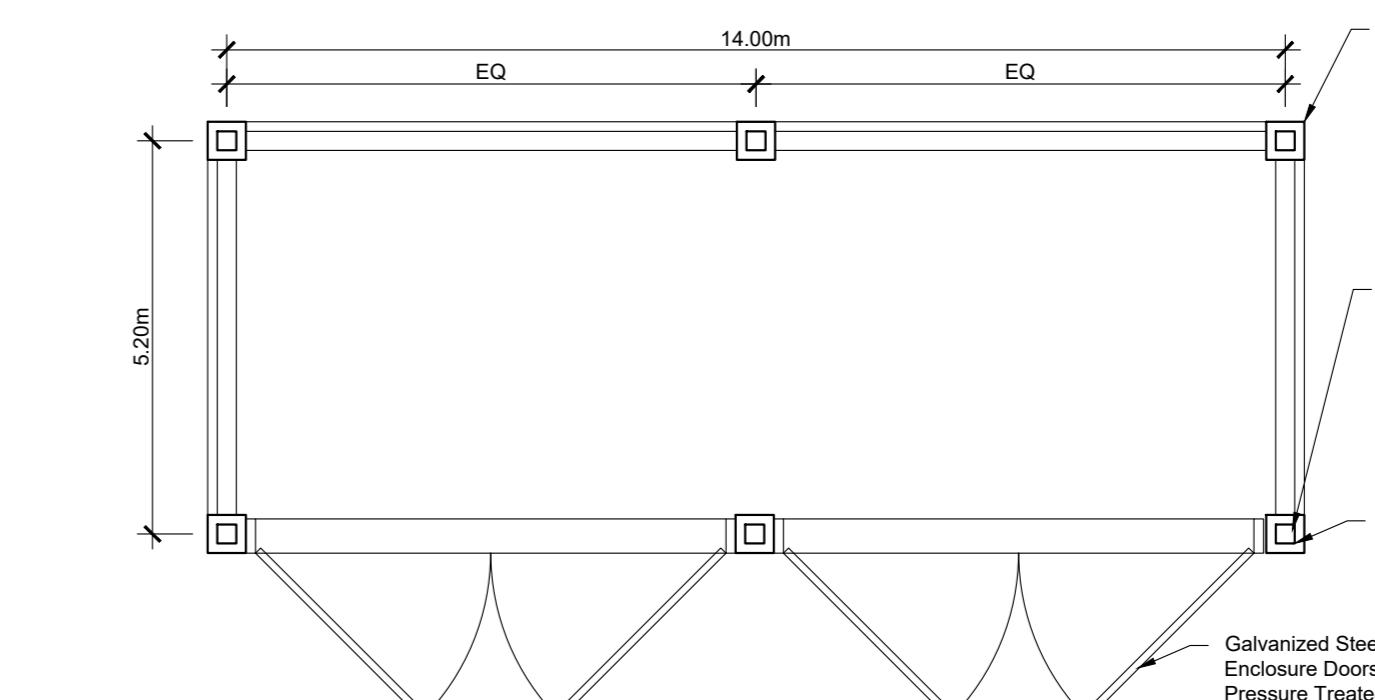
All Accessible parking stalls shall be designed by one sign per bay meeting accessibility design standards:  
- Mark with international symbol of accessibility.  
- Ensure size of 300mm wide by 300mm high (minimum).  
- Mount at height of 1500mm to 2000mm (center) (E.G. wall or post mounted) from ground floor.  
- Ensure a high tonal contrast 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" / "voiture accessible".



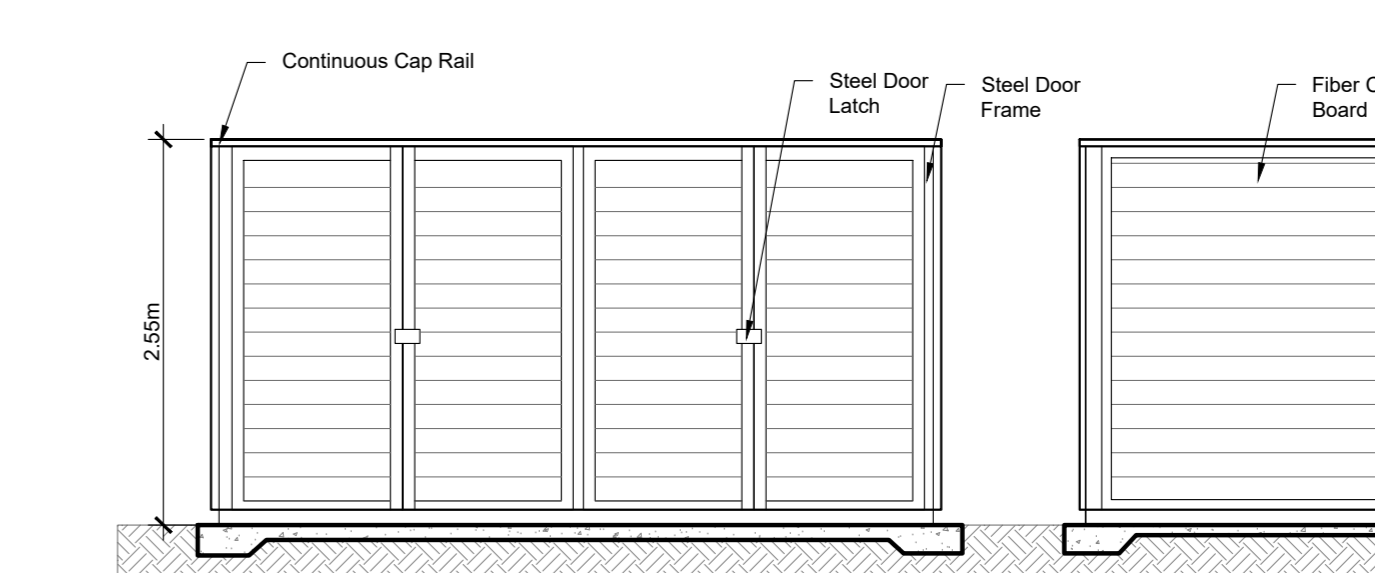
3 BIKE RACK ELEVATION SCALE: NTS



4 BIKE RACK PLAN SCALE: 1:50



5 GARBAGE PLAN SCALE: 1:100



6 GARBAGE ELEVATION SCALE: NTS

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.

PLAN 50R-6236

1 SITE PLAN SCALE: 1:250

SCALE BAR 0 5 10 15 20 25 30 35 40 45 50