



LEGEND:
 READ IN CONJUNCTION WITH SITE SERVICING, GRADING AND DRAINAGE PLAN - G1

▼ MAN DOORS	--- PROPERTY LINE
▼ OVERHEAD DOORS	--- ZONING SETBACKS
R.D. ⊙ ROOF DRAIN	○ TREE INVENTORY ZONES
← WATER FLOW	▬ GRASSED SWALES
FH ⊙ FIRE HYDRANT	⊙ WATER WELL
▨ ROCK FLOW CHECK DAM	▨ EXISTING BERM

BUILDING STATISTICS:

Building Footprint: (Existing 1282.5 + New 1500)	2 782.5 SQ.M (29 950.6 SQ.FT)
Existing Mezzanine:	216 SQ.M (2 325 SQ.FT)
Gross Building Area: (Existing 1498.5 + New 1500)	2 998.8 SQ.M (32 278.8 SQ.FT)
Parking & Loading Dock Areas:	4 010 SQ.M (43 63 SQ.FT)

BUILDING USE & CLASSIFICATION:

No of Storeys:	1
Major Occupancy:	(Retail) Group E (30%) & (Warehouse) Group F, Division 2 (70%)
Sprinklered:	No
Building Construction Classification:	3.2.2.71

BUILDING DESCRIPTION:
 Ground Level - Warehouse / Retail Store

SITE STATISTICS:

PLAYVALUE TOYS
 130 DAVID MANCHESTER ROAD

ZONING: RG - Rural General Industrial
 Lot Area: 16 470 SQ.M (177 281 SQ.FT)

Building Footprint: (Existing 1282.5sm + New 1500sm)	2 782.5 SQ.M (29 950.6 SQ.FT)
Ground Floor: (Existing 1282.5sm + New 1500sm)	2 782.5 SQ.M (29 950.6 SQ.FT)
Existing Mezzanine:	216SQ.M (2 325 SQ.FT)
Total Gross Floor Area: (Existing 1498.5sm + New 1500sm)	2 998.8 SQ.M (32 278.8 SQ.FT)

SETBACKS:

	REQUIRED	PROVIDED
Front Yard -	15.0 M	15.0 M
Rear Yard -	15.0 M	15.0 M
Corner Side Yard -	12.0 M	12.0 M
Side Yard -	8.0 M	8.0 M

LANDSCAPED AREAS:
 Minimum Width of Landscaped area: Outside storage must be screened from residential uses or zones and public streets by an opaque screen at least 1.8m in height from finished grade. (white cedar hedge proposed) (30% of existing native significant trees proposed to be maintained)

APPROVED
 By Sarah McCormick at 4:03 pm, Apr 17, 2026

Sarah McCormick

SARAH MCCORMICK
 PLANNER III
 PLANNING, DEVELOPMENT AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

BUILDING HEIGHT:

Permitted:	15.0 M
Proposed:	9.42 M

LOT COVERAGE:
 RG Zone Regulations = 50% max. lot coverage

Proposed Coverage Calculation:
 1 282.5 sq.m (Existing Building Area) +
 1 500 sq.m (Expansion Building Area)
 x 100% divide by 16 470 sq.m (Lot Area) = 16.9%

PARKING REQUIRED:
 Industrial Use Required Parking (Warehouse):
 (0.8 per 100sq.m, g.f.a) (70%) 2140sq.m Total Warehouse
 Retail Use Required Parking: (3.4 per 100sq.m, g.f.a) (30%)
 640sq.m Total Retail 40 spaces required
 51 spaces provided
 with 2 handicapped spaces provided

GENERAL INFORMATION:

SURVEY INFORMATION SHOWN ON SITE PLAN ABSTRACTED FROM: TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOTS 1 & 2, CONCESSION 4, GEOGRAPHIC TOWNSHIP OF HUNTLEY FORMERLY FORMERLY TOWNSHIP OF WEST CARLETON, NOW CITY OF OTTAWA, BY: ANNIS O'SULLIVAN, VOLLEBEKK LTD, SEPTEMBER 2, 2020.

playvalue TOYS

RICKSON OUTHET ARCHITECT

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 Ottawa - Ontario - K1N 6G6
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4	REVISED PERMIT	APR 17 26
3	REVISED PERMIT	MAR 30 26
2	PERMIT / ISSUED FOR PRICING	MAY 19 22
1	SITE PLAN CONTROL RESPONSE #2	AUG 27 21
revision		date

$\frac{A}{C}$	A detail no. no. du d?tail	$\frac{A}{BC}$
	B location drawing no. no. de localisation	
	C drawing no. no. du dessin	

project: **PLAYVALUE TOYS**

130 DAVID MANCHESTER ROAD

drawing: **SITE PLAN**

designed	J.G.	conçu
date	APRIL 27 2020	
drawn	J.G.	dessiné
date	APRIL 20 20	
revised	R.O	révisé
date	APRIL 22 2020	
approved	R.O	approuvé
date	APRIL 27 20	
tender	R.O	soumission
date	TBD	
project no.		no. du projet
	2020-06	
drawing no.		no. du dessin
	A-0A	

D07-12-25-0177

Plan 16664