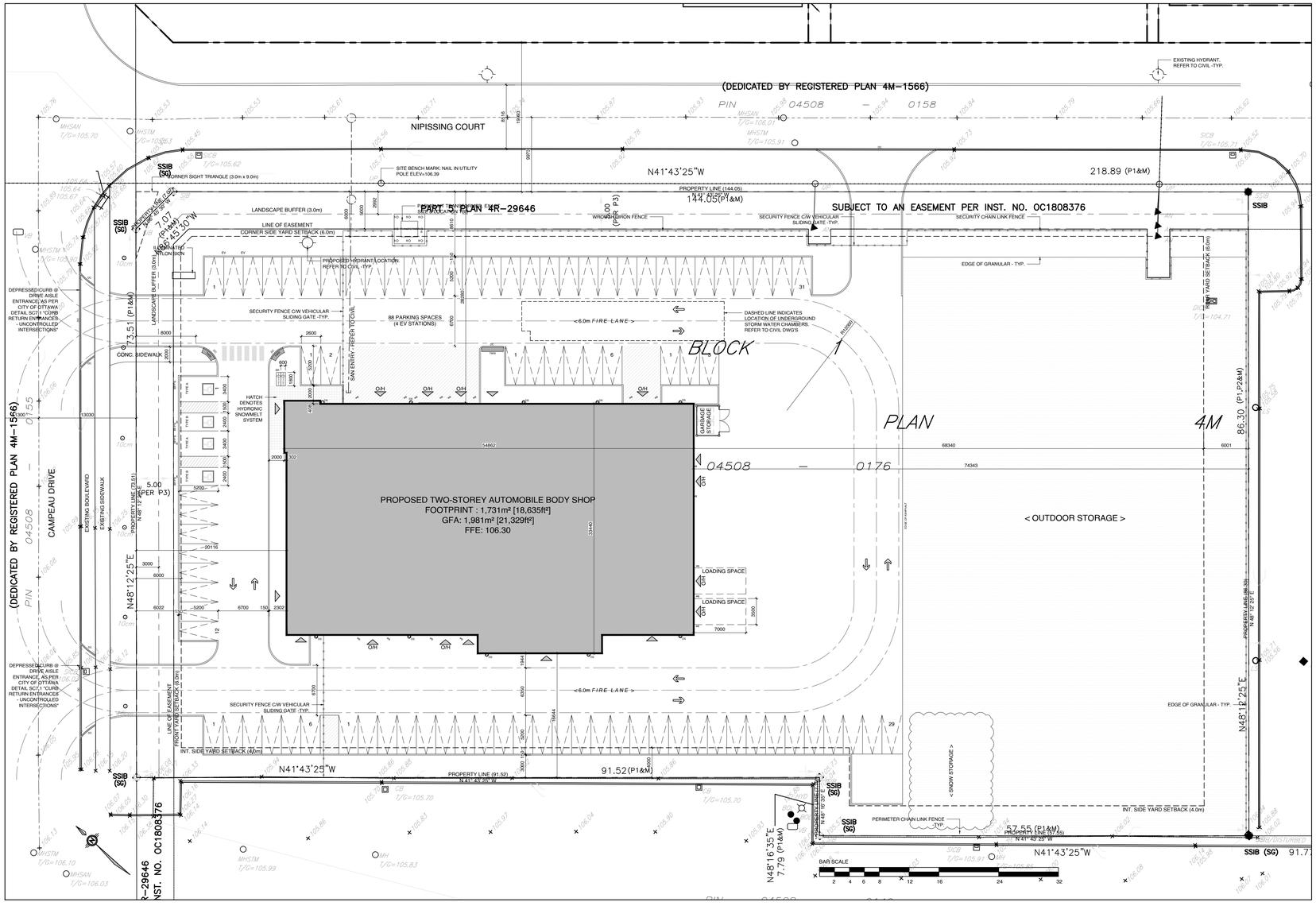
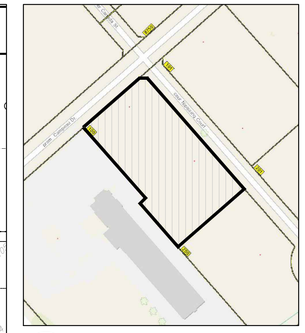


01 A1.0 SITE PLAN
SCALE: 1:300



02 A1.0 KEY PLAN
SCALE: N.T.S.

PROPERTY LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY
BLOCK 1
REGISTERED PLAN 4M-1642

CITY OF OTTAWA

PREPARED BY STANTEC GEOMATICS LTD.
DATED AUGUST 1, 2025

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	1,731m²	18,635ft²
GROSS FLOOR AREA:		
AUTOMOTIVE BODY SHOP	1,487.6m²	16,015ft²
OFFICE	243.4m²	2620ft²
SECOND FLOOR	250m²	2,694ft²
TOTAL	1,981m²	21,329ft²

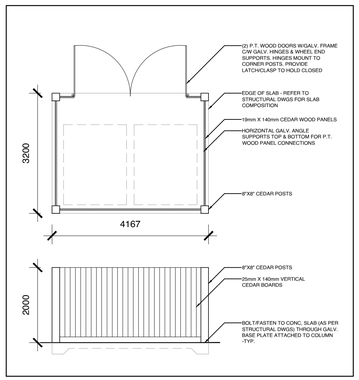
PROJECT ZONING REVIEW/STATISTICS

MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	100 NIPISSING COURT, OTTAWA, ON.
REGISTERED OWNER:	ZENA INVESTMENT CORPORATION
LOT AREA:	12,138m²
ZONING ANALYSIS OTTAWA ZONE:	IP13 [2166]-h
PROPOSED USE:	2 STOREY AUTOMOBILE BODY SHOP

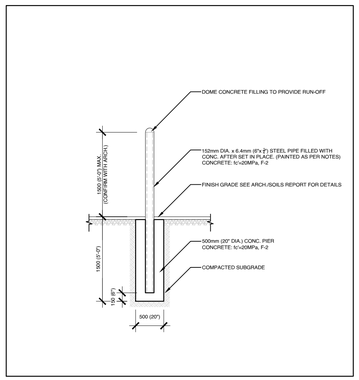
ZONING MECHANISM (IP13 [2166]-H)	REQUIRED	PROVIDED
MINIMUM LOT AREA	750m²	12,138.1m²
MAXIMUM BUILDING HEIGHT	22.0m	8.64m
MINIMUM FRONT YARD SETBACK	6.0m	19.8m
MINIMUM REAR YARD SETBACK	6.0m	74.6m
MINIMUM INTERIOR YARD SETBACK	4.0m	17.0m
MINIMUM CORNER YARD SETBACK	6.0m	28.0m
MAXIMUM LOT COVERAGE	55%	14.2%
MAXIMUM FLOOR SPACE INDEX	2	0.16
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	AUTOMOBILE BODY SHOP: 3 PER SERVICE BAY = 39 PARKING SPACES	
	REGULAR SPACES (NEW)	85 SPACES
	ACCESSIBLE SPACE (TYPE A) = 2 REQUIRED	2 SPACE
	ACCESSIBLE SPACE (TYPE B) = 2 REQUIRED	2 SPACE
	TOTAL	89 SPACES
BICYCLE PARKING REQUIRED	AUTOMOBILE BODY SHOP - 1 PER 1,500m² GFA = 1 SPACE	2 SPACES
MINIMUM AISLE WIDTH	PARKING LOT: 6.7m	6.7m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
PROVIDED LOADING	1 SPACE PER 1000-1999m²	2
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 3.0m DOUBLE TRAFFIC LANE - 6.0m	DOUBLE TRAFFIC LANE - 6.7m
MINIMUM WIDTH OF LOADING SPACE	3.5m	3.5m
MINIMUM LENGTH OF LOADING SPACE	7m	7m
MINIMUM VERTICAL CLEARANCE OF LOADING SPACE	4.2m	N/A
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m	N/A
	MIN. SETBACK FROM ANY LOT LINE: 3.0m	17.0m
	SCREENING MIN. HEIGHT: 2.0m	2.0m

SITE PLAN NOTES	
NOTE#	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)SSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)OHW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES. SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION
BFPS	PROVIDE VERTICALLY-MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BF PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE/ FOURGONNETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP., - REFER TO CIVIL
RSL	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEEPING TILE STORM LINE - REFER TO CIVIL
DS	DOWNSPOUT

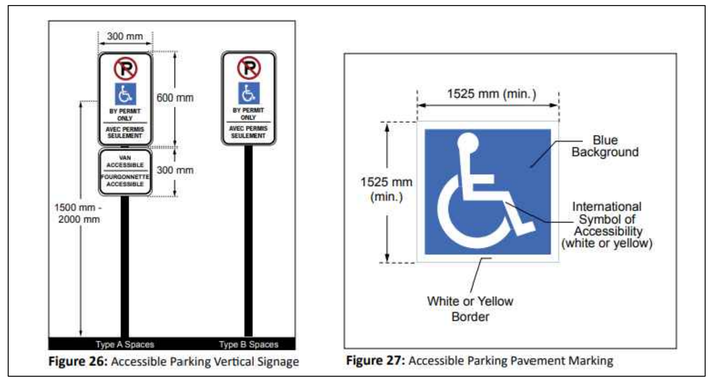
SITE PLAN SYMBOLS	
OH	NEW OVERHEAD DOOR
	NEW DOOR / ENTRANCE
	BICYCLE PARKING SPACE (1.8Mx0.6M)
	NO PARKING LINES
#	PARKING STALL COUNT PER ROW
S#	NEW SIGN, REFER TO SIGN LEGEND
S1	FIRE ROUTE SIGN
SL	STREET LIGHT
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
V	VISITOR PARKING
	TWO WAY TRAFFIC
	DEPRESSED CURB (DC)
	TACTILE WALKING SURFACE INDICATORS (TWSI)
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	SECURITY FENCE
	NEW CONSTRUCTION
	EXISTING BUILDINGS
	SOFT LANDSCAPING
	CONCRETE SIDEWALK
A	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGs
	DOWNSPOUT CONNECTING TO UNDERGROUND STORM, AS PER CIVIL DWG'S



02 A1.0 GARBAGE ENCLOSURE
SCALE: 1:75



03 A1.0 TYPICAL BOLLARD @ GRADE DETAIL
SCALE: 1:50



04 A1.0 ACCESSIBLE PARKING SIGNAGE DETAIL
SCALE: NTS

Myers Automotive Group

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3. DO NOT SCALE DRAWINGS.
4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — BRANDON G. LAWRENCE LICENCE 9092

NORTH ARROW: N

No.	DATE	REVISION
16	2026.03.16	ISSUED FOR SPC RESPONSE 01
15	2026.01.08	RE-ISSUED FOR SPA
14	2025.12.19	ISSUED FOR COORDINATION
13	2025.11.14	ISSUED FOR SPA
12	2025.11.12	ISSUED FOR REVIEW
11	2025.10.30	ISSUED FOR REVIEW
10	2025.10.29	ISSUED FOR COORDINATION
09	2025.09.18	ISSUED FOR REVIEW
08	2025.08.14	ISSUED FOR COORDINATION
07	2025.07.22	ISSUED FOR COORDINATION
06	2025.07.15	ISSUED FOR REVIEW
05	2025.06.30	ISSUED FOR REVIEW
04	2025.06.19	ISSUED FOR REVIEW
03	2025.06.09	ISSUED FOR PRE-CONSULTATION
02	2025.05.23	ISSUED FOR PRE-CONSULTATION
01	2025.05.22	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
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K2E 8B7
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E: INFO@LAWRENCEARC.COM

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PROJECT:
MYERS AUTOMOTIVE - BODY SHOP
100 NIPISSING COURT, OTTAWA, ON.

SHEET TITLE:
SITE PLAN
GENERAL NOTES

DRAWN BY: B.L.
CHECKED BY: L.A.
PLOT DATE: 2026.03.16
JOB NUMBER: LA-1152-25
SCALE: AS SHOWN
SHEET NUMBER: A1.0

19402

D07-12-25-0152