

APPROVED
By wildmange at 9:41 pm, Jun 04, 2026

G. Wildman
GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

CONCRETE PAD FOR THE NEW GENERATOR. SEE ELECTRICAL DWGS. CONCRETE PAD DIMENSIONS MUST BE CONFIRMED WITH THE ELECTRICAL TEAM

PROPERTY LINE

ELECTRICAL SUBSTATION BOUNDARY BY OTHERS



SERVICES D'INFRASTRUCTURE
DIRECTION DE CONCEPTION ET DE CONSTRUCTION

FOR / POUR
Client - Department

Infrastructure and Water Services Department
Design & Construction

CONSULTANT



PRIME:
AECOM Canada Architects Ltd.
50 Sportsworld Crossing Road, Suite 290
Kitchener, Ontario, N2P 0A4



SUBCONSULTANT:
GRC ARCHITECTS INC.
47 Clarence Street, Suite 401
Ottawa, Ontario, K1N 9K1

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED.
WITH THE SOLE EXCEPTION OF THE BENCHMARKS SPECIFICALLY DESCRIBED FOR THIS PROJECT, NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

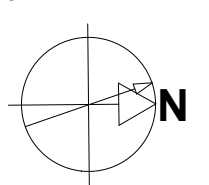
NUMBER	DATE (Y/M/D)	INITIALS
8	2025/11/14	H.G.
7	2025/06/19	L.G.
6	2025/06/15	L.G.
5	2025/06/18	L.G.
4	2025/04/15	L.G.
3	2025/01/09	L.G.
2	2024/09/27	G.D.

DESIGNED BY / CONCU PAR
H.Q.R.

CHECKED BY / VÉRIFIÉ PAR
N.D.

DRAWN BY / DÉSSINÉ PAR
L.G.

SCALE / ÉCHELLE
1 : 500



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ARCHITECT / ARCHITECTE
CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL
CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT
OTC ZEB-New Garage

1500 St. Laurent Blvd
Ottawa, ON K1G 0Z8

OTTAWA, ONTARIO

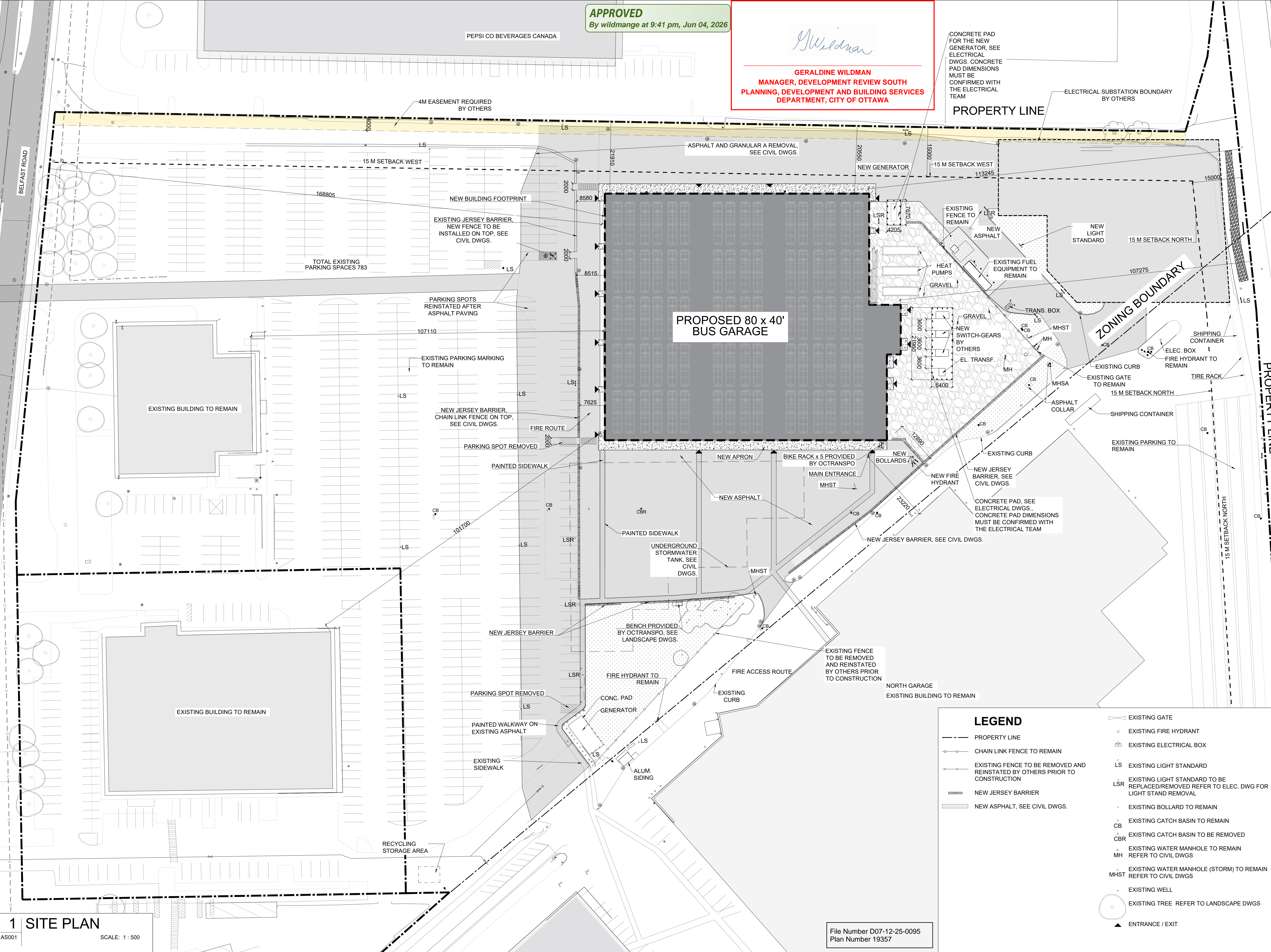
DRAWING / DESSIN
SITE PLAN PROPOSED

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ
BUILDING NUMBER / NUMÉRO DU BÂTIMENT
SHEET NO. / FEUILLE NO.

OMF1

CITY PROJECT NO. /
NUMÉRO DE PROJET
CONS. PROJECT NO. /
NUMÉRO DE PROJET
60716350

AS101



PROPOSED 80 x 40' BUS GARAGE

LEGEND

- PROPERTY LINE
- - - CHAIN LINK FENCE TO REMAIN
- - - EXISTING FENCE TO BE REMOVED AND REINSTATED BY OTHERS PRIOR TO CONSTRUCTION
- ▬ NEW JERSEY BARRIER
- ▬ NEW ASPHALT, SEE CIVIL DWGS.
- ◻ EXISTING GATE
- ◻ EXISTING FIRE HYDRANT
- ◻ EXISTING ELECTRICAL BOX
- LS EXISTING LIGHT STANDARD
- LSR EXISTING LIGHT STANDARD TO BE REPLACED/REMOVED REFER TO ELEC. DWG FOR LIGHT STAND REMOVAL
- ◊ EXISTING BOLLARD TO REMAIN
- CB EXISTING CATCH BASIN TO REMAIN
- CBR EXISTING CATCH BASIN TO BE REMOVED
- MH EXISTING WATER MANHOLE TO REMAIN REFER TO CIVIL DWGS
- MHST EXISTING WATER MANHOLE (STORM) TO REMAIN REFER TO CIVIL DWGS
- ◊ EXISTING WELL
- ◊ EXISTING TREE REFER TO LANDSCAPE DWGS
- ▲ ENTRANCE / EXIT

1 SITE PLAN
AS001
SCALE: 1 : 500

File Number D07-12-25-0095
Plan Number 19357

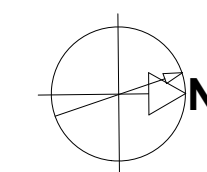
ARCH D 24" x 36"

NOTE: IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO INFORM THEMSELVES OF THE EXACT LOCATION OF, AND ASSUME ALL LIABILITY FOR DAMAGE TO ALL UTILITIES, SERVICES AND STRUCTURES WHETHER ABOVE GROUND OR BELOW GRADE BEFORE COMMENCING THE WORK. SUCH INFORMATION IS NOT NECESSARILY SHOWN ON THE DRAWING, AND WHERE SHOWN, THE ACCURACY CANNOT BE GUARANTEED WITH THE SOLE EXCEPTION OF THE BENCHMARKS SPECIFICALLY DESCRIBED FOR THIS PROJECT. NO ELEVATION INDICATED OR ASSUMED HEREON IS TO BE USED AS A REFERENCE ELEVATION FOR ANY PURPOSE.

Table with 4 columns: NUMBER, MILESTONE/FAT SALLANT, DATE (Y/M/D), INITIALS. Rows 1-8 detailing project milestones.

DESIGNED BY / CONCEPTEUR H.Q.R. CHECKED BY / VERIFIEUR N.D.

DRAWN BY / DESSINEUR L.G. SCALE / ECHELLE 1 : 500



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ARCHITECT / ARCHITECTE CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

OTC ZEB-New Garage

1500 St. Laurent Blvd Ottawa, ON K1G 0Z8

OTTAWA, ONTARIO

DRAWING / DESSIN

SITE PLAN PROPOSED

BUSINESS ENTITY / NUMERO DE L'ENTITE BUILDING NUMBER / NUMERO DU BATIMENT

OMF1

CITY PROJECT NO. / NUMERO DE PROJET 60716350

SHEET NO. / FEUILLE NO.

AS101-a

PROPOSED 80 x 40' BUS GARAGE

Geraldine Wildman MANAGER, DEVELOPMENT REVIEW SOUTH PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT, CITY OF OTTAWA

APPROVED By wildmange at 9:41 pm, Jun 04, 2026

LEGEND: PROPERTY LINE, CHAIN LINK FENCE TO REMAIN, EXISTING FENCE TO BE REMOVED AND REINSTATED BY OTHERS PRIOR TO CONSTRUCTION, NEW JERSEY BARRIER, NEW ASPHALT, SEE CIVIL DWGS., EXISTING GATE, EXISTING FIRE HYDRANT, EXISTING ELECTRICAL BOX, EXISTING LIGHT STANDARD, EXISTING LIGHT STANDARD TO BE REPLACED/REMOVED REFER TO ELEC. DWG FOR LIGHT STAND REMOVAL, EXISTING BOLLARD TO REMAIN, EXISTING CATCH BASIN TO BE REMOVED, EXISTING WATER MANHOLE TO REMAIN REFER TO CIVIL DWGS, EXISTING WATER MANHOLE (STORM) TO REMAIN REFER TO CIVIL DWGS, EXISTING WELL, EXISTING TREE REFER TO LANDSCAPE DWGS, ENTRANCE / EXIT, NEW SIGN

1 SITE PLAN AS001-C SCALE: 1 : 250

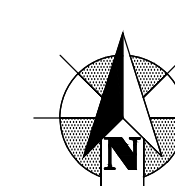
File Number D07-12-25-0095 Plan Number 19357

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NUMBER	DESCRIPTION	DATE (Y/M/D)	INITIALS
8	ISSUED FOR 100% CONTRACT DOCUMENTATION/TENDER	2025/11/14	H.G.
7	ISSUED FOR BUILDING PERMIT	2025/08/19	LG
6	ISSUED FOR 90% CONTRACT DOCUMENTATION	2025/05/15	LG
5	ISSUED FOR SPC	2025/05/15	LG
4	ISSUED FOR 60% CONTRACT DOCUMENTATION	2025/04/15	LG
3	ISSUED FOR 100% DESIGN DEVELOPMENT / 35% CONTRACT DOCUMENTATION	2025/01/09	LG
2	RESUBMISSION FOR SCHEMATIC DESIGN	2024/09/27	GD

DESIGNED BY / CONÇU PAR: H.Q.R. CHECKED BY / VÉRIFIÉ PAR: N.D.

DRAWN BY / DÉSSINÉ PAR: L.G. SCALE / ÉCHELLE: 1 : 1500



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CE DESSIN CONSTITUE LA PROPRIÉTÉ DE LA VILLE D'OTTAWA ET TOUT DROIT D'AUTEUR EST RÉSERVÉ. LES DIMENSIONS UTILISÉES SONT À DES FINS D'ESTIMATION SEULEMENT. IL INCOMBE À CHAQUE ENTREPRENEUR, SOUS-CONTRACTANT OU CONSULTANT DE VÉRIFIER TOUTES LES DIMENSIONS ET LES CONDITIONS SUR LE CHANTIER. VEUILLEZ INFORMER LE PROPRIÉTAIRE DE TOUTE ERREUR OU OMISSION AVANT D'ENTAMER LES TRAVAUX. NE DRESSÉZ PAS LES PLANS À L'ÉCHELLE.

ARCHITECT / ARCHITECTE: CONSULTANT / EXPERT-CONSEIL

CONSULTANT / EXPERT-CONSEIL: CONSULTANT / EXPERT-CONSEIL

PROJECT / LOCATION / PROJET / ENDROIT

OTC ZEB-New Garage

1500 St. Laurent Blvd
Ottawa, ON K1G 0Z8

OTTAWA, ONTARIO

DRAWING / DESSIN

SITE PLAN - CONTEXT PLAN

BUSINESS ENTITY / NUMÉRO DE L'ENTITÉ

OMF1

CITY PROJECT NO. / NUMÉRO DE PROJET

60716350

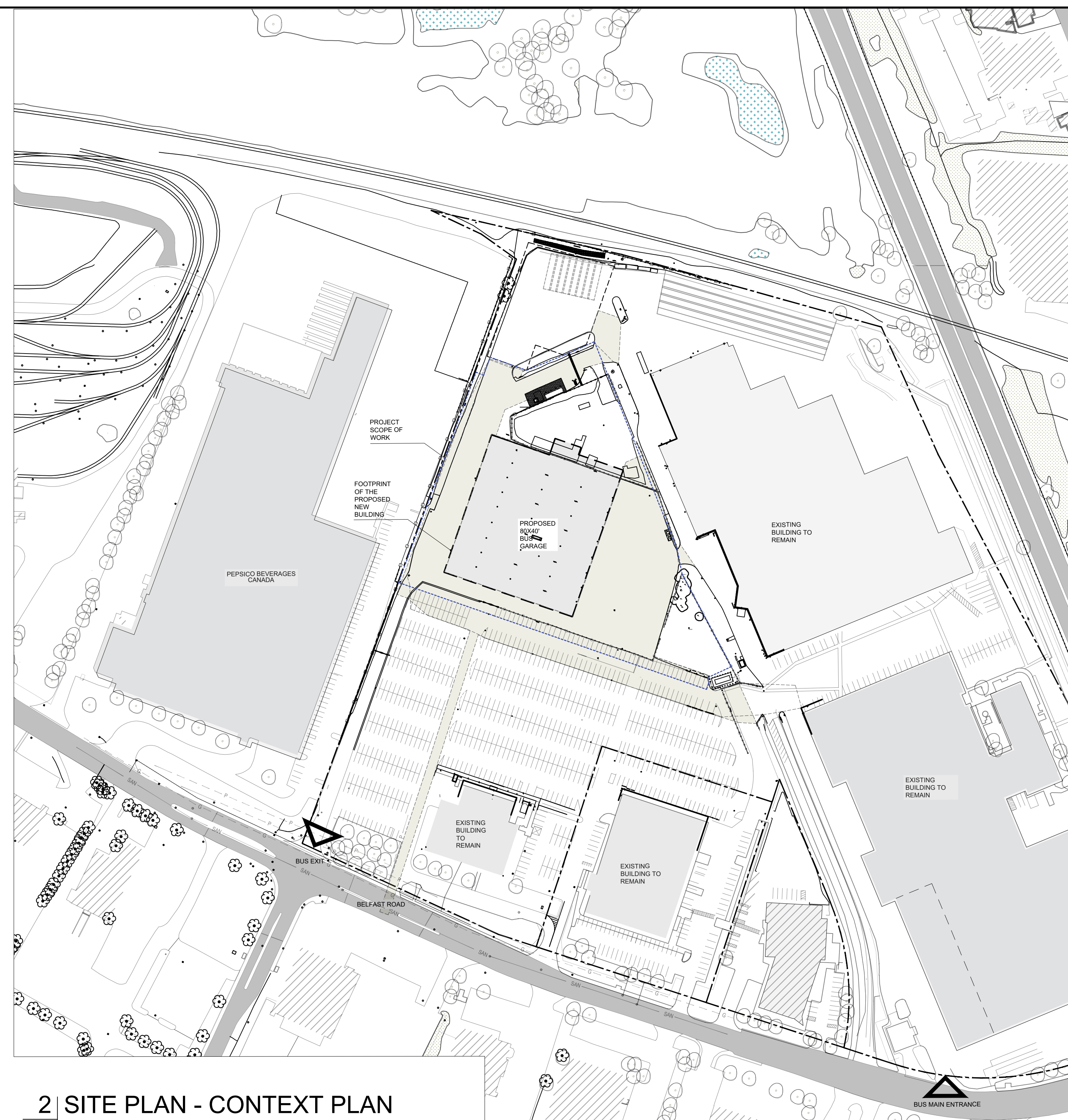
SHEET NO. / FEUILLE NO.

AS102

SITE DEVELOPMENT STATISTICS			
SITE ADDRESS: OTC ZEB-NEW GARAGE, 1500 ST. LAURENT BLVD, OTTAWA, ON K1G 0Z8			
CITY OF OTTAWA: ZONING BYLAW IG3			
PROPOSED ZONING	INDUSTRIAL ZONES		
EXISTING ZONING	INDUSTRIAL ZONES		
LEGAL DESCRIPTION	REQUIRED	PROVIDED (from property line)	
FRONT YARD SETBACK (SOUTH)	3m	168.80m	
SIDE YARD SETBACK (EAST)	15m	NA	
SIDE YARD SETBACK (WEST)	15m	20.55m	
REAR YARD SETBACK (NORTH)	15m	107.26m	
BUILDING HEIGHT	22m	8.51m	
LOT FRONTAGE	141m+150m		
LOT DEPTH	376.465 m		
LOT AREA	135,720 m2		
FLOOR AREA RATIO	AREA	COVERAGE	
HARDSCAPE AREA - EXISTING	75,236	55.43%	
HARDSCAPE AREA - NEW	1030	0.75%	
LANDSCAPED AREA - EXISTING	11181	8.23%	
LANDSCAPED AREA - NEW	0	0%	
BUILDING AREA	6,308.60	4.64%	
GROSS FLOOR AREA	6,970	5.13%	
PARKING	REQUIRED	PROVIDED	
BARRIER FREE	SPACES	STALL LENGTH	
		length of 5.2 m	
		STALL WIDTH	
		"Type A" width of 3.4m	
		"Type B" width of 2.4m	
STANDARD	SPACES	0.75 / 100 m2 of GFA	
		STALL LENGTH	
		5.2m	
		STALL WIDTH	
		2.6m	
		6.7m	
AISLE WIDTH - TOTAL NUMBER OF NEW PARKING	EXISTING	PROVIDED	
0.75 per 100 m2 of gross floor area	783	783 - 2 = 781	
SHORT TERM BICYCLING PARKING - NEW	-	-	
1 per 1500 m2 of gross floor area	-	-	
NEW LOADING SPACES TOTAL	1	0	
1 for 10,000-10,000 m2 2 for 10,000-25,000 m2			

1 | SITE DEVELOPMENT STATISTICS

AS103



2 | SITE PLAN - CONTEXT PLAN

AS103

SCALE: 1 : 1500

G. Wildman

GERALDINE WILDMAN
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By wildmange at 9:41 pm, Jun 04, 2026

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