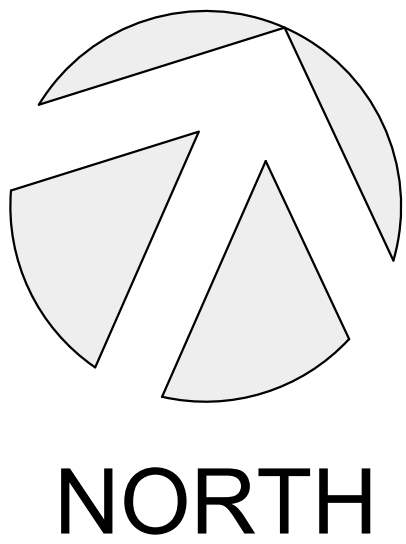
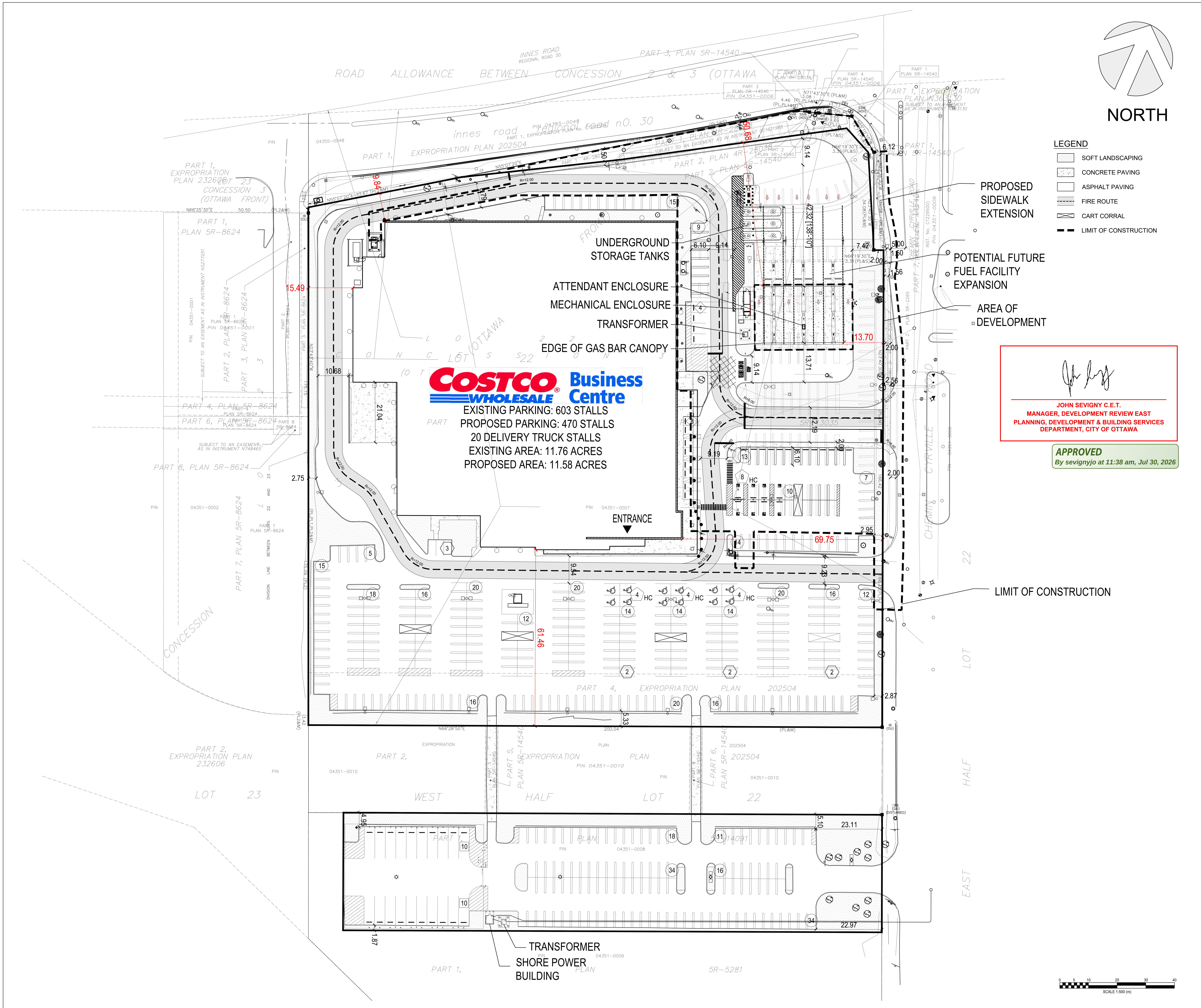




- LEGEND**
- SOFT LANDSCAPING
 - CONCRETE PAVING
 - ASPHALT PAVING
 - FIRE ROUTE
 - CART CORRAL
 - LIMIT OF CONSTRUCTION

PROPOSED
SIDEWALK
EXTENSION

POTENTIAL FUTURE
FUEL FACILITY
EXPANSION

AREA OF
DEVELOPMENT

[Signature]
JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 11:38 am, Jul 30, 2026

LIMIT OF CONSTRUCTION



OTTAWA (GLOUCESTER), ONTARIO
NEW BUSINESS CENTRE (CONVERTED WAREHOUSE)

**COSTCO
WHOLESALE
CORPORATION**

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
Costco.com

KEY PLAN

PROJECT DATA

PROJECT ADDRESS: 1900 CYRVILLE ROAD
OTTAWA, ONTARIO

EXISTING AREA: 47,574.2m² (4.76 ha) / 11.76 ac

PROPOSED AREA: 46,850.8m² (4.69 ha) / 11.58 ac

ZONING: GM12 - GENERAL MIXED USE ZONE

JURISDICTION: CITY OF OTTAWA

BOUNDARY INFORMATION: THIS DRAWING IS BASED ON A SURVEY FROM WSP GEOMATICS ONTARIO LIMITED O.L.S. DATED 2020.

EXISTING BUILDING DATA	AREA	
BUILDING GROSS FLOOR AREA	11,730.0m²	126,261ft²
SHORE POWER BUILDING	8.7m²	94ft²
TOTAL GROSS FLOOR AREA	11,738.7m²	126,355ft²

PROPOSED BUILDING DATA	AREA	
BUILDING GROSS FLOOR AREA	11,730.0m²	126,261ft²
SHORE POWER BUILDING	8.7m²	94ft²
PROPOSED GAS BAR MECHANICAL ENCLOSURE	21.2m²	228ft²
PROPOSED GAS BAR ATTENDANT ENCLOSURE	1.4m²	15ft²
TOTAL GROSS FLOOR AREA	11,761.3m²	126,598ft²

PROPOSED FUEL FACILITY CANOPY HEIGHT: 5.64m
PROPOSED MECHANICAL ENCLOSURE HEIGHT: 2.62m

EXISTING SITE DATA (47,574.2m² / 11.76 ac)	AREA	
LOT COVERAGE	24.7%	11,738.7m²
LANDSCAPE OPEN SPACE	16.1%	7,887.1m²
PAVED PARKING AREA	59.2%	28,148.4m²

PROPOSED SITE DATA (46,850.8m² / 11.58 ac)

AREA	
LOT COVERAGE	25.1%
LANDSCAPE OPEN SPACE	17.3%
PAVED PARKING AREA	57.6%

EXISTING PARKING DATA	PARKING SPACES
REQUIRED PARKING (3.4 / 100m²)	400
NUMBER OF 3.0m WIDE PARKING SPACES PROVIDED	555
NUMBER OF 2.75m WIDE PARKING SPACES PROVIDED	14
NUMBER OF LOADING SPACES PROVIDED	14
NUMBER OF BARRIER-FREE PARKING SPACES PROVIDED	20
TOTAL COSTCO PARKING SPACES PROVIDED	603
NO. STALLS PROVIDED PER 100m² OF COSTCO BUILDING AREA	5.14

EXISTING TRUCK STALLS	PARKING SPACES
NUMBER OF 3.66m WIDE DELIVERY TRUCK STALLS	20

PROPOSED PARKING DATA	PARKING SPACES
REQUIRED PARKING (3.4 / 100m²)	400
NUMBER OF 3.0m WIDE PARKING SPACES PROVIDED	429
NUMBER OF 2.75m WIDE PARKING SPACES PROVIDED	9
NUMBER OF LOADING SPACES PROVIDED	12
NUMBER OF BARRIER-FREE PARKING SPACES PROVIDED	20
TOTAL COSTCO PARKING SPACES PROVIDED	470
NO. STALLS PROVIDED PER 100m² OF COSTCO BUILDING AREA	4.00

EXISTING TRUCK STALLS	PARKING SPACES
NUMBER OF 3.66m WIDE DELIVERY TRUCK STALLS	20

REVISIONS	BY	DATE	APPR.
-	-	-	-
-	-	-	-
-	-	-	-

ISSUED FOR APPROVAL, NOT FOR CONSTRUCTION

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

SHEET TITLE

SITE PLAN

PLAN #: 19467

APPLICATION #: D07-12-25-0160

CONSULTANT

DESIGNED	DRAWN	CHECKED
CJM/KH	CJM	KH

SCALE: 1:500

DATE: JULY 9, 2026

PROJECT NUMBER: 211-12161-00-P01

DWG. NUMBER: SP-20

FILENAME: M:\Jobs\Costco\Ottawa\211-12161-00 - Costco Gloucester Business Centre Gas Bar\DWG\2026 07\Gloucester Business Centre Fuel SP-20.dwg
PLOTDATE: Jul 09, 2026 - 4:44pm