



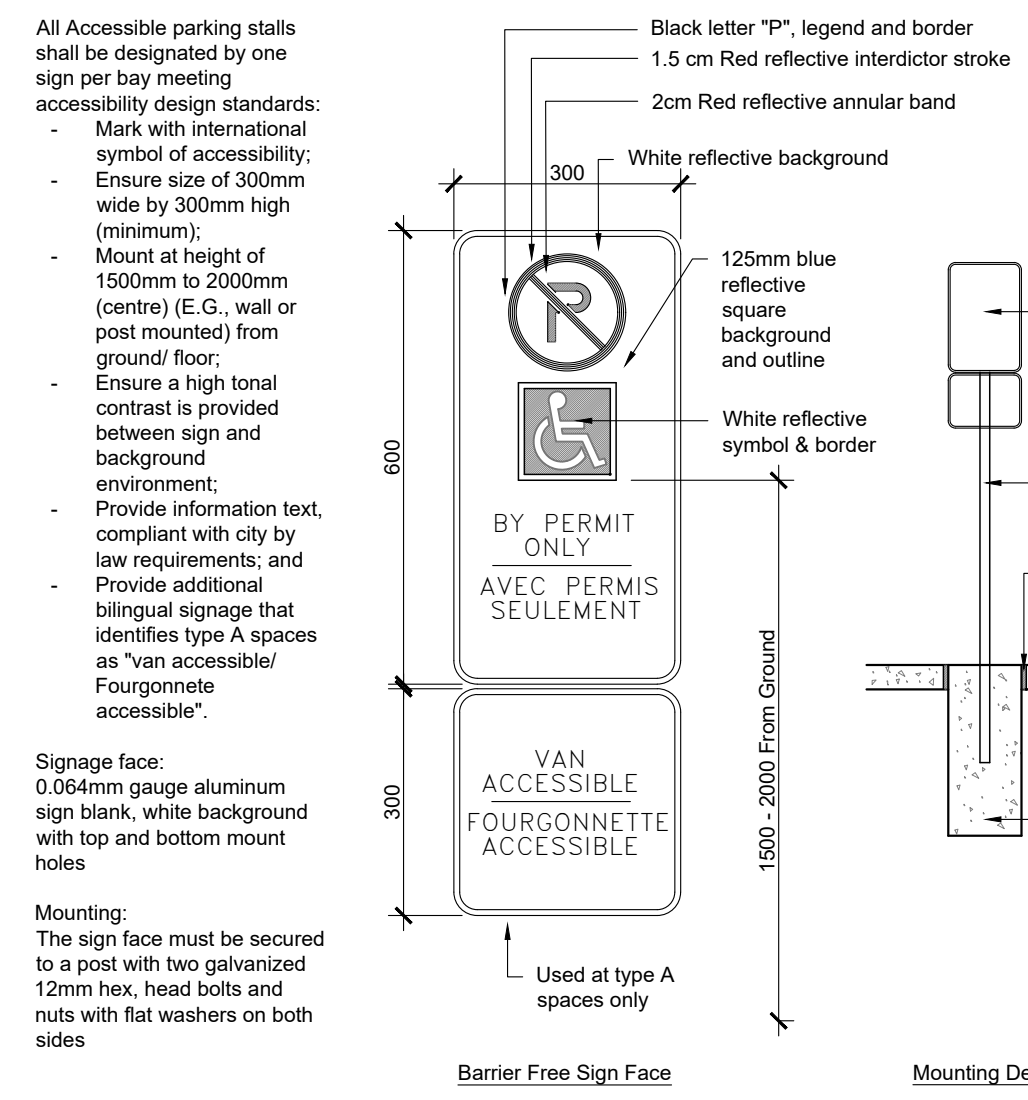
O.B.C. Requirements		
	3.2.2.79	
Classification:	Group F, Div2, up to 4 Storeys, Sprinklered	
No. of Storeys:	2	
No. of Facing Streets:	1	
Sprinkler System:	Yes	
Maximum Area:	4800m ²	
Construction:	Combustible or Noncombustible Construction	

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

Mechanism	Provision	Provided
Minimum lot area	2000m ²	8520m ²
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	Light Industrial (Area C on Schedule 1A): 0.8 per 100m ² Accessible Type A (3.4m wide) Accessible Type B (2.4m wide)	25 1 2
Required Accessible Parking	Light industrial: 1 per 1500m ²	2
Minimum bicycle parking	2.6 m x 5.2m	10
Minimum parking space dimensions	Light Industrial (1000 - 10000m ²) Oversize (for buildings over 5000m ²)	1 0
Minimum loading spaces	Parallel: 3.5m x 9m Other: 3.5m x 7m	1 2
Minimum loading space dimensions	4.3m x 13m	4.3m x 13m
Oversize loading space dimensions	6.7m	6.7m
Minimum 2-way access lane	6.7m	6.7m

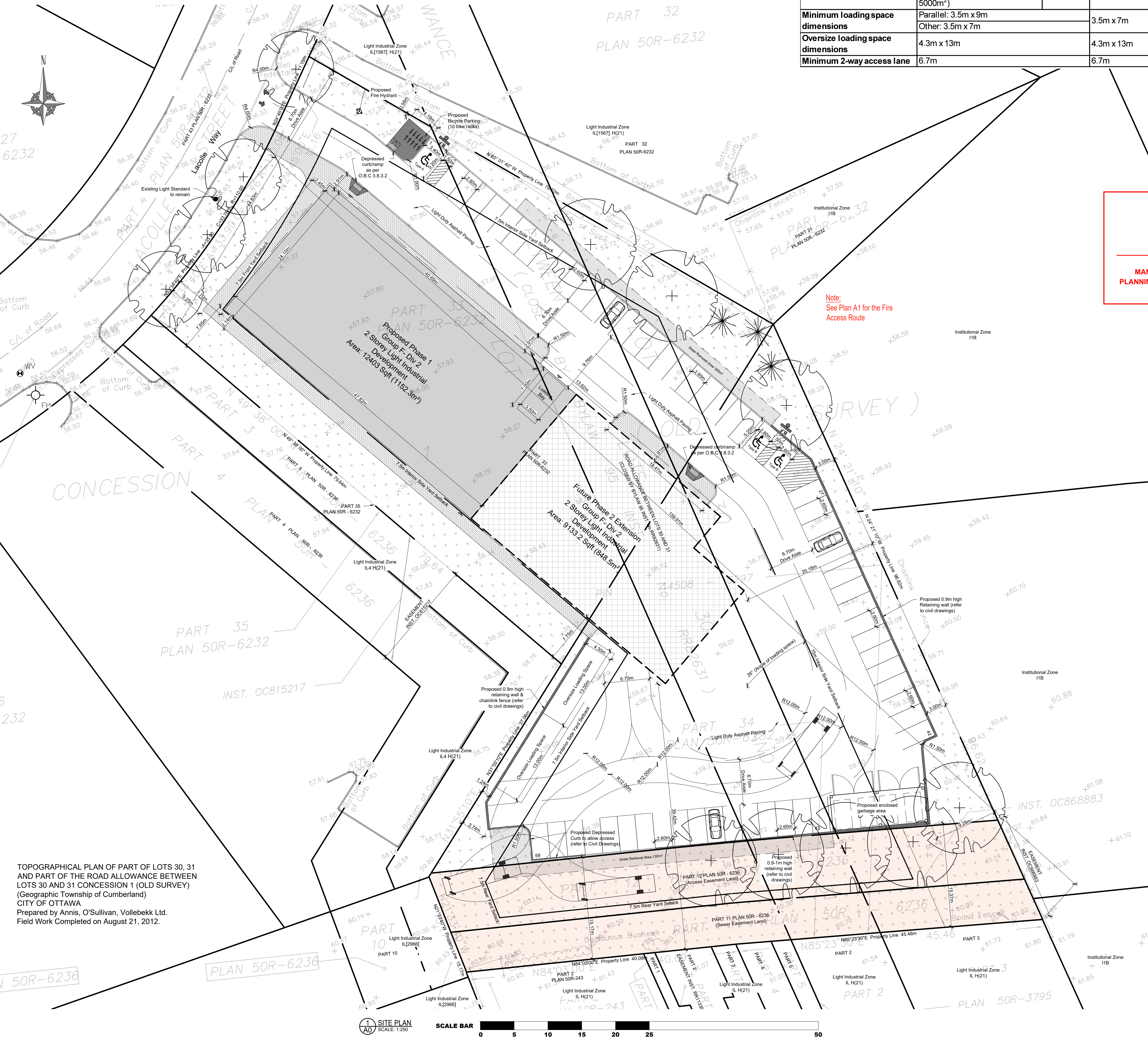


KEY PLAN
SCALE: NTS



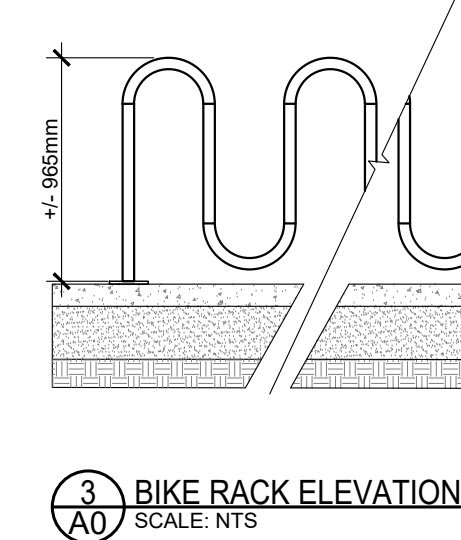
JOHN SEVIGNY C.E.T.
MANAGER, DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyo at 4:30 pm, Sep 16, 2026



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.

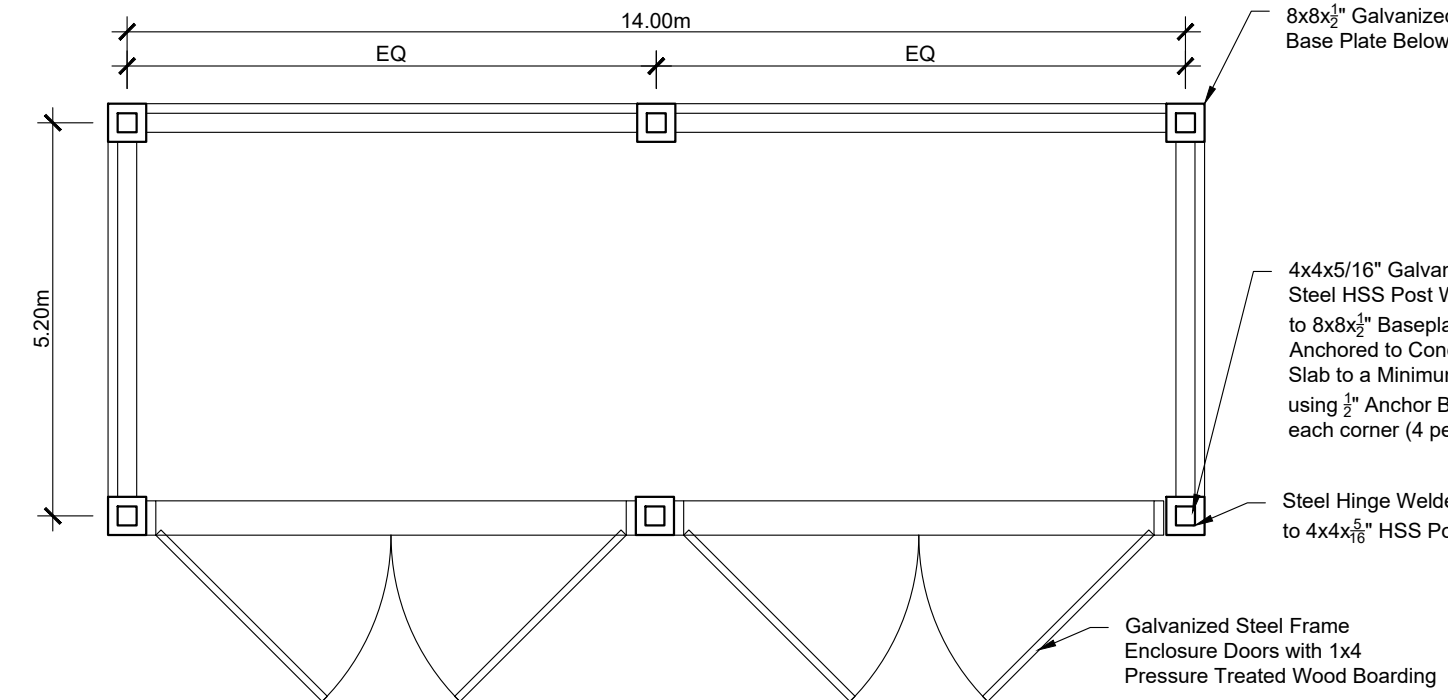
SITE PLAN
SCALE: 1:250



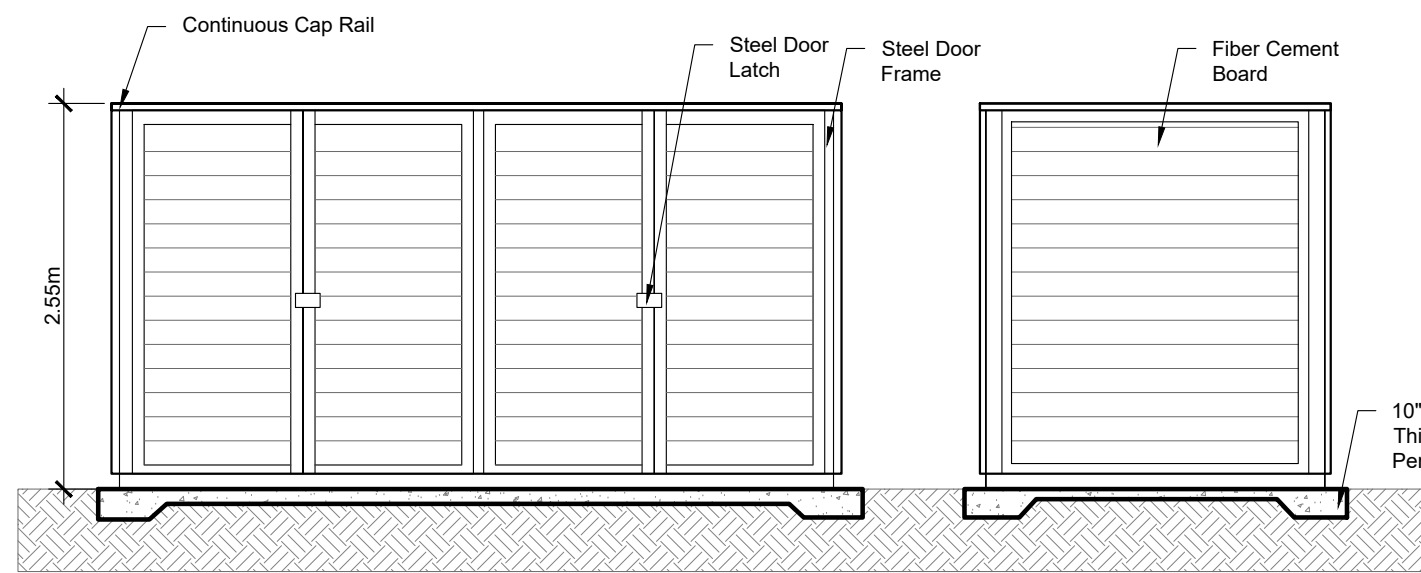
BIKE RACK ELEVATION
SCALE: NTS



BIKE RACK PLAN
SCALE: 1:50



GARBAGE PLAN
SCALE: 1:100



GARBAGE ELEVATION
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
	Sodded Areas (Landscape Design by Others)
	Tactile Attention Indicator as per O.B.C. 3.8.3.18
	Concrete Pad
	Permeable Pavers
	Two way traffic
	Entrance to Building
	Fire Route Sign as per City Standard
	Barrier Free Parking 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
12	Building split into Phase 1 & 2	2 July 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:

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SURVEYORS

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
2100 Hwy 70, Ottawa, Ontario
Phone: 613-463-2871 Fax: 613-463-2872

DRAWING TITLE:

SITE PLAN

PROJECT:	DWG NO:
2412	A0
FILE NO:	
D07-12-24-0112	
PLAN NO:	
16735	