

KEY PLAN

Building A= 6 floors (top floor-half floor)
Building B=6 floors (top floor-half floor)
Building C= 6 floors (top floor-half floor)

Building 'A' Bike Parking (Table 613B - Ottawa Zoning Bylaw 2026-50):

Visitor (Short Term) Spaces = 2 + (~72/20) = 6 Spaces
Tenant (Long Term) Spaces = 72 x 0.75 = 54 Spaces

Building 'B' Bike Parking (Table 613B - Ottawa Zoning Bylaw 2026-50):

Visitor (Short Term) Spaces = 2 + (~56/20) = 5 Spaces
Tenant (Long Term) Spaces = 56 x 0.75 = 42 Spaces

Building 'C' Bike Parking (Table 613B - Ottawa Zoning Bylaw 2026-50):

Visitor (Short Term) Spaces = 2 + (~54/20) = 5 Spaces
Tenant (Long Term) Spaces = 54 x 0.75 = 41 Spaces

Section 208 - Amenity Area - Ottawa Zoning Bylaw 2026-50):

Total number of suites = 182
Minimum required amenity area = 182 x 6.0 m2 = 1092.0 m2
Total combined amenity area (proposed) = 1099.7 m2

Site Parking (Section 112 - Ottawa Traffic and Parking Bylaw 2017-301):

Total combined space = 210
7 Accessible Parking Spaces are Required; 3 must be Type A and 4 must be Type B

PARKING	Surface	Parkade	Combined
Total parking provided	120	90	210
Details: Included in residential parking			
Accessible stalls	*3* (Type B)	*4* (3 Type A) (1 Type B)	7
Small cars	*23*	*9*	32
Visitor parking	*37*	*0*	37
Bike Parking	37	100	137

INCLUDING 2 INCLUSIVE BIKE PARKING STALLS

		BUILDING A							BUILDING B							BUILDING C									
	Sq. Ft.	1st	2nd	3rd	4th	5th	6th	Total Suites	1st	2nd	3rd	4th	5th	6th	Total Suites	1st	2nd	3rd	4th	5th	6th	Total Suites	Grand Total		
A1.0 (1bdrm)	636.59	4	2	2	2	2	1	13	1	1	1	1	1	1	6	2	0	0	0	0	0	2	21	11.5%	
A1.0a (1bdrm)	692.86	1	1	1	1	1	1	6	1	1	1	1	1	1	6	0	1	1	1	1	0	4	16	8.8%	34.6%
A2.0 (1bdrm)	742.64	0	2	2	2	2	0	8	0	2	2	2	2	0	8	0	2	2	2	2	2	10	26	14.3%	
B1.0 (2bdrm)	935.77	1	1	1	1	1	1	6	0	1	1	1	1	1	5	2	2	2	2	2	1	11	22	12.1%	
B1.0a (2bdrm)	935.77	1	1	1	1	1	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	3.3%	
B1.1 (2bdrm)	842.67	0	1	1	1	1	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	2.2%	38.5%
B1.2 (1bdrm)	757.70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	5	5	2.7%	
B2.0 (2bdrm)	968.92	2	2	2	2	2	1	11	1	1	1	1	1	0	5	1	1	1	1	1	0	5	21	11.5%	
B2.0a (2bdrm)	968.92	0	0	0	0	0	0	0	1	1	1	1	1	1	6	1	1	1	1	1	1	6	12	6.6%	
C1.0 (3bdrm)	1067.43	1	1	1	1	1	0	5	0	1	1	1	1	0	4	0	0	0	0	0	0	0	9	4.9%	
C1.0a (3bdrm)	1148.75	1	1	1	1	1	1	6	0	1	1	1	1	1	5	1	1	1	1	1	1	6	17	9.3%	17.0%
C2.0 (3bdrm)	1170.73	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	0	5	5	2.7%	
D1.0 (Studio)	416.42	1	0	0	0	0	0	1	1	0	0	0	0	0	1	0	0	0	0	0	0	0	2	1.1%	
D1.1 (Studio)	584.97	0	0	0	0	0	0	0	0	1	1	1	1	0	4	0	0	0	0	0	0	0	4	2.2%	9.9%
D1.0a (Studio)	484.22	1	1	1	1	1	1	6	1	1	1	1	1	1	6	0	0	0	0	0	0	0	12	6.6%	
TOTAL SUITES		13	13	13	13	13	7	72	6	11	11	11	11	6	56	9	10	10	10	10	5	54	182		100%

33% OF THE SUITES IN THE BUILDING ARE ADAPTABLE | 41% OF THE SUITES IN THE BUILDING ARE ADAPTABLE | 35% OF THE SUITES IN THE BUILDING ARE ADAPTABLE

CONSULTANTS:

Architect
Robert J. S. Garvey, OAA
Architecture 77

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Geotechnical Engineering

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Land Surveyor

Ed Herweyer
Annis O'Sullivan Vollebekk Ltd.
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NOTES:

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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT J. S. GARVEY
LICENCE 9039

No.	Date	REVISION
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4	07-06-2026	Plan Approval/ Revision
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Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

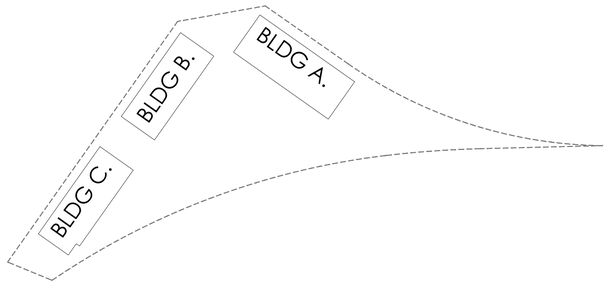
Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

GENERAL PROJECT INFO.
SCALE: N.T.S.

DP00

APPLICATION No. D07-12-25-0104



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Building A= 6 floors (top floor-half floor)
Building B=6 floors (top floor-half floor)
Building C= 6 floors (top floor-half floor)

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		33% OF THE SUITES IN THE BUILDING ARE ADAPTABLE							41% OF THE SUITES IN THE BUILDING ARE ADAPTABLE							35% OF THE SUITES IN THE BUILDING ARE ADAPTABLE									

PARKING	Surface	Parkade	Combined
Total parking provided	120	90	210
Details: Included in residential parking			
Accessible stalls	*3*	*4*	*7*
Small cars	*23*	*9*	32
Visitor parking	*37*	*0*	37
Bike Parking	*37*	*100*	137

	Sq. Ft.	# Balconies	Floor area
A1.0 (1bdrm)	70.87	21	1,488.27
A1.0a (1bdrm)	78.67	16	1,258.72
A2.0 (1bdrm)	70.87	26	1,842.62
B1.0 (2bdrm)	112.54	22	2,475.88
B1.0a (2bdrm)	112.54	6	675.24
B1.1 (2bdrm)	70.87	4	283.48
B1.2 (1bdrm)	70.87	5	354.35
B2.0 (2bdrm)	112.54	21	2,363.34
B2.0a (2bdrm)	112.54	12	1,350.48
C1.0 (3bdrm)	148.19	9	1,333.71
C1.0a (3bdrm)	148.19	17	2,519.23
C2.0 (3bdrm)	137.29	5	686.45
D1.0 (Studio)	40.17	2	80.34
D1.1 (Studio)	103.87	4	415.48
D1.0a (Studio)	49.64	12	595.68
Total Balcony Area			17,723.27
Club Space/ Amenity Area			2,288.71
Fitness Center			1,108.29
GRAND TOTAL AMENITY AREA			19,060.27

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NOTES:

NO CHANGES TO THE CONTENT OF THE PREVIOUSLY SUBMITTED MATERIAL (SUBMISSION 07-06-2026).
ADDITIONAL INFORMATION HAS BEEN PROVIDED FOR CLARIFICATION AND TO ADDRESS RECEIVED COMMENTS.

IRONCLAD
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FOR ZONING PURPOSES ONLY

No.	Date	REVISION
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Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

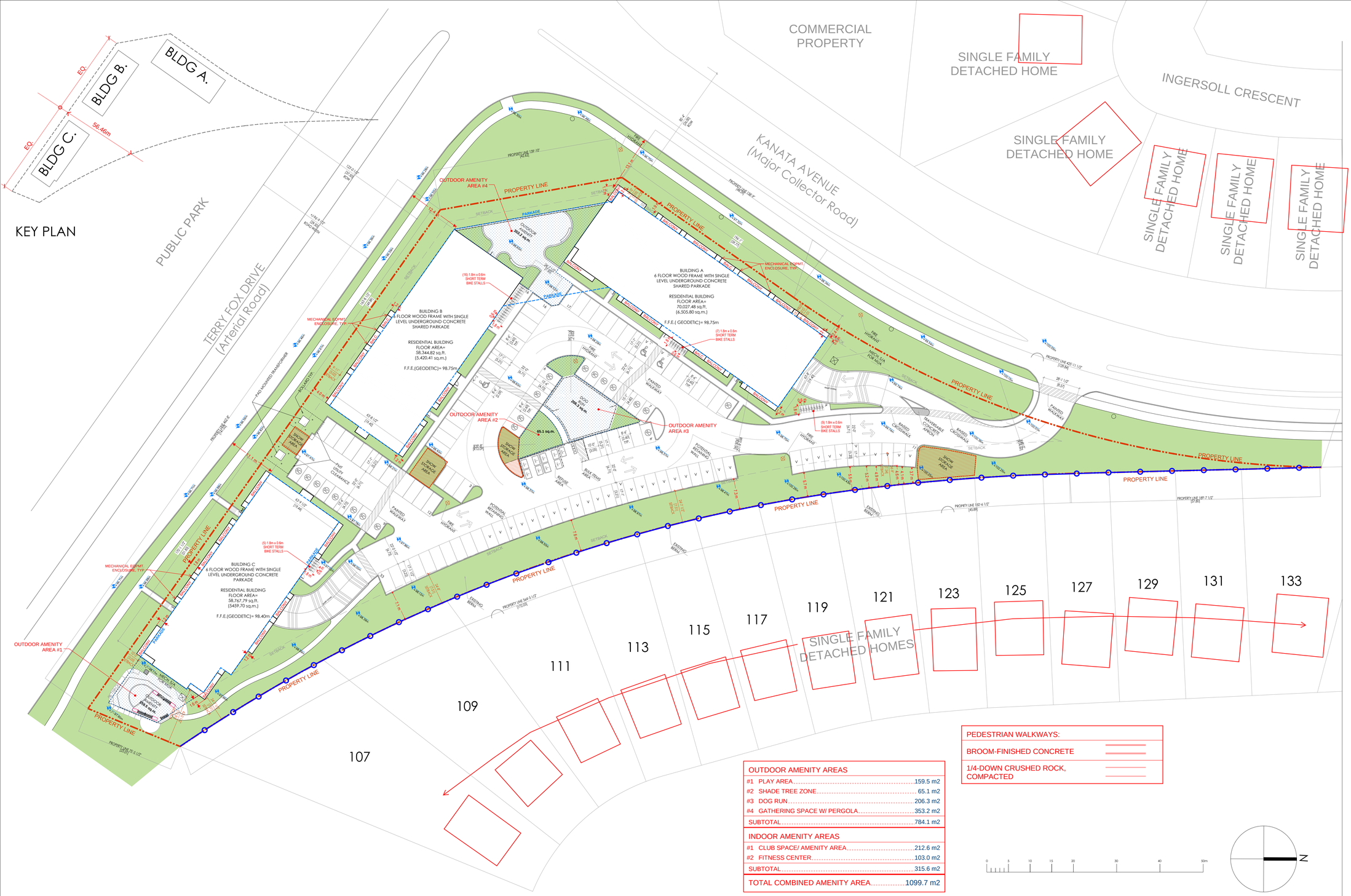
DEVELOPMENT PERMIT SET

GENERAL PROJECT INFO.
SCALE: N.T.S.

DP00.a

APPLICATION No. D07-12-25-0104

PLAN No. 19347



OUTDOOR AMENITY AREAS	
#1 PLAY AREA	159.5 m2
#2 SHADE TREE ZONE	65.1 m2
#3 DOG RUN	206.3 m2
#4 GATHERING SPACE W/ PERGOLA	353.2 m2
SUBTOTAL	784.1 m2
INDOOR AMENITY AREAS	
#1 CLUB SPACE/ AMENITY AREA	212.6 m2
#2 FITNESS CENTER	103.0 m2
SUBTOTAL	315.6 m2
TOTAL COMBINED AMENITY AREA	1099.7 m2

PEDESTRIAN WALKWAYS:	
BROOM-FINISHED CONCRETE	
1/4-DOWN CRUSHED ROCK, COMPACTED	

0 5 10 15 20 30 40 50m

N

NOTES:

FOR LANDSCAPING DETAILS, PLEASE REFER TO LANDSCAPING PLAN.

FOR GRADING AND RETAINING WALL DETAILS, PLEASE REFER TO CIVIL PLAN.

ALL INTERNAL SIDEWALKS ARE 6" RAISED CONCRETE

SURVEY DATA PROVIDED BY E. H. HERWEYER, ONTARIO LAND SURVEYOR, ANNIS, O'SULLIVAN, VALLEBEKK LTD. DATA RECORDED ON JANUARY 15, 2025; CIVIC UNDERGROUND SERVICES LOCATED BY UNDERGROUND SERVICE LOCATORS USL-1 INC. SEPTEMBER 21, 2025.

*PIN (Parcel Identification Numbers):
04749-1275 (LT);
04749-1276 (LT);
04510-0076 (LT);
04510-0337 (LT);

*SIZE OF THE PROPERTY: 3.03 Acres (+/-)

BLDG A: SHORT TERM BIKE STALLS	16
BLDG B: SHORT TERM BIKE STALLS	16
BLDG C: SHORT TERM BIKE STALLS	05
TOTAL SHORT TERM BIKE STALLS	37

04749-1275 (LT)-Part of Lots 4 and 5, Concession 1, March, being Part 2 on Plan 4R-24998 (closed by by-law no.OC840728); City of Ottawa

04749-1276 (LT)-Part of Lot 4, Concession 1, March, being Part 4 on Plan 4R-24998 (closed by by-law no.OC1263323); City of Ottawa

04510-0076 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part 11 on Plan 4R-18222; City of Ottawa

04510-0337 (LT)- Part of Lots 4 and 5, Concession 1, March, being Part 3 on Plan 4R-24998 (closed by by-law no.OC1263323); City of Ottawa

collectively, the "**Property**"

PROPERTY LINE
LANDSCAPE AREA
PEDESTRIAN WALKWAY
SC - SMALL CAR PARKING
V - VISITOR PARKING
EXISTING 6' HIGH VERTICAL WOOD PRIVACY FENCE

IRONCLAD DEVELOPMENTS INC.
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SEAL:

MANITOBA ASSOCIATION OF ARCHITECTS
2024 | 25 | 22
ROBERT J. S. GARVEY
LICENCE
9039

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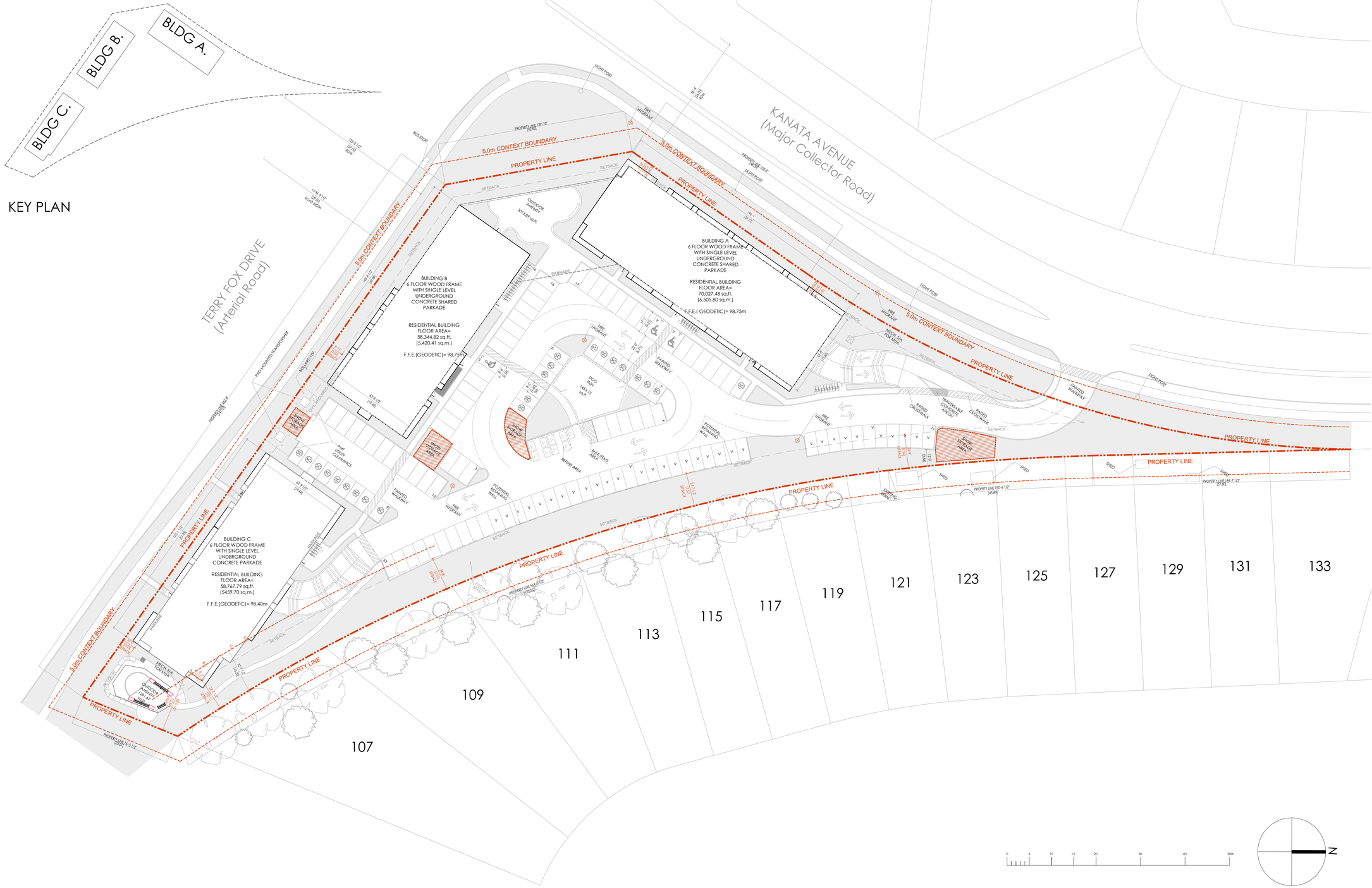
DEVELOPMENT PERMIT SET

SITE PLAN
SCALE: 1:400

DP01

APPLICATION No. D07-12-25-0104

PLAN No. 19347



FOR ZONING PURPOSES ONLY

IRONCLAD
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Springfield, MB R2J 4L6
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Terry Fox Drive,
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DEVELOPMENT PERMIT SET

SITE PLAN-DETAILS
SCALE: 1:400

DP01.a

APPLICATION No. D07-12-25-0104

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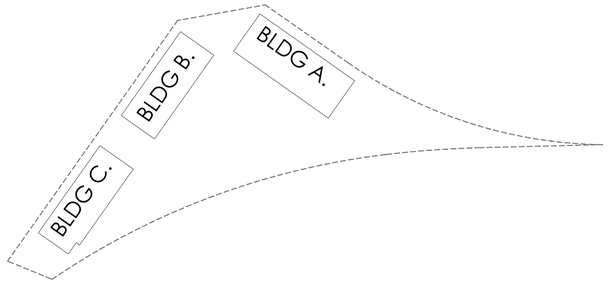
collectively, the "**Property**"

PROPERTY LINE

PEDESTRIAN WALKWAY

SC - SMALL CAR PARKING

PLAN No. 19347



KEY PLAN



NOTES:

BLDG A&B: LONG TERM BIKE STALLS	81
BLDG C: LONG TERM BIKE STALLS	19
TOTAL LONG TERM BIKE STALLS	100 (INCLUDING 2 INCLUSIVE BIKE STALLS)

PAINTED PEDESTRIAN CROSSING
SUPPORTING SPACES
VERTICAL CIRCULATION
LOBBY/ENTRANCE AREA
PROPERTY LINE
S.C. - SMALL CAR PARKING

IRONCLAD DEVELOPMENTS INC.
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Consultant

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DEVELOPMENT PERMIT SET

PARKADE
SCALE: 1:400

DP02

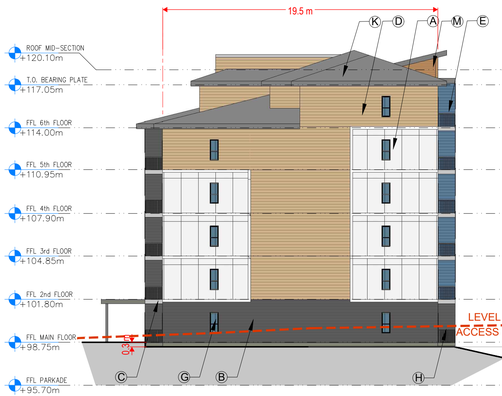
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BUILDING A- ELEVATIONS



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

BUILDING B- ELEVATIONS



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION



NORTH ELEVATION

0 5 10 15 20 30 40 50m

NOTES:
EAVESTROUGHS AND DOWNSPOUTS TO MATCH FASCIA AND CLADDING COLOUR

BUILDING 'A' - AVERAGE GRADE CALCULATION:

WEST: 98.45m + 97.25m = 195.7m; 195.7m / 2 = 97.85m; 97.85m x 59.6m = 5831.86m2
NORTH: 98.45m + 98.45m = 196.9m; 196.9m / 2 = 98.45m; 98.45m x 19.5m = 1919.78m2
SOUTH: 97.15m + 97.45m = 194.6m; 194.6m / 2 = 97.3m; 97.3m x 19.5m = 1897.35m2
EAST: 98.25m + 98.55m = 194.6m; 196.8m / 2 = 98.4m; 98.4m x 59.6m = 5864.64m2
5831.86m2 + 1919.78m2 + 1897.35m2 + 5864.64m2 = 15513.72m2
59.6m + 19.5m + 19.5m + 59.6m = 158.2m

15513.72m2 / 158.2m = 98.06m

BUILDING 'A' - BUILDING HEIGHT:

= MID-ROOF ELEVATION - AVERAGE GRADE
= 120.10m - 98.06m
= 22.04m

LEGEND

- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
- (B) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- IRON GRAY
- (C) JAMES HARDIE, DECK FASCIA, SMOOTH- PEARL GRAY
- (D) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- TAN QC8315
- (E) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- SLATE BLUE QC8260
- (F) WESTMAN STEEL, VERTICAL METAL PANEL, WS 200- BONE WHITE QC8273
- (G) PVC FRAMED WINDOWS WITH CLEAR GLASS
- (H) METAL PICKET RAILING
- (J) PREFIN. ALUMINUM SOFFIT PANEL (IRON GRAY)
- (K) ASPHALT ROOF SHINGLES, MIDNIGHT BLACK
- (L) PREFIN. ALUMINUM FASCIA AND SOFFIT
- (M) ALUMINUM SOFIT, WOOD TONE, MANUFACTURER TBD

BUILDING 'B' - AVERAGE GRADE CALCULATION:

SOUTH: 97.55m + 98.65m = 196.2m; 196.2m / 2 = 98.1m; 98.1m x 50.0m = 4905.00m2
EAST: 97.85m + 98.55m = 196.4m; 196.4m / 2 = 98.2m; 98.2m x 19.5m = 1914.90m2
WEST: 98.45m + 97.55m = 196.0m; 196.0m / 2 = 98.0m; 98.0m x 19.5m = 1911.00m2
NORTH: 98.35m + 98.65m = 197.0m; 197.0m / 2 = 98.4m; 98.5m x 50.0m = 4925.0m2
4905.00m2 + 1914.90m2 + 1911.00m2 + 4925.00m2 = 13655.90m2
50.0m + 19.5m + 19.5m + 59.6m = 139.0m

13655.90m2 / 139.0m = 98.24m

BUILDING 'B' - BUILDING HEIGHT:

= MID-ROOF ELEVATION - AVERAGE GRADE
= 120.10m - 98.24m
= 21.86m

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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT J. S. GARVEY
LICENCE 9039

BLDG 'B' MAIN FLOOR ELEVATION

GLAZING
[2.2 x 7] = 15.4 sq.m.
[3.3 x 4] = 13.2 sq.m.
[2.1 x 3] = 6.3 sq.m.
TOTAL = 34.9 sq.m.

TOTAL MAIN FLOOR AREA = 136.1 sq.m.

PERCENTAGE OF GLAZING TO MAIN FLOOR AREA = 25.64%

No.	Date	REVISION
6		
5		
4	07-06-2026	Plan Approval/ Revision
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

DP03

APPLICATION No. D07-12-25-0104

PLAN No. 19347

BUILDING A- ELEVATIONS



BUILDING B- ELEVATIONS



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



0 5 10 15 20 30 40 50m

NOTES:
-EAVESDROPS AND DOWNSPOUTS TO MATCH FASCIA AND CLADDING COLOR.

LEGEND

- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
- (B) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- IRON GRAY
- (C) JAMES HARDIE, DECK FASCIA, SMOOTH- PEARL GRAY
- (D) WESTMAN STEEL, HORIZONTAL METAL PANEL, WS 200- TAN QC8315
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- (L) PREFIN. ALUMINUM FASCIA AND SOFFIT
- (M) ALUMINUM SOFIT, WOOD TONE, MANUFACTURER TBD

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FOR ZONING PURPOSES

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Project Number: 2402
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Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

DP03.a

APPLICATION No. D07-12-25-0104

BUILDING C- ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

0 5 10 15 20 30 40 50m

NOTES:
EAVESTROUGHS AND DOWNSPOUTS TO MATCH FASCIA AND CLADDING COLOUR

BUILDING 'C' - AVERAGE GRADE CALCULATION:

SOUTH: 97.90m + 97.20m = 195.1m; 195.1m / 2 = 97.55m; 97.55m x 51.8m = 5053.09m2
WEST: 97.80m + 98.10m = 195.9m; 195.9m / 2 = 97.95m; 97.95m x 19.5m = 1910.03m2
EAST: 98.20m + 97.80m = 196.0m; 196.0m / 2 = 98.0m; 98.0m x 19.5m = 1911.00m2
NORTH: 98.20m + 98.20m = 196.4m; 196.4m / 2 = 98.2m; 98.2m x 51.8m = 5086.76m2
5053.09m2 + 1910.03m2 + 1911.00m2 + 5086.76m2 = 13960.88m2
51.8m + 19.5m + 19.5m + 51.8m = 142.6m
13960.88m2 / 142.6m = 97.90m

BUILDING 'C' - BUILDING HEIGHT:

= MID-ROOF ELEVATION - AVERAGE GRADE
= 117.94m - 97.90m
= 20.04m

LEGEND

- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
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- (C) JAMES HARDIE, DECK FASCIA, SMOOTH- PEARL GRAY
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- (M) ALUMINUM SOFIT, WOOD TONE, MANUFACTURER TBD

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BLDG 'C' MAIN FLOOR ELEVATION

GLAZING
[2.0 x 2] = 4.0 sq.m.
[3.3 x 4] = 13.2 sq.m.
[2.1 x 8] = 16.8 sq.m.
[0.8 x 2] = 1.6 sq.m.
TOTAL = 35.6 sq.m.

TOTAL MAIN FLOOR AREA = 140.9 sq.m.

PERCENTAGE OF GLAZING TO MAIN FLOOR AREA = 25.27%

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Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

DP04

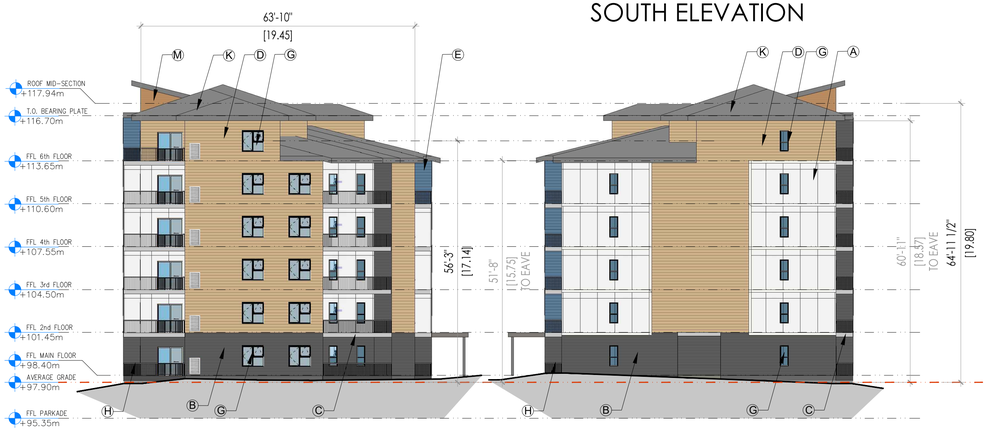
APPLICATION No. D07-12-25-0104

PLAN No. 19347

BUILDING C- ELEVATIONS



SOUTH ELEVATION



WEST ELEVATION

EAST ELEVATION



NORTH ELEVATION

0 5 10 15 20 30 40 50m

NOTES:
-EAVESDROPS AND DOWNSPOUTS TO MATCH FASCIA AND CLADDING COLOR.

LEGEND

- (A) JAMES HARDIE, PANEL (4x8ft), SMOOTH- ARCTIC WHITE
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FOR ZONING PURPOSES

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Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

BUILDING ELEVATIONS
SCALE: 1:200

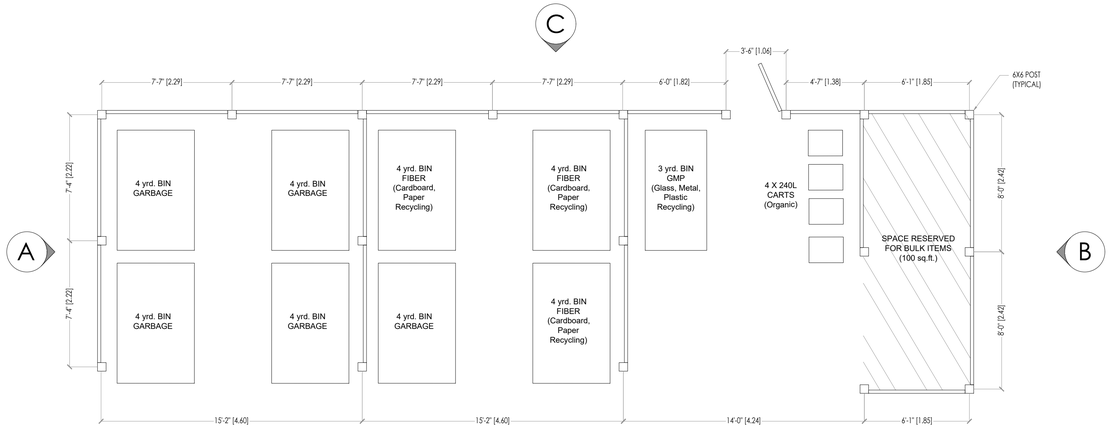
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APPLICATION No. D07-12-25-0104

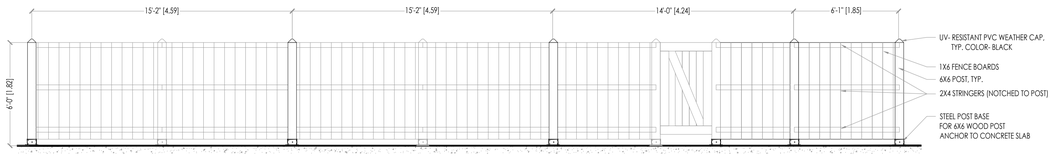
PLAN No. 19347



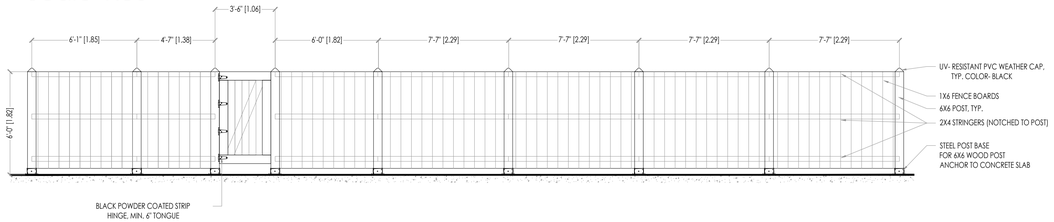
LARGE SCALE SITE PLAN
Scale 1:100



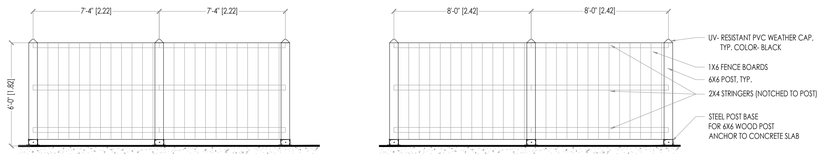
SITE PLAN DETAIL
Scale 1:50



ELEVATION D
Scale 1:50



ELEVATION C
Scale 1:50



ELEVATION A
Scale 1:50

ELEVATION B
Scale 1:50

0 5 10m

REFUSE ENCLOSURE- FINAL DETAILS TO BE CONFIRMED

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SEAL:

ONTARIO ASSOCIATION OF ARCHITECTS
ROBERT J. S. GARVEY
LICENCE 9039

No.	Date	REVISION
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4	07-06-2026	Plan Approval/ Revision
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Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

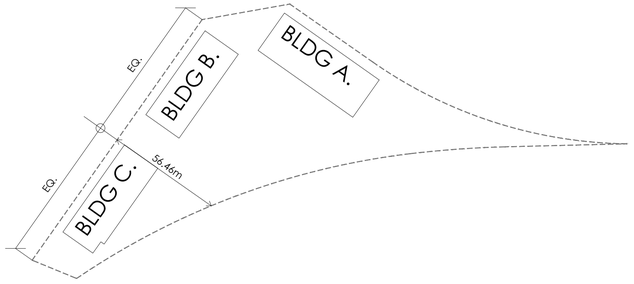
DEVELOPMENT PERMIT SET

REFUSE ENCLOSURE
SCALE: As Indicated

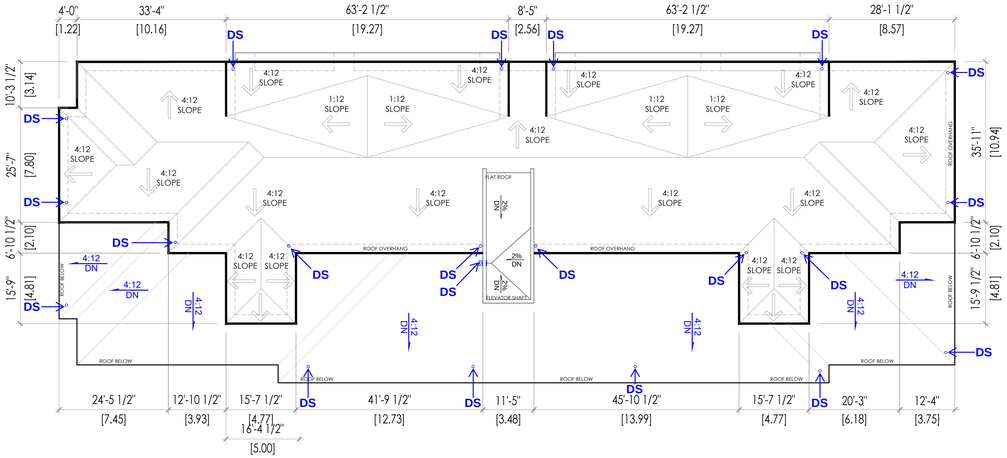
DP05

APPLICATION No. D07-12-25-0104

PLAN No. 19347



KEY PLAN



BUILDING A

BUILDING B

BUILDING C

0 5 10 15 20 30 40 50m

NOTES:

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SEAL:

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No.	Date	REVISION
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2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

ROOF PLAN
SCALE: 1/16" =1'-0"

DP06

APPLICATION No. D07-12-25-0104

PLAN No. 19347



21st June 08:00 AM (EDT)

0 50 100m



21st June 09:00 AM (EDT)

0 50 100m



21st June 10:00 AM (EDT)

0 50 100m



21st June 11:00 AM (EDT)

0 50 100m



21st June 12:00 PM (EDT)

0 50 100m



21st June 01:00 PM (EDT)

0 50 100m



21st June 02:00 PM (EDT)

0 50 100m

NOTES:

PROPOSED SHADOW OUTLINE

AS OF RIGHT SHADOW OUTLINE

PROPOSED DEVELOPMENT

TRADITIONAL MAIN STREET

NEW NET SHADOW

COMMUNAL AMENITY AREAS

ROADS/SIDEWALKS

EXISTING BUILDINGS

PUBLIC SPACES

PRIVATE PROPERTY

N

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SEAL:

MANITOBA ASSOCIATION OF ARCHITECTS
2025 | 22
ROBERT J.S. GARVEY
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9039

No.	Date	REVISION
6		
5		
4	07-06-2026	Plan Approval/ Revision
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1	11-09-2025	Plan Approval

Project Number: 2402
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Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- 21st June

SCALE: N.T.S.

DP06

APPLICATION No. D07-12-25-0104

PLAN No. 19347



21st June 03:00 PM (EDT)

0 50 100m



21st June 04:00 PM (EDT)

0 50 100m



21st June 05:00 PM (EDT)

0 50 100m



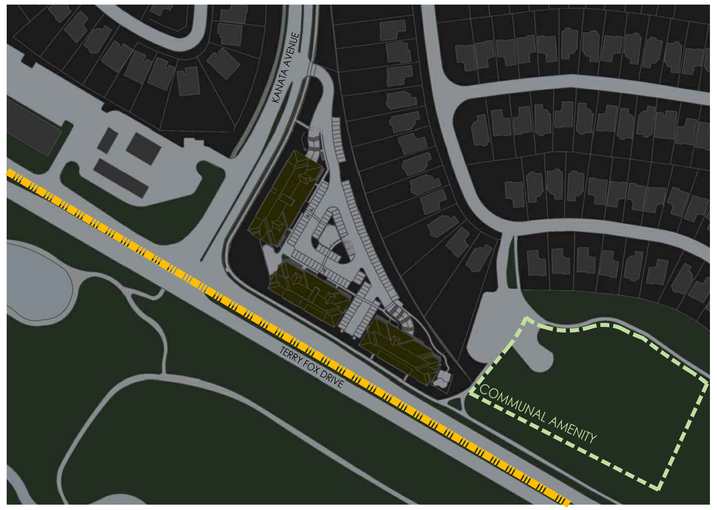
21st June 06:00 PM (EDT)

0 50 100m



21st June 07:00 PM (EDT)

50 100m



21st June 08:00 PM (EDT)

0 50 100m

NOTES:

PROPOSED SHADOW OUTLINE

AS OF RIGHT SHADOW OUTLINE

PROPOSED DEVELOPMENT

TRADITIONAL MAIN STREET

NEW NET SHADOW

COMMUNAL AMENITY AREAS

ROADS/SIDEWALKS

EXISTING BUILDINGS

PUBLIC SPACES

PRIVATE PROPERTY

N

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SEAL:

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JULY 06 '22
ROBERT J. S. GARVEY
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No.	Date	REVISION
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1	11-09-2025	Plan Approval

Project Number: 2402

Designed By: J.P.M.

Drawn By: D.D.

Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- 21st June

SCALE: N.T.S.

DP07

APPLICATION No. D07-12-25-0104

PLAN No. 19347



21st September 08:00 AM (EDT)



21st September 11:00 AM (EDT)



21st September 09:00 AM (EDT)



21st September 12:00 PM (EDT)



21st September 10:00 AM (EDT)



21st September 01:00 PM (EDT)

NOTES:

PROPOSED SHADOW OUTLINE
AS OF RIGHT SHADOW OUTLINE
PROPOSED DEVELOPMENT
TRADITIONAL MAIN STREET
NEW NET SHADOW
COMMUNAL AMENITY AREAS
ROADS/SIDEWALKS
EXISTING BUILDINGS
PUBLIC SPACES
PRIVATE PROPERTY

N

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SEAL:

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2025 22
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No.	Date	REVISION
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1	11-09-2025	Plan Approval

Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- EQUINOX
SCALE: N.T.S.

DP08

APPLICATION No. D07-12-25-0104

PLAN No. 19347



21st September 02:00 PM (EDT) 0 50 100m



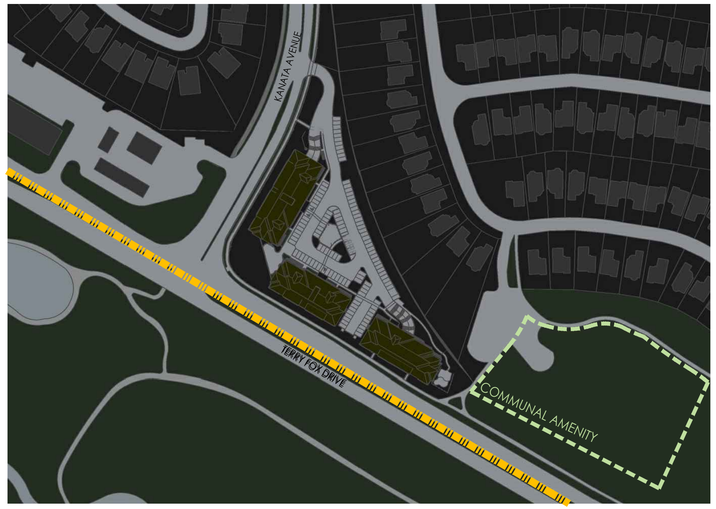
21st September 03:00 PM (EDT) 0 50 100m



21st September 04:00 PM (EDT) 0 50 100m



21st September 05:00 PM (EDT) 0 50 100m



21st September 06:00 PM (EDT) 0 50 100m

NOTES:

PROPOSED SHADOW OUTLINE
AS OF RIGHT SHADOW OUTLINE
PROPOSED DEVELOPMENT
TRADITIONAL MAIN STREET
NEW NET SHADOW
COMMUNAL AMENITY AREAS
ROADS/SIDEWALKS
EXISTING BUILDINGS
PUBLIC SPACES
PRIVATE PROPERTY

N

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LICENCE
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Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

DEVELOPMENT PERMIT SET

SHADOW STUDY- EQUINOX
SCALE: N.T.S.

DP09

APPLICATION No. D07-12-25-0104

PLAN No. 19347



21st December 09:00 AM (EST)

0 50 100m



21st December 10:00 AM (EST)

0 50 100m



21st December 11:00 AM (EST)

0 50 100m



21st December 12:00 PM (EST)

0 50 100m



21st December 01:00 PM (EST)

0 50 100m



21st December 02:00 PM (EST)

0 50 100m



21st December 03:00 PM (EST)

0 50 100m

NOTES:

PROPOSED SHADOW OUTLINE
AS OF RIGHT SHADOW OUTLINE
PROPOSED DEVELOPMENT
TRADITIONAL MAIN STREET
NEW NET SHADOW
COMMUNAL AMENITY AREAS
ROADS/SIDEWALKS
EXISTING BUILDINGS
PUBLIC SPACES
PRIVATE PROPERTY

N

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Springfield, MB R2J 4L6
Ph: 204-777-1972
info@icdev.ca

Consultant
RDB GARVEY ARCHITECTURE 77 INC.
201-57158 SYMINGTON RD 20E
SPRINGFIELD, MB R2J 4L6
T: 204.227.9274
E: RGARVEY@A77.CA

SEAL:

MANITOBA ASSOCIATION OF ARCHITECTS
ROBERT J.S. GARVEY
LICENCE 9039

No.	Date	REVISION
6		
5		
4	07-06-2026	Plan Approval/ Revision
3	05-02-2026	Plan Approval/ Revision
2	21-10-2025	Plan Approval/ Revision
1	11-09-2025	Plan Approval

Project Number: 2402
Designed By: J.P.M.
Drawn By: D.D.
Checked By: R.G.

Terry Fox Drive,
Kanata, Ontario;

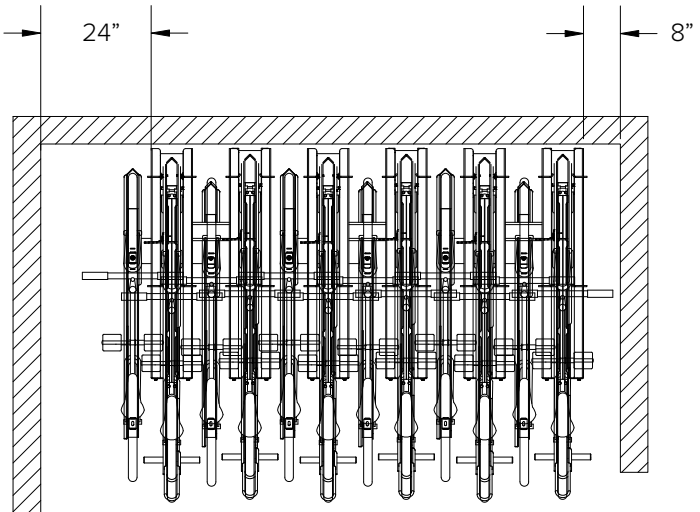
DEVELOPMENT PERMIT SET

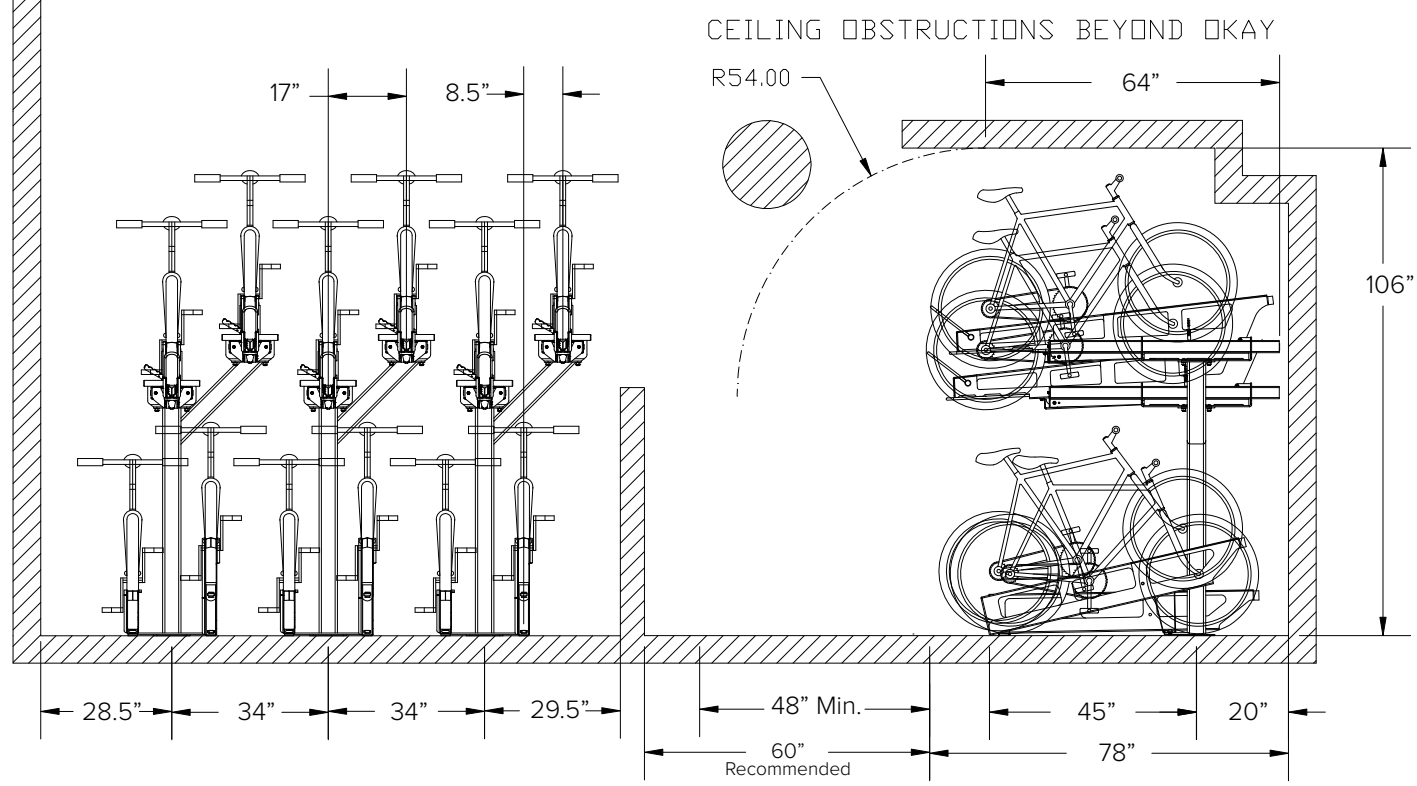
SHADOW STUDY- WINTER SOLISTICE
SCALE: N.T.S.

DP10

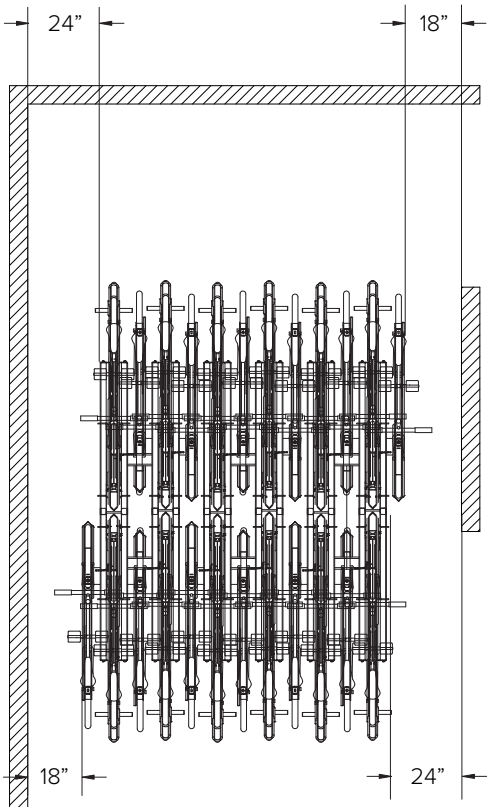
APPLICATION No. D07-12-25-0104

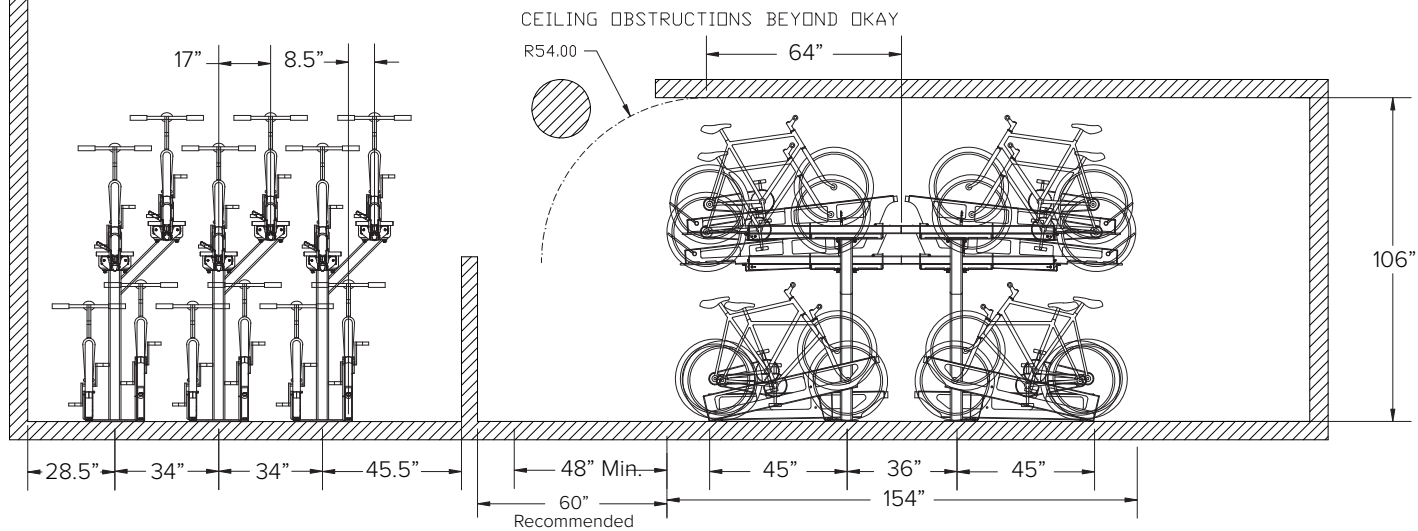
PLAN No. 19347


24”
8”


CEILING OBSTRUCTIONS BEYOND OKAY
R54.00
64”
17”
8.5”
106”
28.5”
34”
34”
29.5”
48” Min.
45”
20”
60”
Recommended
78”

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24”
18”
18”
24”


CEILING OBSTRUCTIONS BEYOND OKAY
R54.00
17”
8.5”
64”
106”
28.5”
34”
34”
45.5”
48” Min.
45”
36”
45”
60”
Recommended
154”

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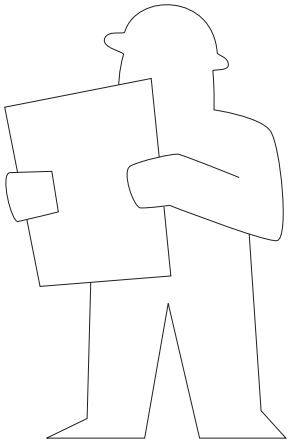
TOOLS NEEDED

Hammer drill
Masonry bit, 3/8”, 1/2”
Hammer
Socket wrench
Sockets, 9/16”, 3/4”
Socket extension, 4-6”
Hex wrench, 3/16”
Tape measure
Chalk line
Marker
Level

RECOMMENDED BASE MATERIAL

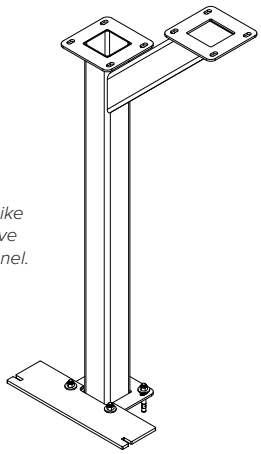
Solid concrete is the best base material for installation. To ensure the proper anchors are shipped with your racks, ask your Dero representative which anchor is appropriate for your application. Be sure nothing is underneath the base material that could be damaged by drilling.

1



Refer to setback diagrams before installation to ensure sufficient space. Installation surface must be concrete of suitable strength. If surface is not level, contact Dero representative for workable solution.

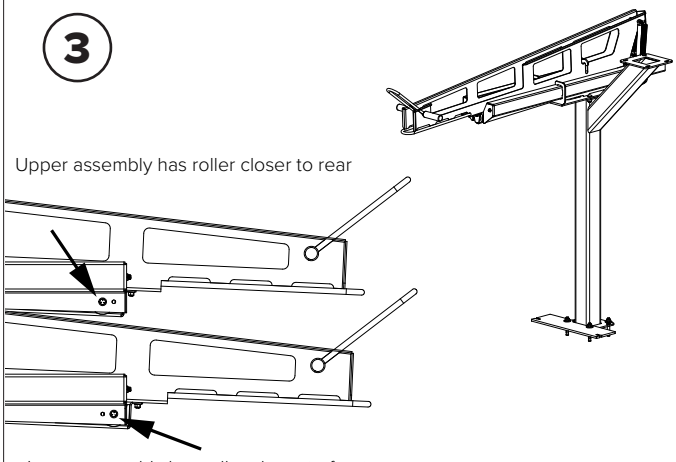
2



Note: Uprights with e-bike charging option will have rectangular hole for panel.

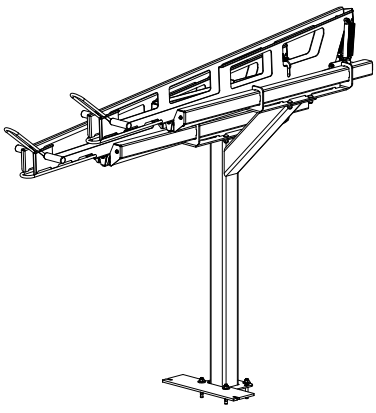
Place the Uprights in position and secure with (4) ½” x 3.75” wedge anchors. At least 1.25” of wedge anchor threads should remain above the concrete. The Lower Tray Mount should be placed on the front side of the Upright and secured with the existing wedge anchors.

3



Place the lower Cantilever Assembly on the lower Upright position and secure with (4) ½” x 1.25” carriage bolts, ½” washers, and ½” nylock nuts.

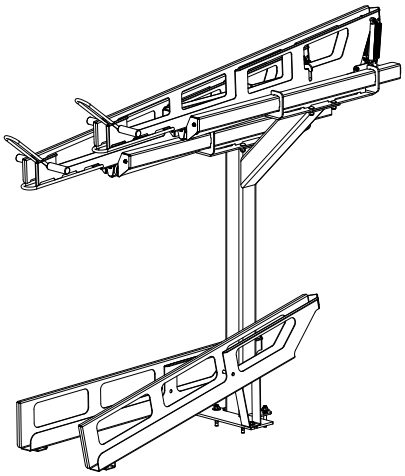
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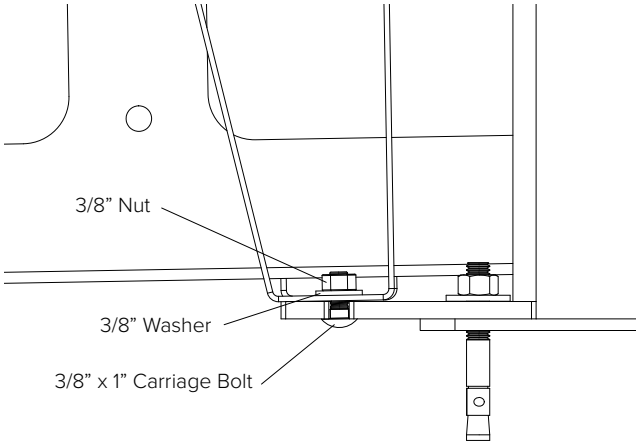


Do the same for the upper Cantilever Assembly.

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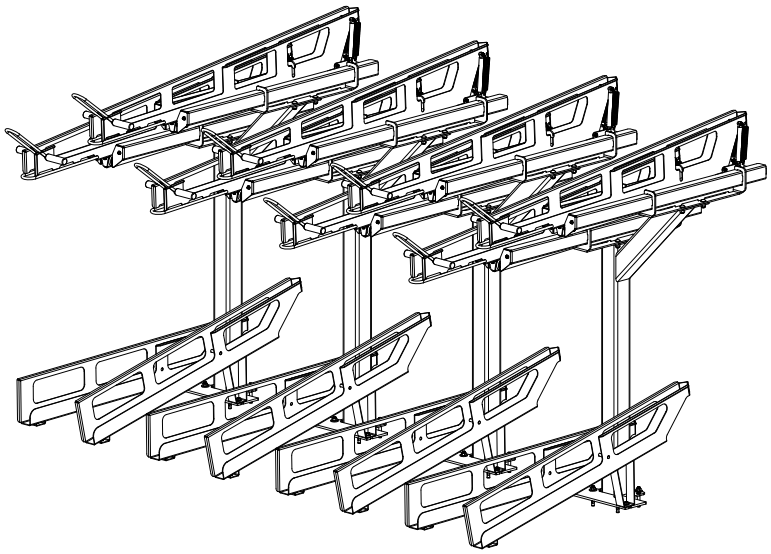
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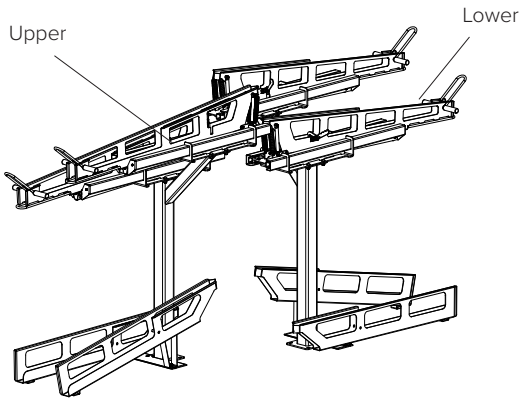




Place the bottom Lower and Upper Trays in position and secure at the rear with (1) 3/8” x 1” carriage bolt, 3/8” washer, and 3/8” nut each. Secure at the front with (1) 3/8” x 3” wedge anchor each.

6





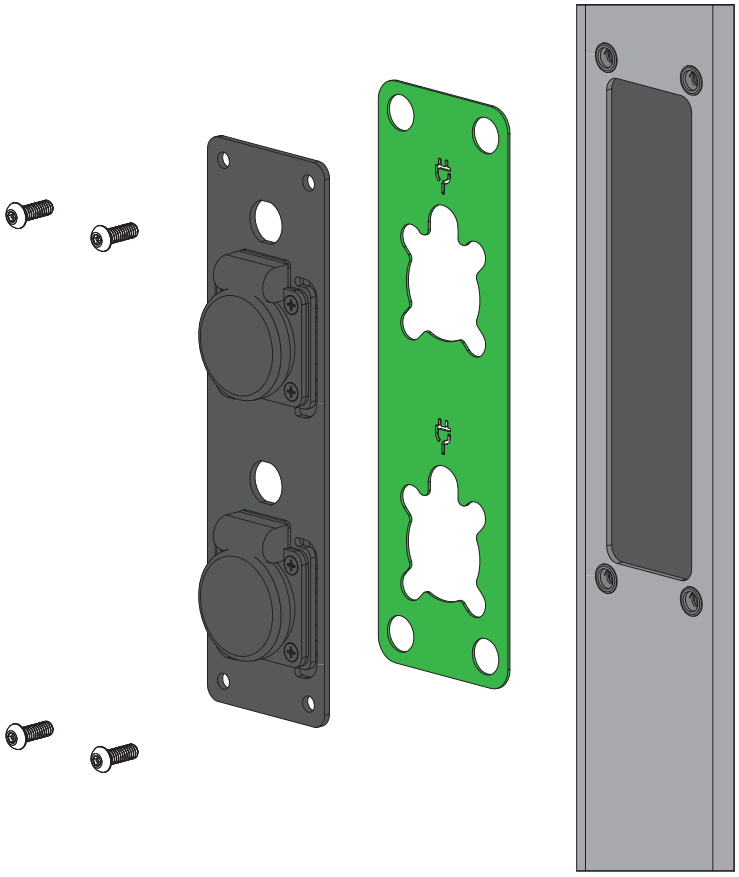
For double sided installations be sure to stagger the position of the units so that upper trays in one row face sit opposite lower trays in the other row.

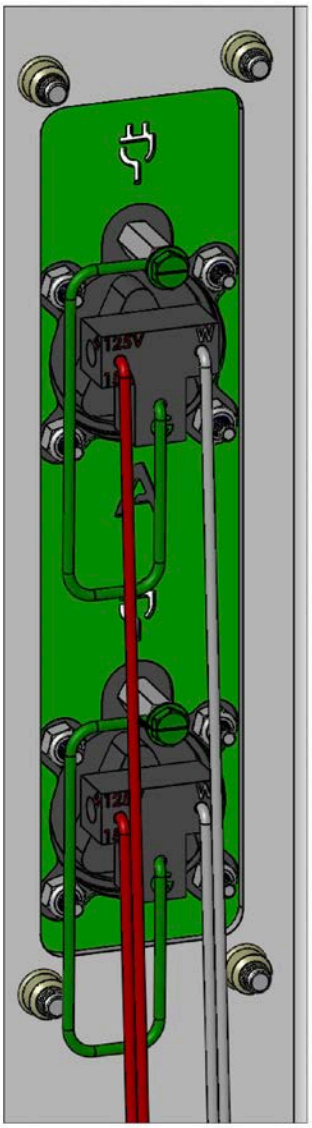
Continue to the next section and repeat the previous steps.

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All electrical wiring to be performed by a licensed electrician in accordance with NEC or the local electrical code.

1. Route electrical wires through the upright from the base.
2. Connect wires to receptacle
3. Attach ground wire to the ground nut directly above the receptacle
4. Fasten the receptacle assembly to the bike rack with (4) tamper-resistant screws.
5. Connect power and neutral wires to GFCI circuit breaker 125V/15A max.



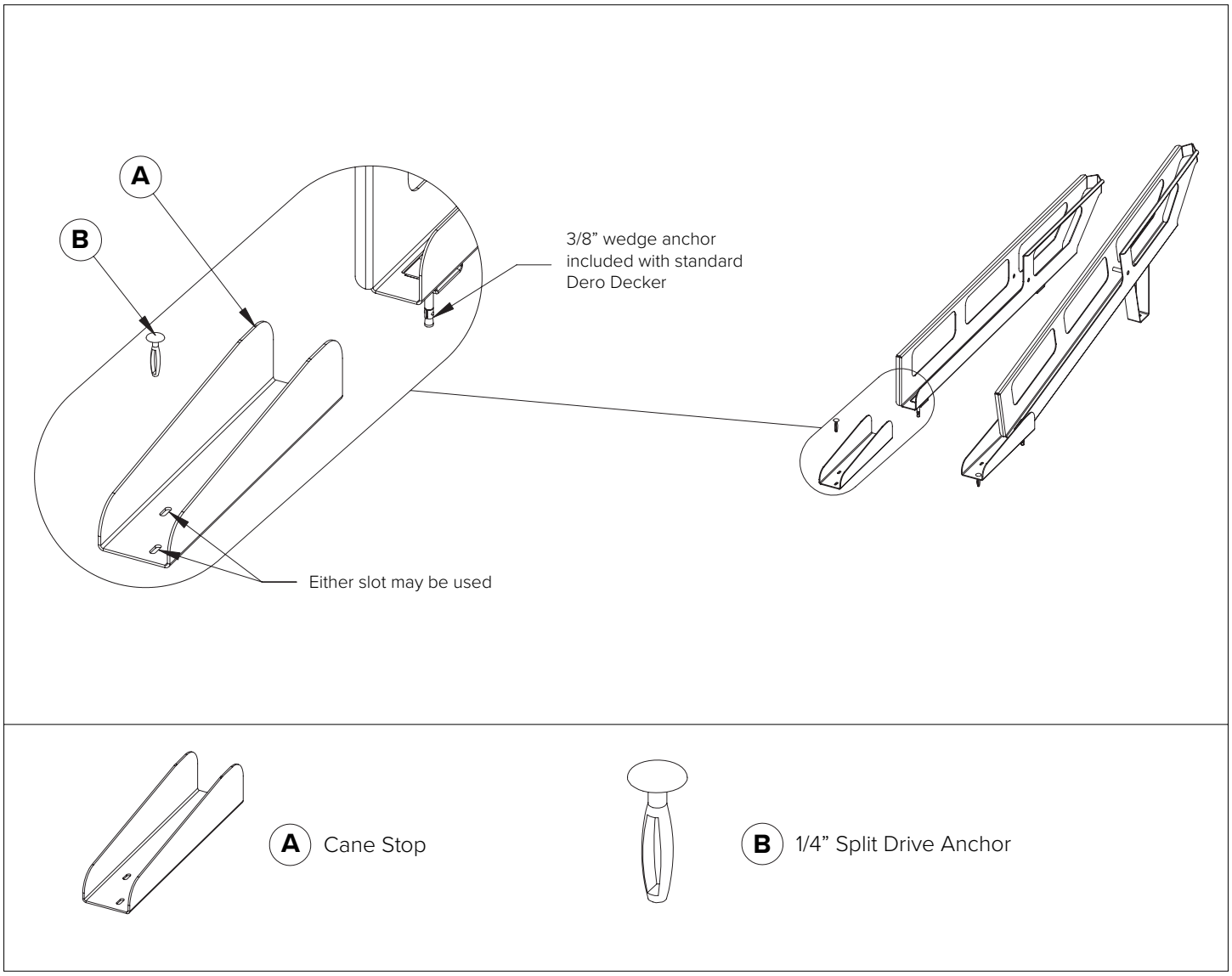


Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.

All wires and conduit to be supplied by installer

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See diagrams below for guidance on installing the optional Cane Stop. This attachment provides a cane-detectable barrier beneath the upper trays of the Dero Decker for improved safety.

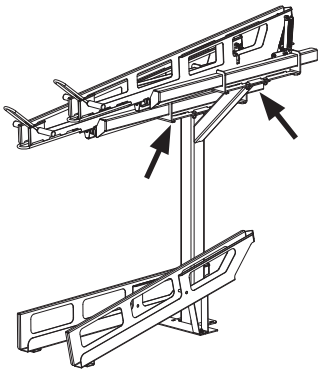


A Cane Stop

B 1/4” Split Drive Anchor

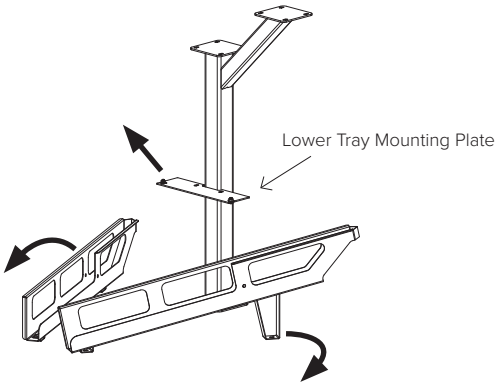
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1



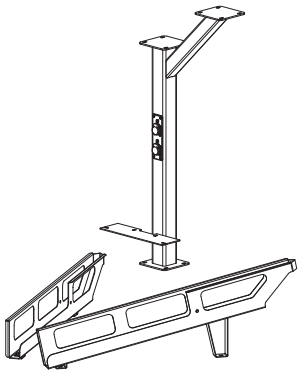
Remove the upper assemblies by removing the ½” dia. bolts. Set assemblies aside.

2



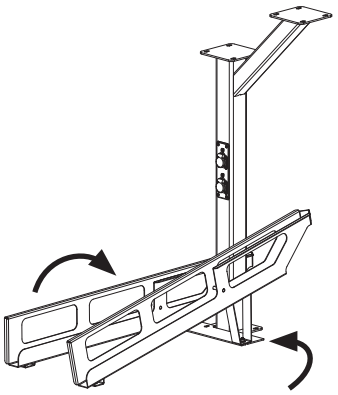
Loosen anchors at the front and bolts at the rear of the lower trays. Rotate the lower trays out so they are away from the mounting plate. Remove the ½” dia. anchor nuts attaching the upright and lower tray mounting plate and set the plate aside.

3



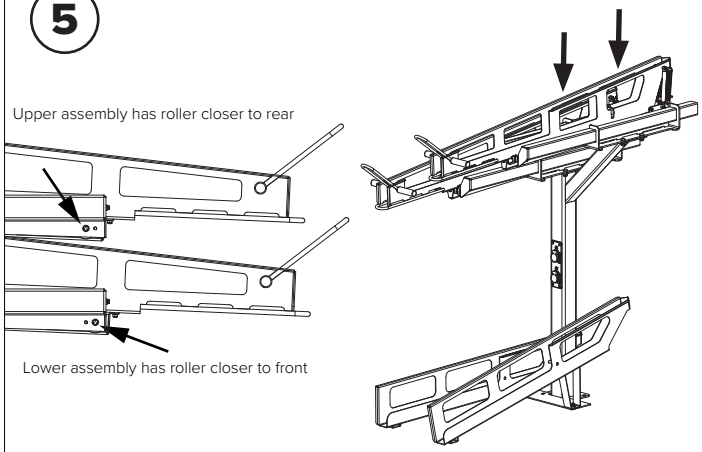
Place the new upright with charging outlets in the same position and the previous lower tray mounting plate. Secure with the ½” dia. anchor nuts.

4



Rotate the lower trays back into place and secure with 3/8” dia. bolts and tighten front anchors.

5

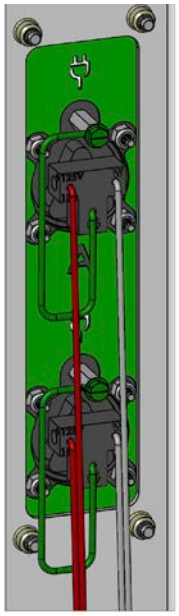


Attach the upper assemblies with ½” diameter bolts. Note which assembly is upper or lower.

6

A licensed electrician is required to wire power to the outlets.

Racks with electrical outlets must be installed in an area protected from rain and on a GFI circuit. The outlets provided are IP54 weatherproof and UL, CE certified. Consult local electrical codes for more detail.



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