

ADDRESS: 881 LADY ELLEN PLACE  
 LEGAL DESCRIPTION: LOTS 5 & 10 PART LOTS 11 ON PLAN 387939 LOTS 12 AND PART LOT 13 ON PLAN 387939 PARTS 1 & 2 ON PLAN 1243  
 ZONING PROVISION: CITY OF OTTAWA ZONING BY-LAW 2008-250 IL (Z78) H (30) - LIGHT INDUSTRIAL ZONE URBAN EXCEPTION 278 HEIGHT 30M (SEC. 203)  
 PROPERTY AREA: 13,570 M<sup>2</sup>  
**ONE LOT FOR ZONING PURPOSES (SEC. 93)**  
 1) A GROUP OF OCCUPANCIES LOCATED IN AN AM - ARTERIAL MAJOR STREET ZONE, GM - GENERAL MIXED-USE ZONE, LC - LOCAL COMMERCIAL ZONE, MC - MIXED-USE CENTRE ZONE, MD - MIXED-USE DOWNTOWN CENTRE ZONE, 10 - GENERAL INDUSTRIAL ZONE, H - HEAVY INDUSTRIAL ZONE, L - LIGHT INDUSTRIAL ZONE, OR IP - BUSINESS PARK INDUSTRIAL ZONE, OR RC - RURAL COMMERCIAL ZONE THAT:  
 A) ARE DESIGNED, DEVELOPED AND MANAGED, INCLUDING SITE ACCESS AND INFRASTRUCTURE, SERVING AS A UNIT WHETHER BY A SINGLE OWNER OR A GROUP OF OWNERS OR TENANTS ACTING IN COLLABORATION;  
 B) ARE MADE UP ENTIRELY OF USES PERMITTED OR LAWFULLY NON-COMPLYING ON THE SITE, AND HAS EITHER:  
 I. A COMMON PARKING LOT OR PARKING GARAGE OR A COMBINATION THEREOF; OR  
 II. INDUSTRIAL ZONES - LIGHT INDUSTRIAL ZONE (SEC. 203)  
**PERMITTED USES:** OFFICE  
**TABLE 203 - IL ZONE PROVISIONS**

**PARKING REQUIRED (SEC. 101-102)**

USE	REQUIRED	PROVIDED
OFFICE	1 PER 100M <sup>2</sup> OF GROSS FLOOR AREA (4,200 = 43 SPACES)	240

**PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)**

	REQUIRED	PROVIDED
MINIMUM WIDTH	2.4M	2.8M - 126 SPACES
MAXIMUM WIDTH	3.1M	2.4M - 112 SPACES
MINIMUM LENGTH	5.2M	5.25M/5.0M

**3) DESPITE SUBSECTION (1), PARKING SPACES, OTHER THAN A VISITOR AND PARALLEL PARKING SPACES, MAY BE REDUCED IN SIZE FOR THE FOLLOWING CASES:**  
 (A) UP TO 50% OF THE REQUIRED AND PROVIDED PARKING SPACES MAY BE REDUCED TO A MINIMUM WIDTH OF 2.4 METRES;  
 (B) WHERE 50 OR MORE SPACES ARE REQUIRED FOR A BROADCASTING STUDIO, HEAVY INDUSTRIAL USE, LIGHT INDUSTRIAL USE, OFFICE, POST SECONDARY EDUCATIONAL INSTITUTION, PRODUCTION STUDIO, RESEARCH AND DEVELOPMENT CENTRE AND TECHNOLOGY INDUSTRY;  
**TABLE 107 - MINIMUM REQUIRED AISLE WIDTH**

I ANGLE OF PARKING (DEGREES)	II MINIMUM REQUIRED AISLE WIDTH (M)	PROVIDED
(A) 71-90	6.7	6.7
(B) 71-90	6.7	6.7

**BICYCLE PARKING SPACE (SEC. 111)**

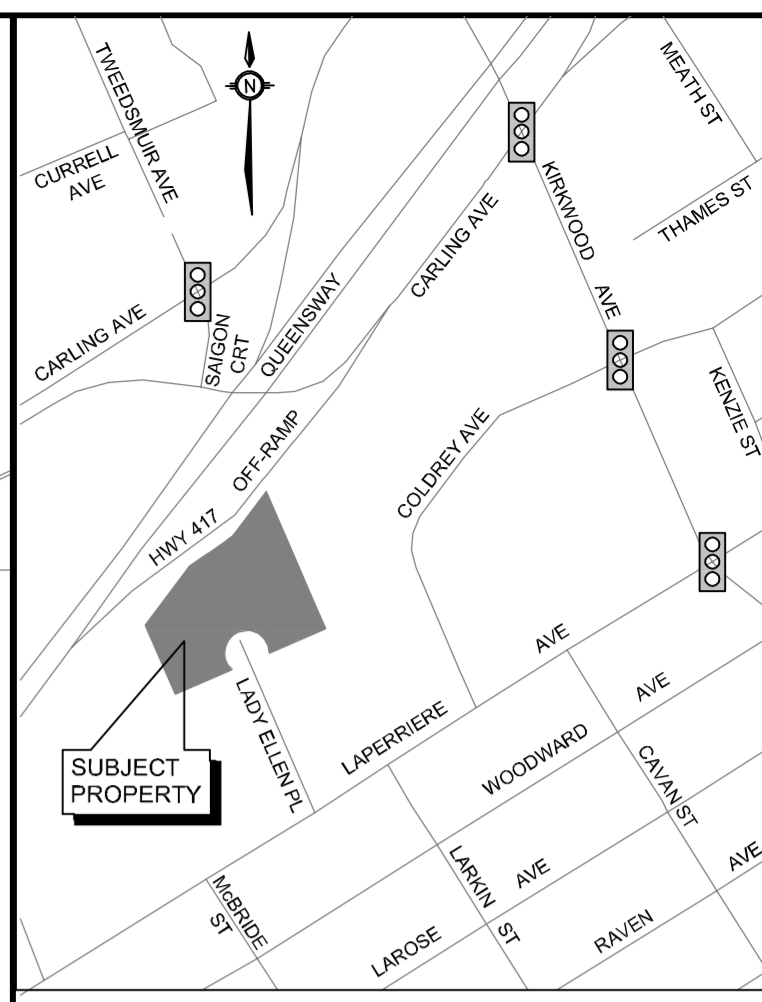
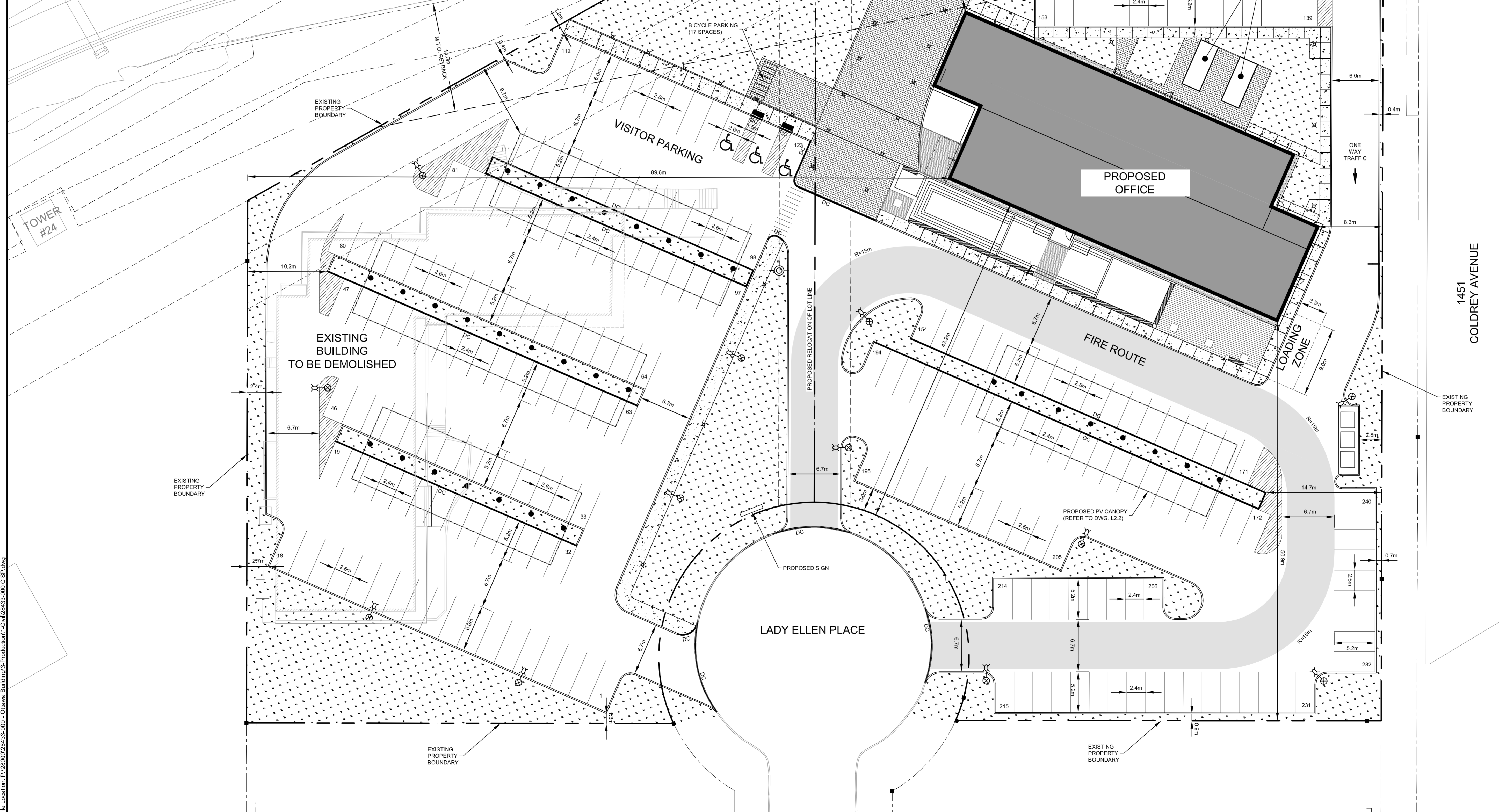
USE	REQUIRED	PROVIDED
RESEARCH AND DEVELOPMENT CENTRE	1 PER 250 M <sup>2</sup> OF GROSS FLOOR AREA (4,200 = 17 SPACES)	

**7. LOADING SPACE RATES AND PROVISIONS (SEC. 113)**

LAND USE	MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRE OF GROSS FLOOR AREA	PROVIDED
(B) OFFICE, RESEARCH AND DEVELOPMENT CENTRE EXCEPT IN THE TM ZONE	1	1

**LEGEND:**

- PROPOSED LIGHT POLE
- PROPOSED BOLLARD (LIGHTED)
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED VEGETATION
- PROPOSED INTERLOCK
- PROPOSED BICYCLE PARKING
- PROPOSED WOOD DECKING
- PROPOSED CONCRETE



**1 ISSUED FOR SITE PLAN APPLICATION** 07/06/19

No.	ISSUE / REVISION	DD/MM/YY
1	ISSUED FOR SITE PLAN APPLICATION	07/06/19

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 VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.  
 SCALE: 1:250

CLIENT:  
**JLR DEVELOPMENTS LTD.**

CONSULTANT:  
**J.L. Richards**  
 ENGINEERS - ARCHITECTS - PLANNERS

CONSULTANT:

PROFESSIONAL STAMP

PROJECT NORTH

PROJECT:  
**JLR OTTAWA REDEVELOPMENT**  
 864 LADY ELLEN PLACE, OTTAWA, ON

DRAWING:  
**SITE PLAN**

DESIGN: NG  
 DRAWN: CJM  
 CHECKED: LJ  
 JLR #: 28433-000

DRAWING #:  
**SP**

FILE LOCATION: P:\28000\28433-000 - Ottawa Building\3-Production\1-Civil\28433-000\_C.SP.dwg  
 PLOT DATE: June 11, 2019 10:20:30 AM