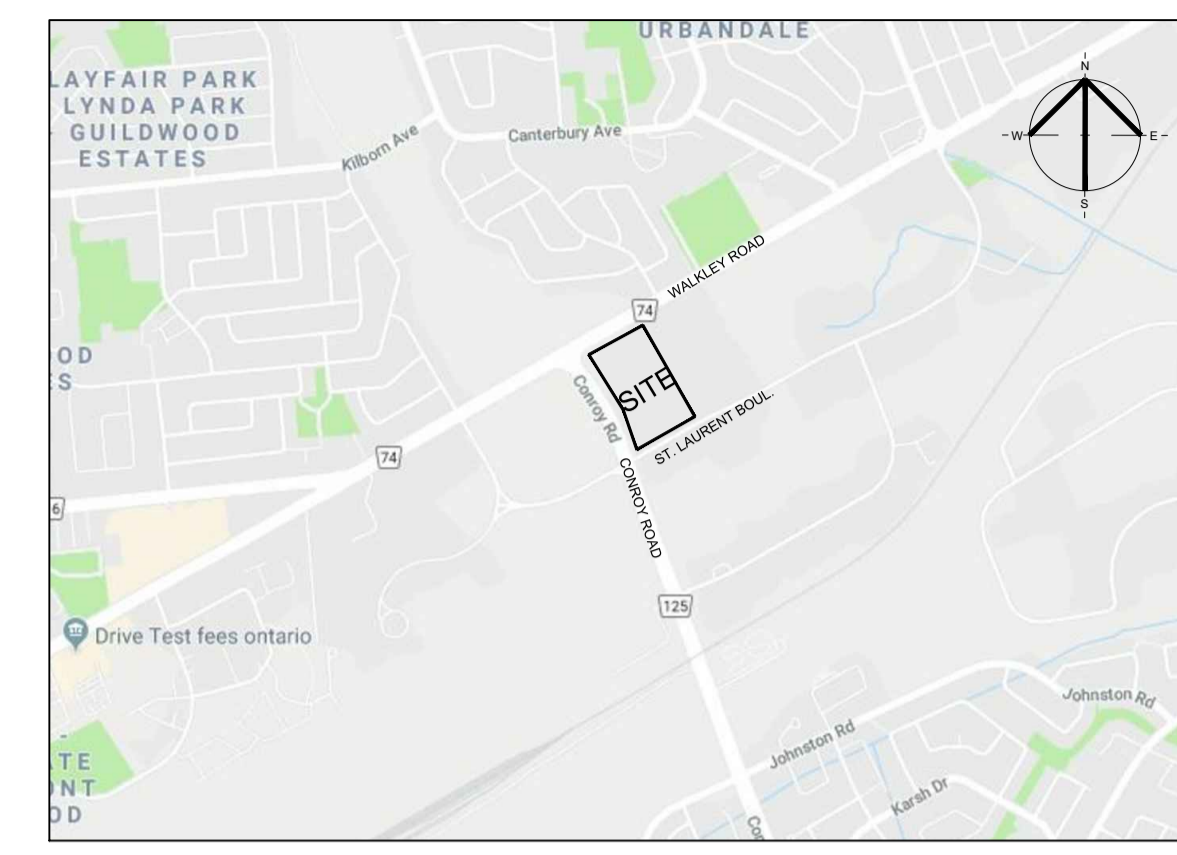


1 SITE PLAN - PHASE 1
SCALE 1:700



2 KEY PLAN
SCALE N/A

TOPOGRAPHICAL PLAN OF SURVEY OF
PART OF LOTS A & 1
CONCESSION 5 (RIDEAU FRONT)
Geographic Township of Gloucester
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan comprising of sheets 1 and 2 are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 11th day of November, 2020.

PROJECT INFORMATION:
BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3
OCCUPANCY:
GROUP F, DIVISION 2, SPRINKLERED,
ONE STOREY (3.2.2.67)
PHASE 1 BUILDING STATISTICS:
BUILDING AREA (FOOTPRINT): 8547 m²
GROSS FLOOR AREA: ±8460 m²
NUMBER OF STOREYS ABOVE GRADE: 1
NUMBER OF STOREYS BELOW GRADE: 0
BUILDING SPRINKLERED: YES
OF STREET ACCESS ROUTES: 1
CONSTRUCTION TYPE: 1 NON-COMB.
FLOOR ASSEMBLY & F.R.R.: 2 HOUR
MEZZANINE: 1 HOUR

ZONING INFORMATION - PHASE 1

ZONING MECHANISM	REQUIRED	PROVIDED
ZONING CODE	OTTAWA ZONING BY-LAW, 2008-255 IL (1477) S117-h2	WAREHOUSE
MINIMUM LOT AREA	2,000 m²	57,104.1 m²
MINIMUM FRONT YARD	0.494 acre	14.11 acre
MINIMUM CORNER SIDE YARD	7.5 m	EXISTING
MINIMUM INTERIOR SIDE YARD	7.5 m	7.5 m
MINIMUM REAR YARD	7.5 m	20.8 m
MINIMUM BUILDING HEIGHT	12 m - 24 m - 36 m (SCHEDULE 117)	11.1 m
MAXIMUM BUILDING HEIGHT	12 m - 24 m - 36 m (SCHEDULE 117)	1 STOREY
MAXIMUM LOT COVERAGE	65 %	25.8 %
MINIMUM WIDTH OF LANDSCAPING	3 m	3 m
STANDARD PARKING SPACE	2.6 m x 5.2 m	2.6 m x 5.2 m
ACCESSIBLE PARKING SPACE	3.4 m x 5.2 m TYPE 'A' 2.4 m x 5.2 m TYPE 'B'	
BICYCLE PARKING	7 (WAREHOUSE 1 / 2000 m² of G.F.A.) (OFFICE 1 / 250 m² of G.F.A.)	7
BUILDING FOOTPRINT	EXISTING	8483 m²
	PROPOSED WAREHOUSE PHASE 1	8551 m²
TOTAL	PERMITTED MAX. 83610 m²	17034 m²

PARKING SPACE SCHEDULE
(AREA C, SCHEDULE 1)

PROPOSED WAREHOUSE PHASE 1	BY-LAW REQUIRED		PROVIDED
	OFFICE (2.4 / 100 m², 10%)	WAREHOUSE (0.8 / 100 m², FIRST 5000 m²)	
EXISTING (CITY OF OTTAWA)	±68 G.F.A. ±2850 m² (2.4 / 100 m²)	±52 G.F.A. ±1520 m² (3.4 / 100 m²)	EXISTING 304
EXISTING PERSONAL SERVICE (GOODLIFE FITNESS)	±52 G.F.A. ±1520 m² (3.4 / 100 m²)		±160
OFFICE / WAREHOUSE	G.F.A. OFFICE ±1070 m² (2.4 / 100 m², 50%)	WAREHOUSE ±1760 m² (2.4 / 100 m², 50%)	
TOTAL	±232	±413	

LEGEND

- PROPERTY LINE
- - - YARD SETBACK
- ▭ EXISTING BUILDING TO REMAIN
- ▭ EXISTING BUILDING TO BE DEMOLISHED
- ▭ PROPOSED WAREHOUSE
- ▭ PAINT LINE
- SOFT LANDSCAPED AREA REFER TO LANDSCAPE PLAN
- CONCRETE PAD & SIDEWALK
- 6m WIDE FIRE ROUTE, REFER TO CIVIL
- PAVER PATIO REFER TO LANDSCAPE PLAN
- GARBAGE ENCLOSURE
- BUILDING ENTRANCE
- NEW DEPRESSED CURB - SEE LANDSCAPE
- NEW CURB
- T.W.S.I.
- FIRE HYDRANT
- EXISTING PARKING TO REMAIN
- PROPOSED PARKING
- LIGHT POST
- FIRE DEPARTMENT CONNECTION

NOTE
ALL SIDEWALKS TO BE MIN. 1800 PER CITY REQUIREMENTS



N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project
WALKLEY CONROY WAREHOUSES
MANULIFE
2020 Walkley Road & 2935 Conroy Road, Ottawa

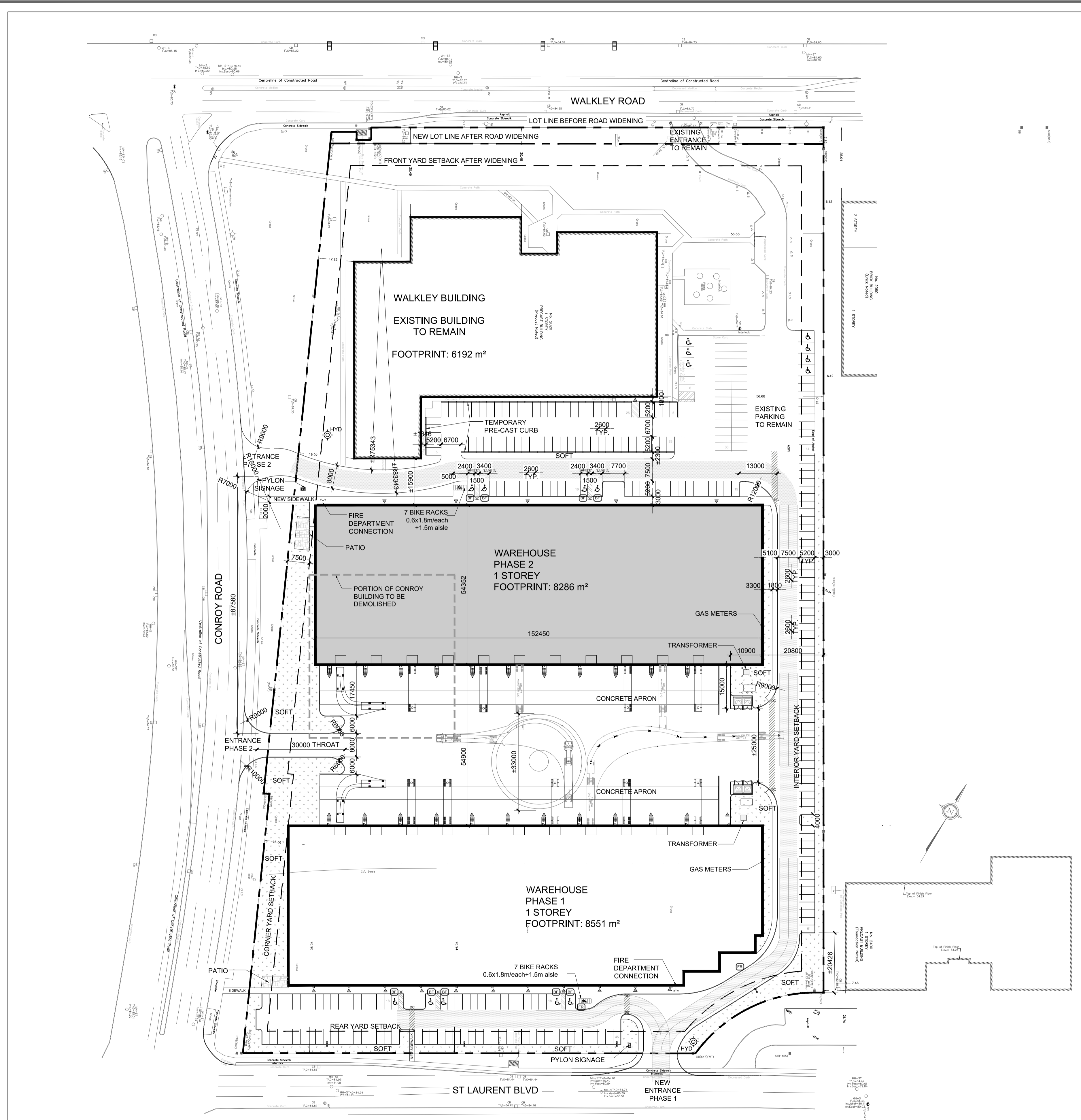
construction north seal
true north
seal
ARCHITECTS
OTTAWA
LICENCE 2966

drawing title
SITE PLAN - PHASE 1

scale AS SHOWN	drawn by J.J
date Jan. 2021	checked by R.M
project number 20-560	drawing number A001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	revision 2

CITY'S FILE NO.: D07-12-21-0036

PLAN NO.: #18444



ZONING INFORMATION - PHASE 2

ZONING MECHANISM	REQUIRED	PROVIDED
ZONING CODE	OTTAWA ZONING BY-LAW, 2008-250 IL [1477] S117-h2	WAREHOUSE
MINIMUM LOT AREA	2,000 m ² 0.494 acre	57,104.1 m ² 14.11 acre
MINIMUM FRONT YARD	7.5 m	30.48 m EXISTING
MINIMUM CORNER SIDE YARD	7.5 m	7.5 m
MINIMUM INTERIOR SIDE YARD	7.5 m	17.8 m
MINIMUM REAR YARD	7.5 m	23.03 m
MAXIMUM BUILDING HEIGHT	12 m - 24 m - 36 m (SCHEDULE 117)	±11.5 m 1 STOREY
MAXIMUM LOT COVERAGE	65 %	40.3 %
MINIMUM WIDTH OF LANDSCAPING	3 m	3 m
STANDARD PARKING SPACE	2.6 m x 5.2 m	2.6 m x 5.2 m
ACCESSIBLE PARKING SPACE	3.4 m x 5.2 m TYPE 'A' 2.4 m x 5.2 m TYPE 'B'	
BICYCLE PARKING	7 (WAREHOUSE 1 / 2000 m ² of G.F.A.) (OFFICE 1 / 250 m ² of G.F.A.)	7
BUILDING FOOTPRINT	EXISTING WAREHOUSE	6191.5 m ²
	PHASE 1 WAREHOUSE	8551 m ²
	PHASE 2 WAREHOUSE	8286 m ²
	TOTAL	PERMITTED MAX. 83610 m ² 23028.5 m ²

PARKING SPACE SCHEDULE
(AREA C, SCHEDULE 1)

		BY-LAW REQUIRED	PROVIDED
WAREHOUSE PHASE 1	OFFICE (2.4 / 100 m ² , 10%)		
	WAREHOUSE (0.8 / 100 m ² , FIRST 5000 m ²)	±72	±143
WAREHOUSE PHASE 2	OFFICE (2.4 / 100 m ² , 10%)		
	WAREHOUSE (0.8 / 100 m ² , FIRST 5000 m ²)	±71	166
EXISTING	OFFICE (CITY OF OTTAWA) ±68 G.F.A. ±2850 m ² (2.4 / 100 m ²)	±120	120
	PERSONAL SERVICE (GOODLIFE FITNESS) ±52 G.F.A. ±1520 m ² (3.4 / 100 m ²)		
TOTAL		±263	286

- LEGEND**
- PROPERTY LINE
 - - - YARD SETBACK
 - ▭ EXISTING BUILDING TO REMAIN
 - - - EXISTING BUILDING TO BE DEMOLISHED
 - ▭ PROPOSED WAREHOUSE
 - ▭ PAINT LINE
 - SOFT LANDSCAPED AREA REFER TO LANDSCAPE PLAN
 - CONCRETE PAD & SIDEWALK
 - 6m WIDE FIRE ROUTE, REFER TO CIVIL
 - PAVER PATIO REFER TO LANDSCAPE PLAN
 - GARBAGE ENCLOSURE
 - BUILDING ENTRANCE
 - NEW DEPRESSED CURB - SEE LANDSCAPE
 - NEW CURB
 - T.W.S.I.
 - FIRE HYDRANT
 - EXISTING PARKING TO REMAIN
 - PROPOSED PARKING
 - LIGHT POST
 - FIRE DEPARTMENT CONNECTION
- SIGNAGE LEGEND:**
- FR FIRE ROUTE
 - BP HANDICAP PARKING
- NOTE**
ALL SIDEWALKS TO BE MIN. 1800 PER CITY REQUIREMENTS

1 SITE PLAN - PHASE 2
A002-A SCALE 1:1000



no.	revision	date
2	2nd SITE PLAN SUBMISSION	26 Aug. 2021
1	SITE PLAN APPLICATION	05 MAR 2021

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project
WALKLEY CONROY WAREHOUSES

MANULIFE
2020 Walkley Road & 2935 Conroy Road, Ottawa

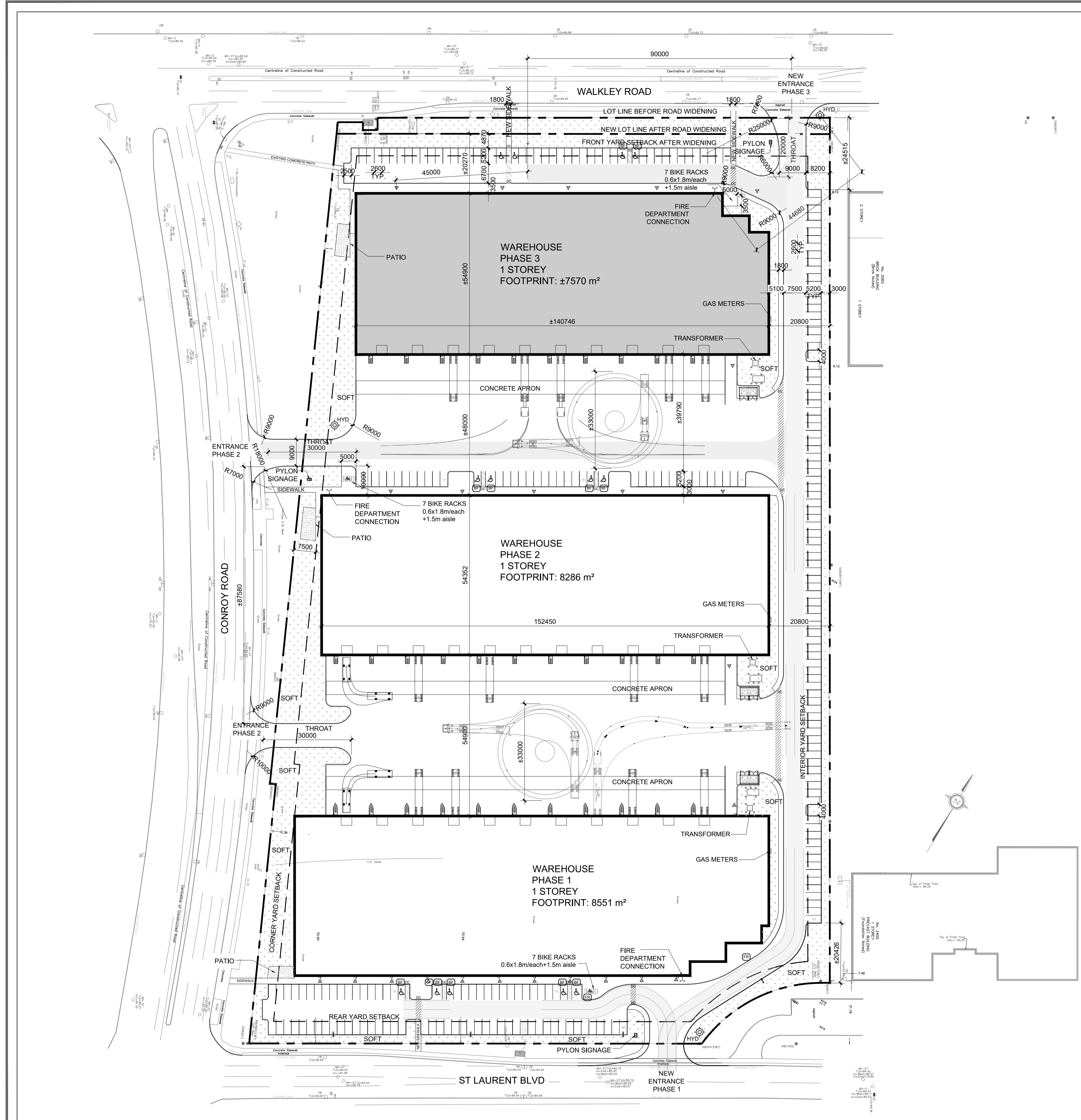
construction north
true north

seal
ONTARIO ASSOCIATION OF ARCHITECTS
ROMY C. MATHIAS
LICENCE 2965

drawing title
SITE PLAN - PHASE 2

scale AS SHOWN	drawn by J.J
date Jan. 2021	checked by R.M
project number 20-560	drawing number A002-A
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
	revision

CITY'S FILE NO.: D07-12-21-0036



1 SITE PLAN - PHASE 3
A002-B SCALE 1:700

ZONING INFORMATION - PHASE 3

ZONING MECHANISM	REQUIRED	PROVIDED
ZONING CODE	IL [1477] S117-h2	WAREHOUSE
MINIMUM LOT AREA	2,000 m² 0.494 acre	57,104.1 m² 14.11 acre
MINIMUM FRONT YARD	7.5 m	30.48 m EXISTING
MINIMUM CORNER SIDE YARD	7.5 m	7.5 m
MINIMUM INTERIOR SIDE YARD	7.5 m	18.3 m
MINIMUM REAR YARD	7.5 m	23.03 m
MAXIMUM BUILDING HEIGHT	12 m - 24 m - 36 m (SCHEDULE 117)	±11.5 m 1 STOREY
MAXIMUM LOT COVERAGE	65 %	42.7 %
MINIMUM WIDTH OF LANDSCAPING	3 m	3 m
STANDARD PARKING SPACE	2.6 m x 5.2 m	2.6 m x 5.2 m
ACCESSIBLE PARKING SPACE	3.4 m x 5.2 m TYPE 'A' 2.4 m x 5.2 m TYPE 'B'	
BICYCLE PARKING	6 (WAREHOUSE 1 / 2000 m² of G.F.A.) (OFFICE 1 / 250 m² of G.F.A.)	6
BUILDING FOOTPRINT	WAREHOUSE PHASE 1	8551 m²
	WAREHOUSE PHASE 2	8286 m²
	WAREHOUSE PHASE 3	7570 m²
	TOTAL	PERMITTED MAX. 83610 m²

PARKING SPACE SCHEDULE
(AREA C, SCHEDULE 1)

	BY-LAW REQUIRED	PROVIDED
WAREHOUSE PHASE 1	OFFICE (2.4 / 100 m², 10%)	±72
	WAREHOUSE (0.8 / 100 m², FIRST 5000 m²) (0.4 / 100 m², ABOVE 5000 m²)	
WAREHOUSE PHASE 2	OFFICE (2.4 / 100 m², 10%)	±71
	WAREHOUSE (0.8 / 100 m², FIRST 5000 m²) (0.4 / 100 m², ABOVE 5000 m²)	
WAREHOUSE PHASE 2	OFFICE (2.4 / 100 m², 10%)	±66
	WAREHOUSE (0.8 / 100 m², FIRST 5000 m²) (0.4 / 100 m², ABOVE 5000 m²)	
TOTAL	±209	265

LEGEND

- PROPERTY LINE
 - - - YARD SETBACK
 - ▭ EXISTING BUILDING TO REMAIN
 - ▭ EXISTING BUILDING TO BE DEMOLISHED
 - ▭ PROPOSED WAREHOUSE
 - ▭ PAINT LINE
 - SOFT LANDSCAPED AREA REFER TO LANDSCAPE PLAN
 - ▭ CONCRETE PAD & SIDEWALK
 - ▭ 6m WIDE FIRE ROUTE. REFER TO CIVIL
 - ▭ PAVER PATIO REFER TO LANDSCAPE PLAN
 - ▭ GARBAGE ENCLOSURE
 - ▭ BUILDING ENTRANCE
 - ▭ NEW DEPRESSED CURB - SEE LANDSCAPE
 - ▭ NEW CURB
 - ▭ T.W.S.I.
 - ⊕ FIRE HYDRANT
 - ▭ EXISTING PARKING TO REMAIN
 - ▭ PROPOSED PARKING
 - ▭ LIGHT POST
 - ▭ FIRE DEPARTMENT CONNECTION
- SIGNAGE LEGEND:**
- (FR) FIRE ROUTE
 - (BF) HANDICAP PARKING

NOTE
ALL SIDEWALKS TO BE MIN. 1800 PER CITY REQUIREMENTS



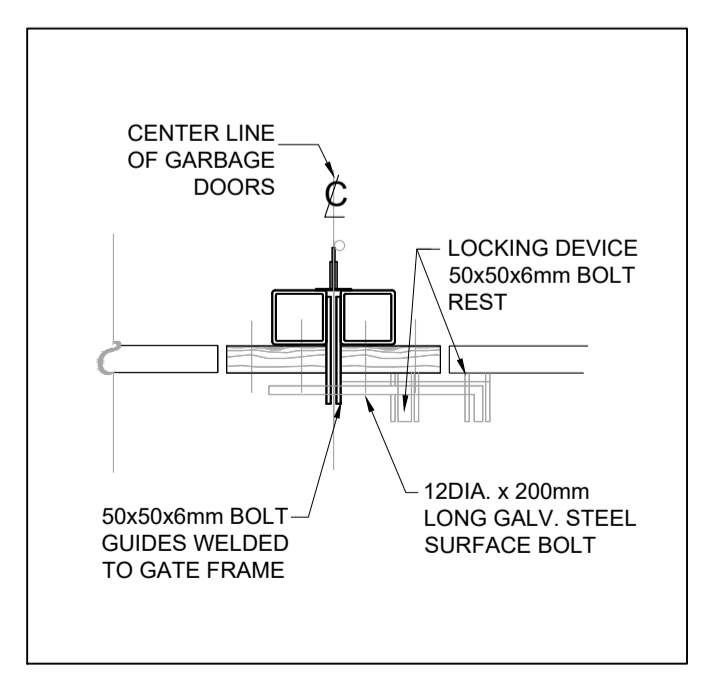
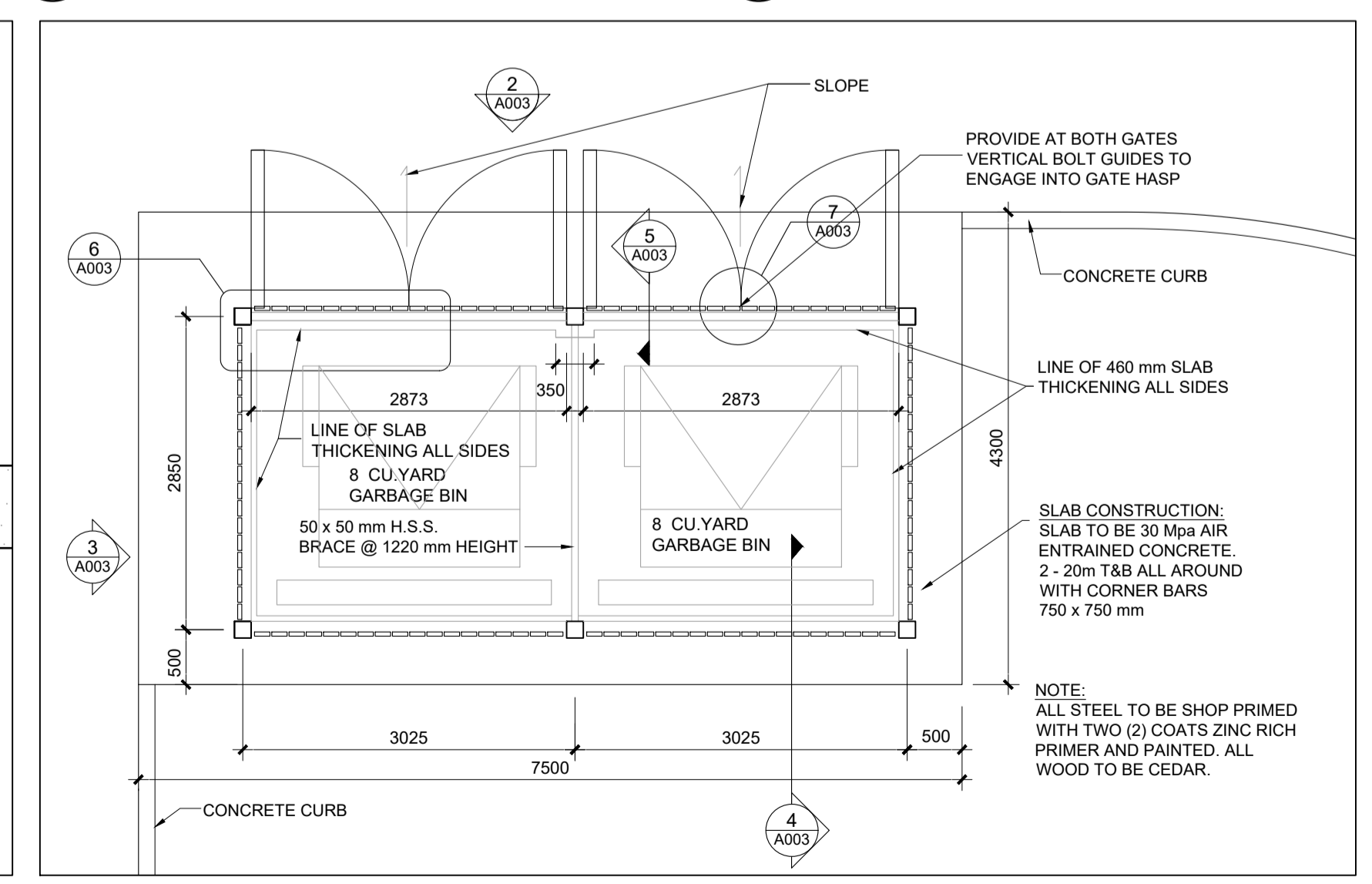
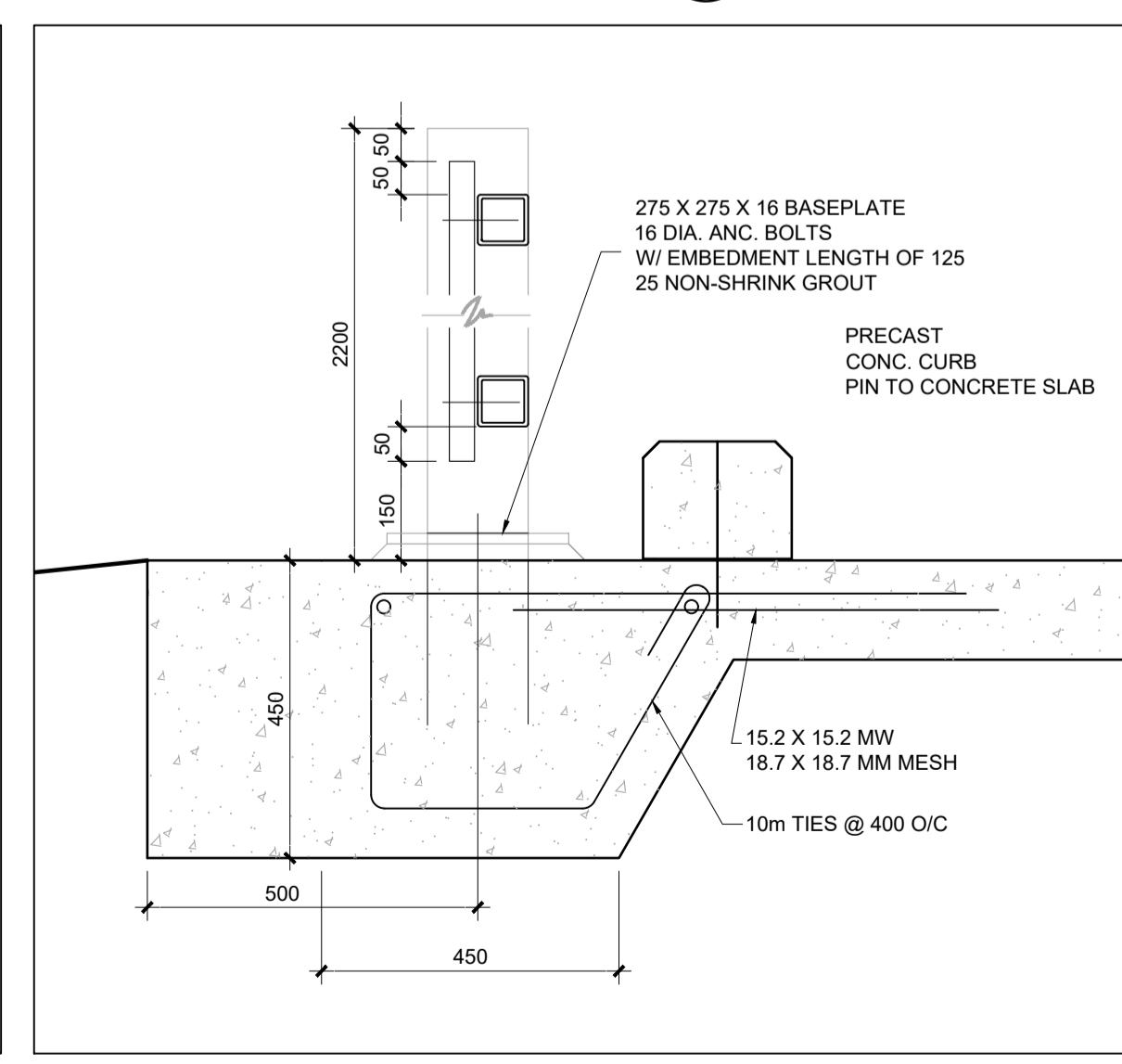
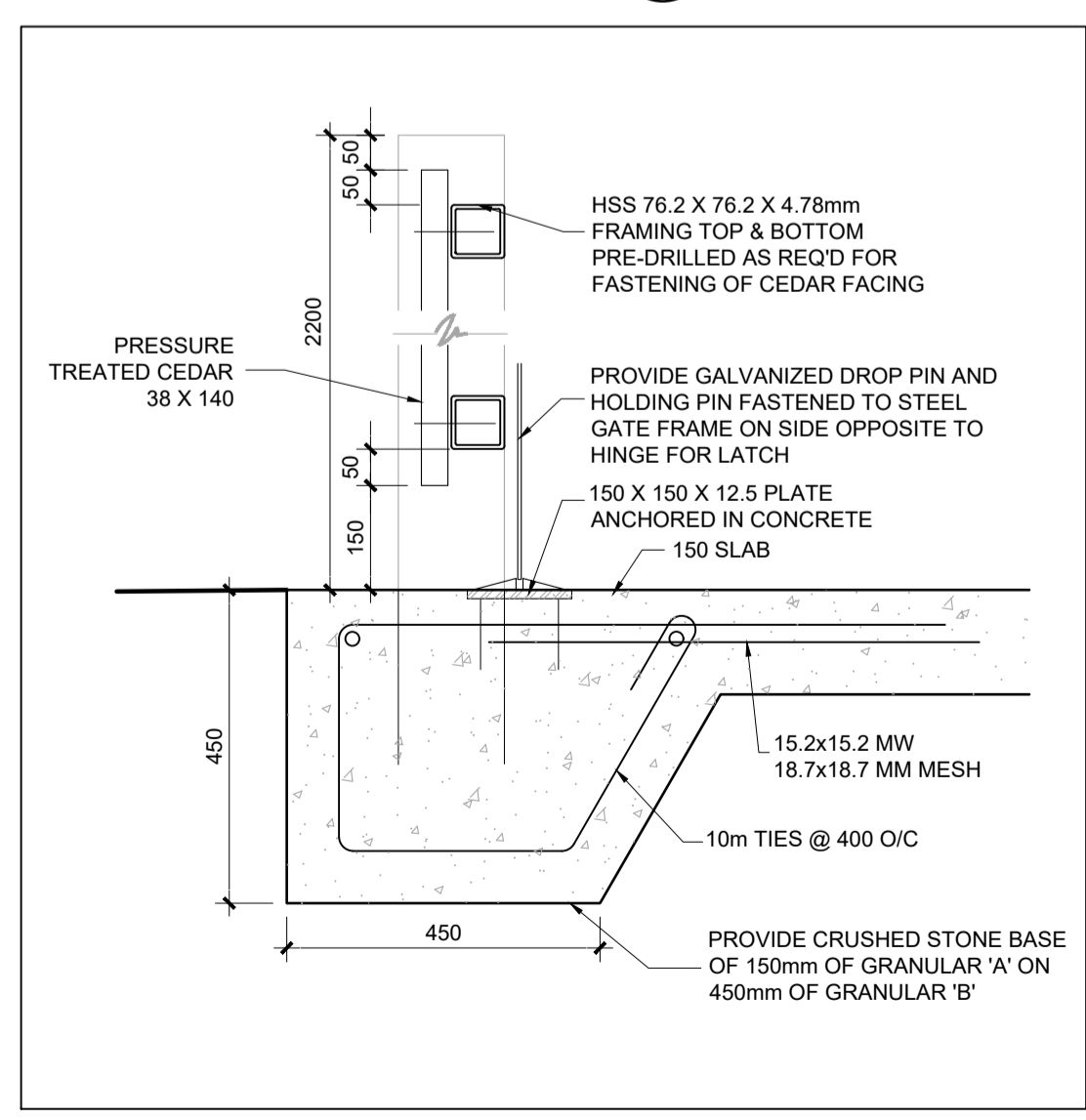
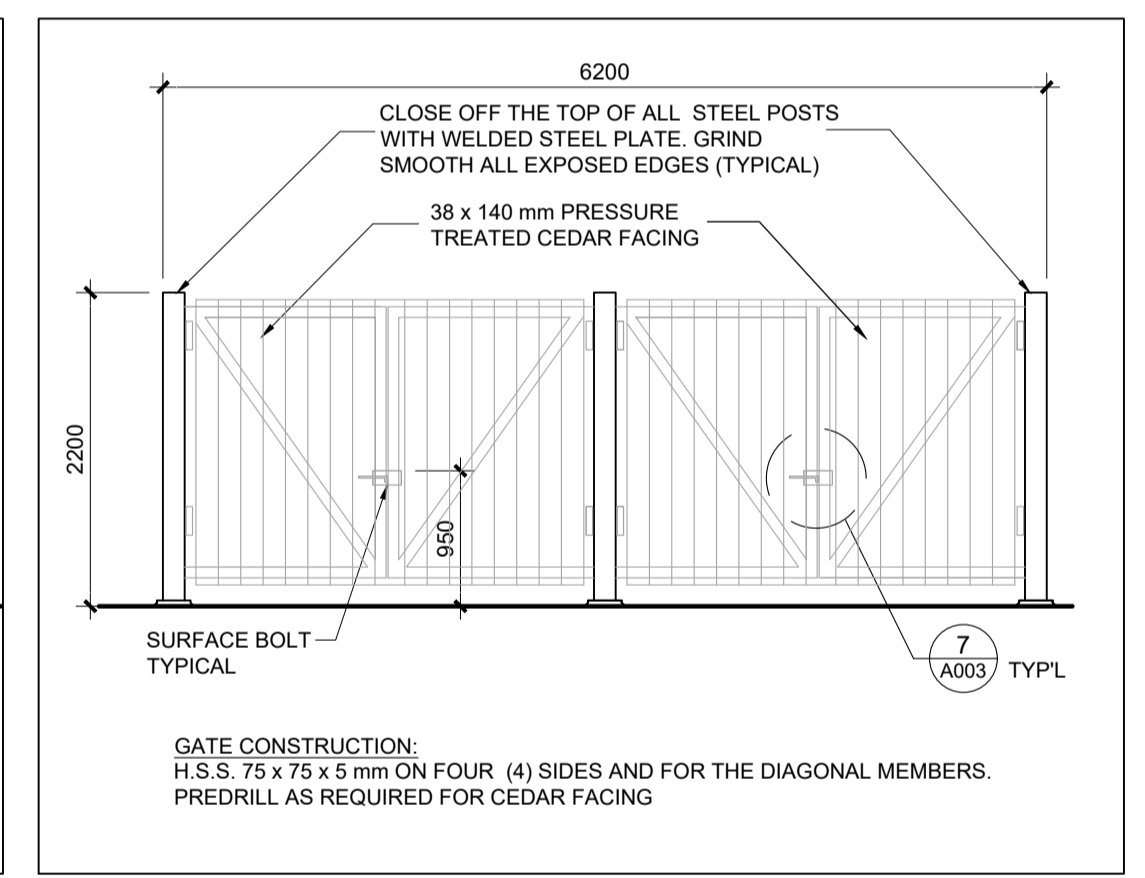
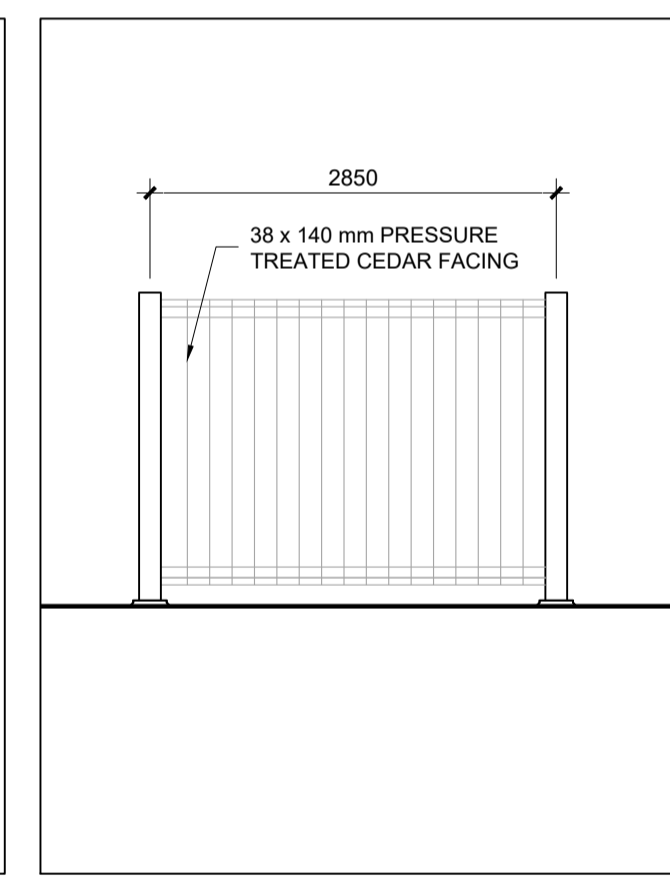
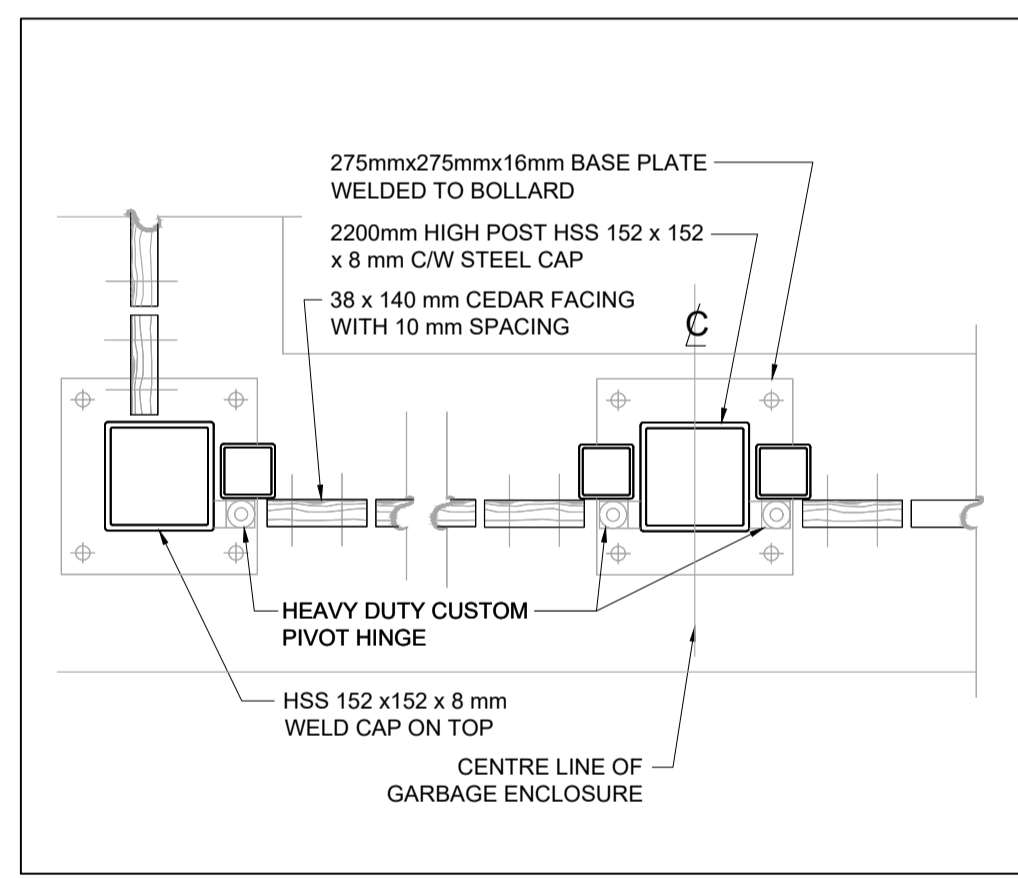
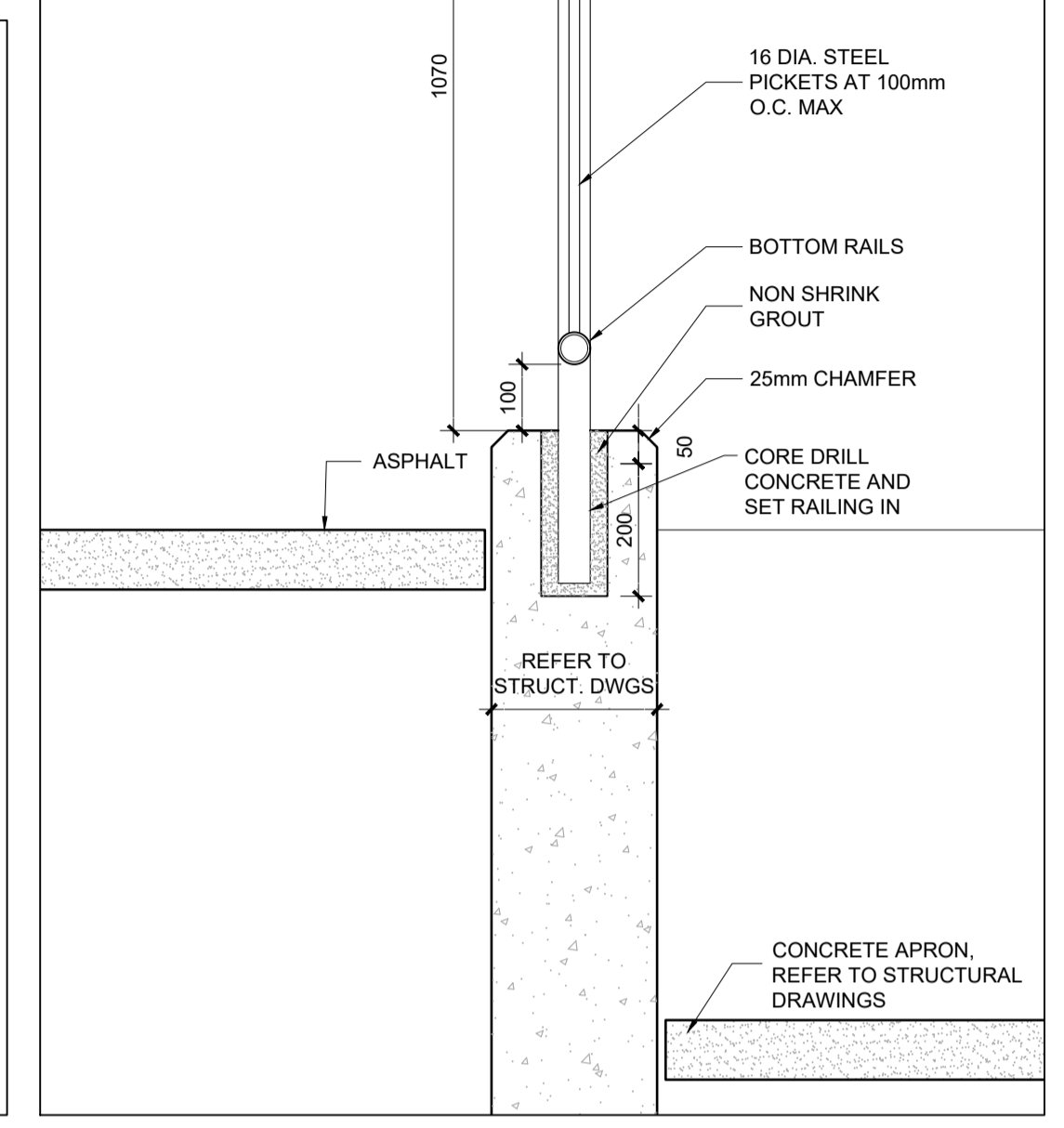
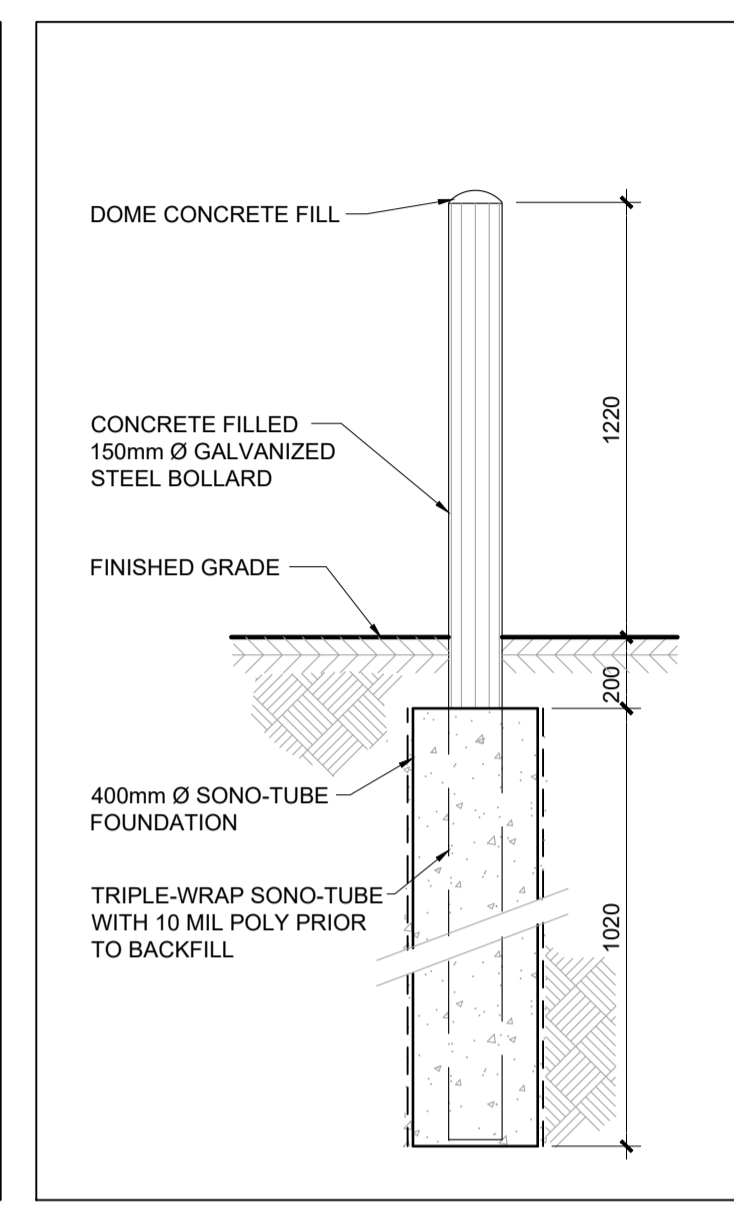
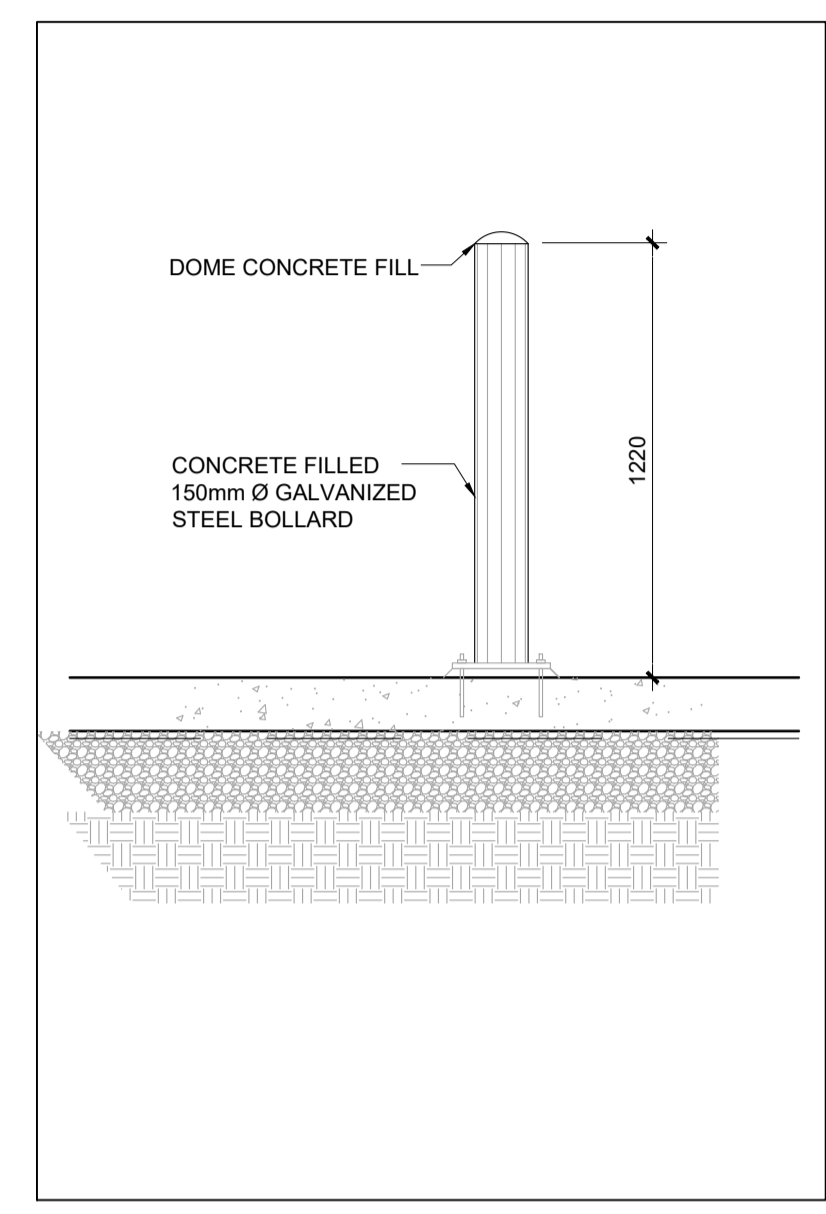
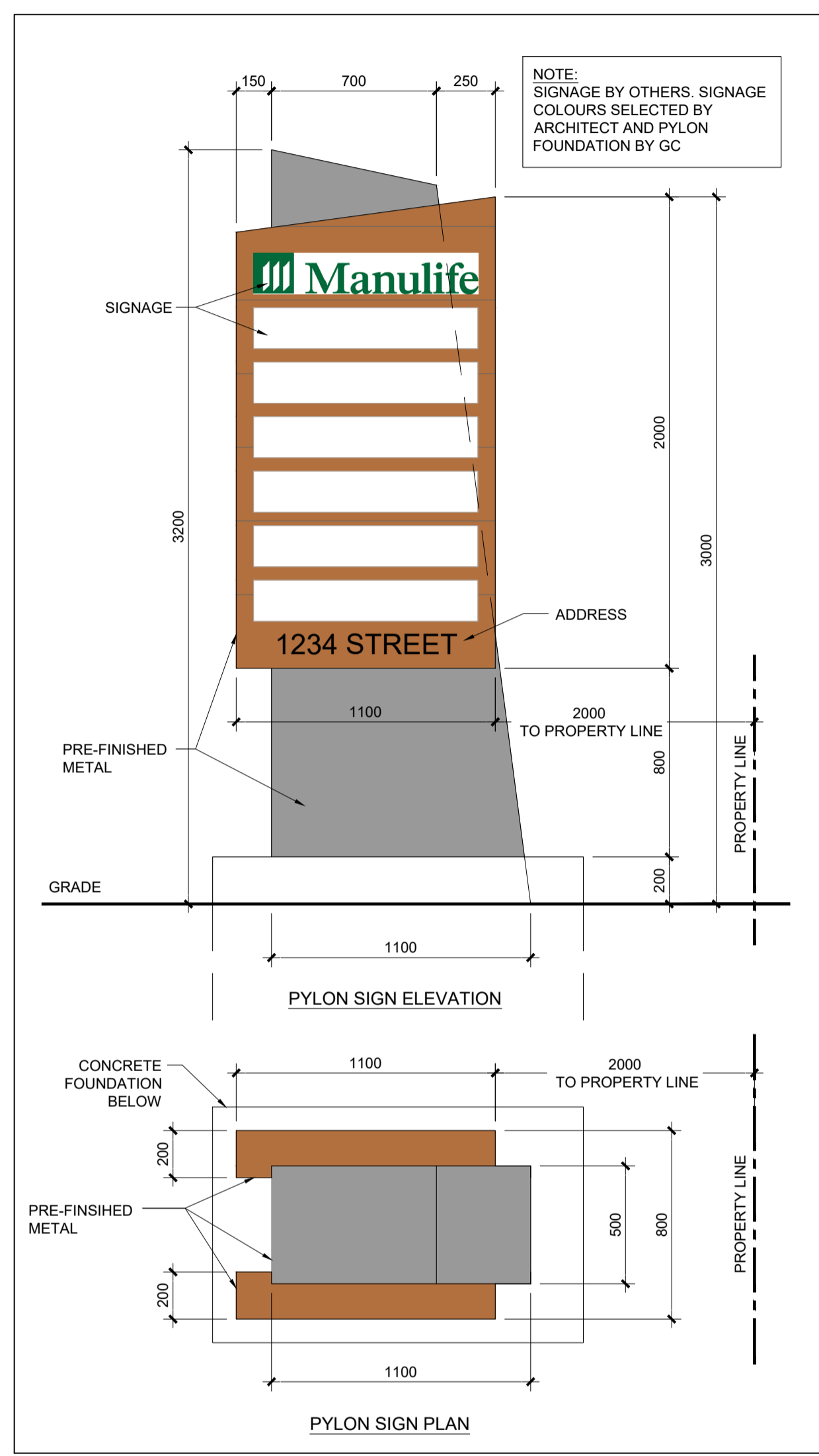
no.	revision	date
2	2nd SITE PLAN SUBMISSION	30 Aug. 2021
1	SITE PLAN APPLICATION	05 MAR 2021

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project
WALKLEY CONROY WAREHOUSES
MANULIFE
2020 Walkley Road & 2935 Conroy Road, Ottawa

construction north seal
true north
ONTARIO ASSOCIATION OF ARCHITECTS
1500 RIVER ST. WILLOWDALE, ONT. M2H 1C7
LICENCE 2965

drawing title	
SITE PLAN - PHASE 3	
scale AS SHOWN	drawn by J.J.
date Jan. 2021	checked by R.M.
project number 20-560	drawing number A002-B
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
	revision



no.	revision	date
2	2nd SITE PLAN SUBMISSION	30 Aug. 2021
1	SITE PLAN APPLICATION	05 MAR 2021

N45 ARCHITECTURE INC.
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
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project
WALKLEY CONROY WAREHOUSES
MANULIFE
2020 Walkley Road & 2935 Conroy Road, Ottawa

construction north seal

ONTARIO ASSOCIATION OF ARCHITECTS
6100 HWY 7 EAST
LONDON ONTARIO
LICENCE 296

drawing title	
SITE PLAN DETAILS	
scale	drawn by
AS SHOWN	J.J
date	checked by
Jan. 2021	R.M
project number	drawing number
20-560	A003
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision	