

PROJECT INFORMATION

TOPOGRAPHICAL PLAN INFORMATION:
 SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN
 OF PART OF LOT 4 CONCESSION 1, CITY OF OTTAWA, PREPARED BY
 STANTEC GEOMATICS LTD.
 DATED DECEMBER 13, 2019

SITE ZONING AS PER OTTAWA ZONING BY-LAW 2008-250 SITE
 DESIGNATION
 IP13 - BUSINESS PARK INDUSTRIAL ZONE
 AREA "C" OF SCHEDULE 1, CITY OF OTTAWA

BUILDING CLASSIFICATION:
 THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE
 ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
 GROUP F DIVISION 2 - UP TO 4 STOREYS, INCREASE AREA (3.2.2.69) -
 TABLE 3.2.2.69 B.
 GROUP D - UP TO 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE
 CONSTRUCTION (3.2.2.51)

BUILDING STATISTICS:
 (CITY OF OTTAWA'S DEFINITIONS)
 BUILDING FOOTPRINT = 8,835 m² / 95,100 ft²
 WAREHOUSE FOOTPRINT: 7,888 m² / 84,690 ft²
 OFFICE FOOTPRINT: 967 m² / 10,410 ft²

GROSS FLOOR AREA = ±8,505 m² / 91,550 ft²

NUMBER OF STOREYS = 2
 THE BUILDING IS SPRINKLERED

NUMBER OF ACCESS ROUTES REQUIRED = 1
 NUMBER OF ACCESS ROUTES PROVIDED = 2

CONSTRUCTION TYPE = NON-COMBUSTIBLE CONSTRUCTION

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

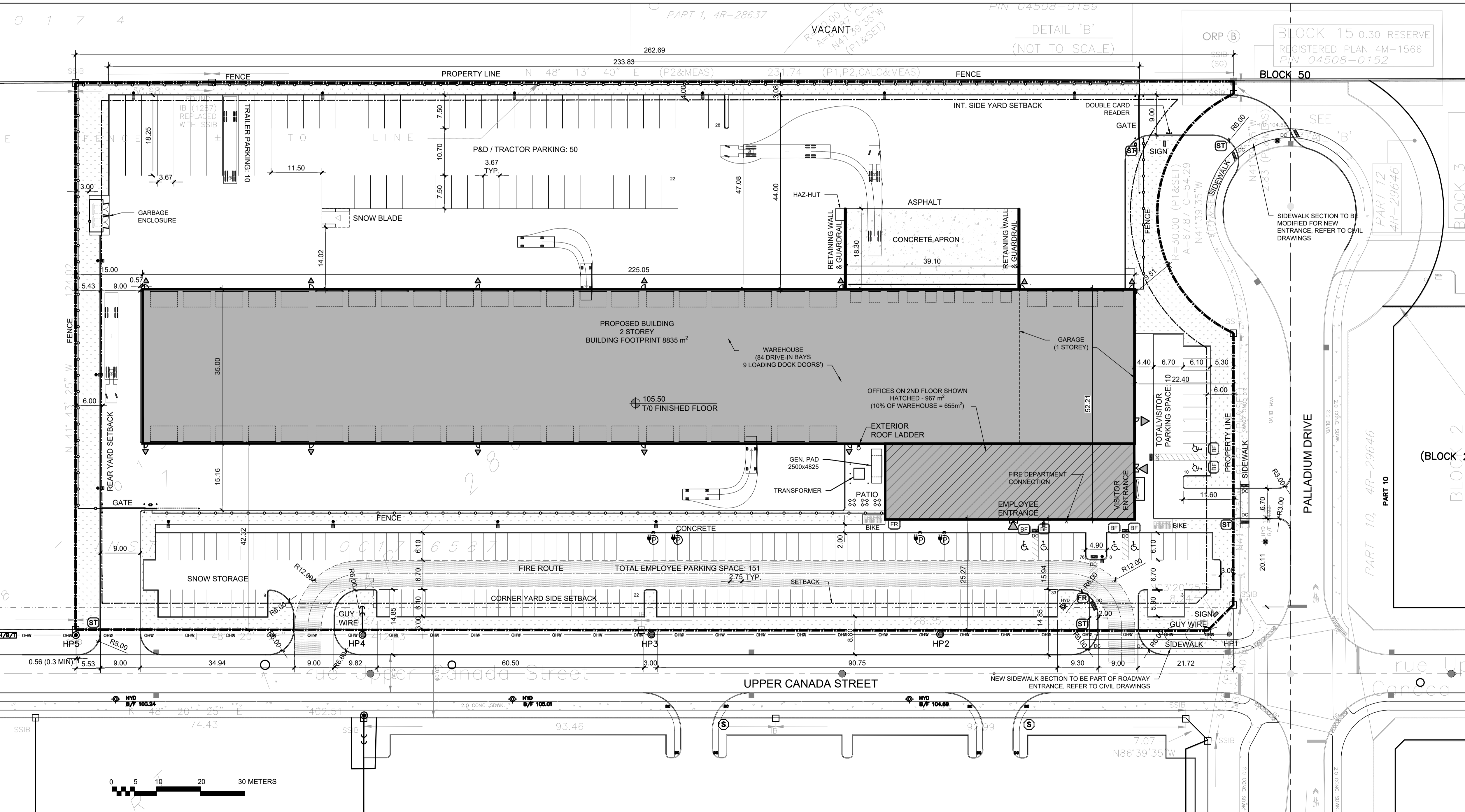
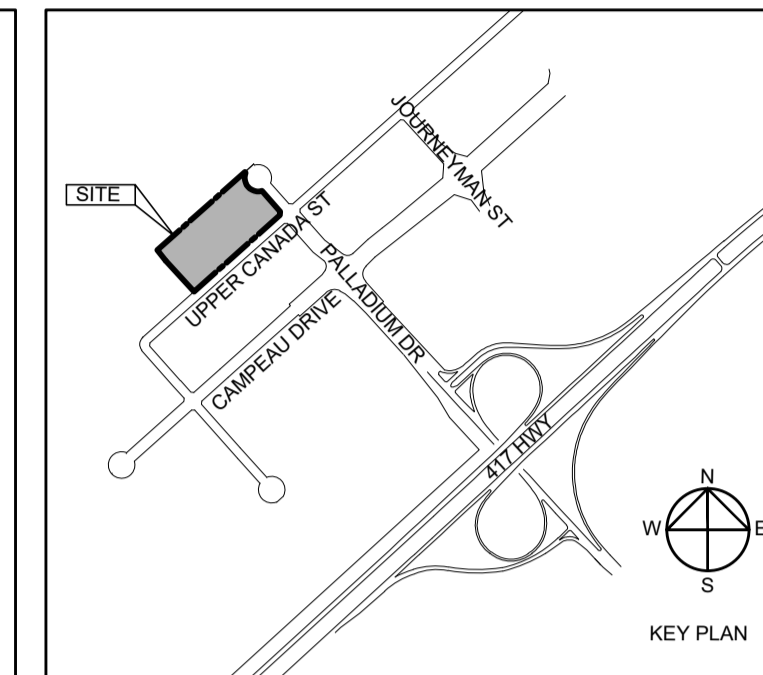
ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	1400 UPPER CANADA STREET	
DEFINITION	IP 13 BUSINESS PARK INDUSTRIAL ZONE	WAREHOUSE
MIN. LOT WIDTH	NO MINIMUM	
MIN. LOT AREA	750 m ²	31969.7 m ²
MIN. FRONT YARD SETBACK	6 m	9.51 m
MIN. CORNER SIDE SETBACK	6 m	25.27 m
MIN. INT. SIDE YARD SETBACK	4 m	47.08 m
MIN. REAR YARD SETBACK	6 m	15.00 m
MAX. LOT COVERAGE	55 %	28 %
MAX. FLOOR SPACE INDEX	2	0.31
MAX. BUILDING HEIGHT	22 m	7.5 m
MIN. WIDTH OF LANDSCAPING	3 m ABUTTING A STREET	MIN. 3 m
STANDARD PARKING SPACE	2.6m x 5.2m	2.75m x 6.1m
ACCESSIBLE PARKING SPACE	3.6m x 5.2m	3.4m x 6.1m (TYPE A), 2.4 x 6.1m (TYPE B)
PARKING REQUIREMENTS	OFFICE: 2.4 / 100 m ² G.F.A INDUSTRIAL USE: 0.8 / 100 m ² G.F.A	161
AREA C - SUBURBAN		
BARRIER-FREE PARKING	6	3 (TYPE A) + 3 (TYPE B)
LOADING SPACES	2	2
BICYCLE PARKING RATE	4 (1 / 2000 m ² OF G.F.A.)	12
GROSS FLOOR AREA		±8,505 m ² (91,550 s.f.)
BUILDING AREA (FOOTPRINT)		8,835 m ² (95,100 s.f.)

LEGEND

- PROPERTY LINE
- YARD SETBACK
- CHAINLINK FENCE, 2150mm HIGH, 3 STRANDS OF WIRE
- FIRE HYDRANT
- CATCH BASIN - SEE CIVIL
- MANHOLE - SEE CIVIL
- MAIN ENTRANCE/EXIT
- CAMERA - SEE ELEC
- GARBAGE ENCLOSURE
- NEW DEPRESSED CURB
- NEW CURB
- 2 ELECTRIC CAR CHARGING STATIONS PER POST
- HYDRO POLE
- EXTERIOR LIGHT POLE - SEE ELEC
- T.W.S.I.
- LANDSCAPED AREA REFER TO LANDSCAPE PLAN
- CONCRETE PAD AND SIDEWALK
- ASPHALT
- 6m WIDE FIRE ROUTE, REFER TO CIVIL
- PAVERS REFER TO LANDSCAPE PLAN

SIGNAGE LEGEND:

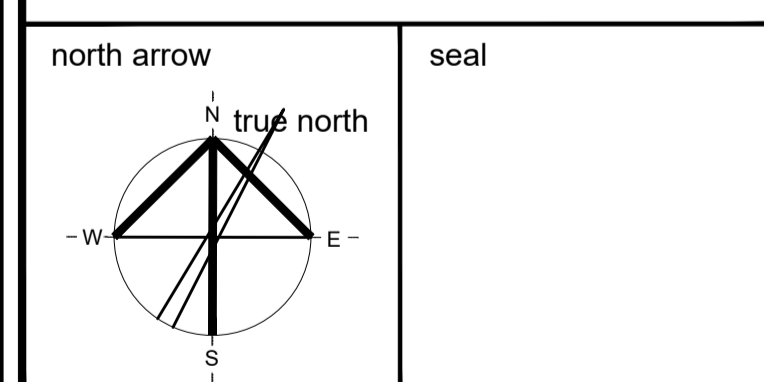
- NO TRESPASSING
- FIRE ROUTE
- HANDICAP PARKING
- STOP SIGN



no.	revision	date
9.	ISSUE FOR CLIENT APPROVAL	30 MAR 2023
8.	TENDER PACKAGE #1	12-FEB-2021
7.	ISSUED FOR 60% SUBMISSION	15-JAN-2021
6.	ISSUED FOR SITE PLAN CONTROL R1	16-DEC-2020
5.	ISSUED FOR 30% REVIEW	13-NOV-2020
4.	ISSUED FOR SITE PLAN CONTROL	18-SEP-2020
3.	FOR CLIENT REVIEW	30-JUL-2020
2.	FOR CLIENT REVIEW	17-MAR-2020
1.	FOR CLIENT MEETING	17-DEC-2019

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project
PURULATOR DISTRIBUTION KANATA
 1400 UPPER CANADA STREET
 KANATA, ON, CANADA



drawing title
SITE PLAN

scale AS INDICATED	drawn by J. J., D.L.
date 29-May-2023	checked by G.W.
project number 22-778	drawing number A-001

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.
 DO NOT SCALE DRAWINGS

1 ARCHITECTURAL SITE PLAN
 SCALE 1:500

CITY'S FILE NO.: D07-12-20-0125