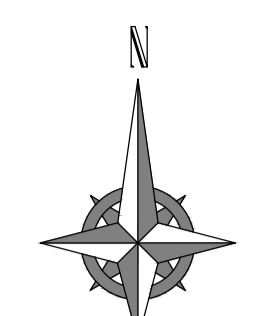


| Building Analysis           |                                    |
|-----------------------------|------------------------------------|
| <b>Building Area:</b>       |                                    |
| <b>Ground Floor:</b>        | 2000.8 m <sup>2</sup> (21537 sqft) |
| <b>Gross Building Area:</b> | 2241 m <sup>2</sup> (24121.9 sqft) |

| O.B.C. Requirements           |  |
|-------------------------------|--|
| <b>Classification:</b>        | 3.2.2.70<br>Group F, Div2, up to 4<br>Storeys    |
| <b>No. of Storeys:</b>        | 1  |
| <b>No. of Facing Streets:</b> | 1  |
| <b>Sprinkler System:</b>      | No<br>3200 m <sup>2</sup>                        |
| <b>Maximum Area:</b>          | Combustible or<br>Noncombustible<br>Construction |
| <b>Construction:</b>          |  |



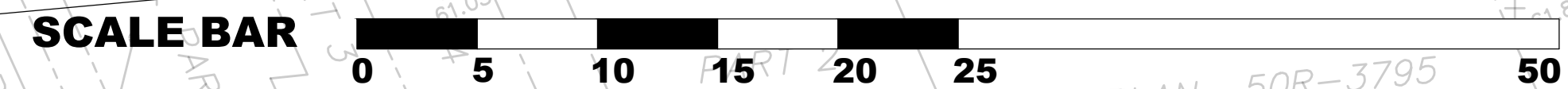
| Mechanism                          | Provision  | Provided                 |
|------------------------------------|--|--------------------------|
| Minimum lot area                   | 2000 m <sup>2</sup>  | 8517 m <sup>2</sup>      |
| Minimum lot width                  | n/a  | ~43.5 m                  |
| Maximum lot coverage               | 65%  | 23.50%                   |
| Minimum front side yard setback    | 7.5 m  | 7.7 m                    |
| Minimum corner side yard setback   | 7.5 m  | n/a                      |
| Minimum interior side yard setback | Where abutting institutional zone: 15 m<br>Otherwise 7.5 m                             | 18.8 m<br>7.6 m          |
| Minimum rear yard setback          | Where abutting institutional zone: 15 m<br>Otherwise 7.5 m                             | n/a<br>39.5 m            |
| Maximum floor space index          | 2  | 0.26                     |
| Maximum building height            | 21 m   | 7m                       |
| Minimum width of landscaped area   | Where abutting street: 3 m<br>Where abutting institutional zone: 3 m<br>Otherwise: n/a | 7.7 m<br>3.2 m<br>n/a    |
| Minimum required parking           | Light industrial: 0.8 per 100 m <sup>2</sup>   | 17 (2149m <sup>2</sup> ) |
|                                    | Office: 2.4 per 100 m <sup>2</sup>   | 2 (92m <sup>2</sup> )    |
|                                    | Accessible   | 2                        |
| Minimum loading spaces             | Light industrial (1000-10000 m <sup>2</sup> )  | 1                        |
|                                    | Office (<1000 m <sup>2</sup> )   | 0                        |
| Minimum bicycle parking            | Light industrial: 1 per 1500 m <sup>2</sup>  | 1                        |
|                                    | Office: 1 per 250 m <sup>2</sup>   | 1                        |
| Minimum 2-way access lane width    | 6.7 m  | 6.7m                     |
| Minimum parking space dimensions   | 2.6 m x 5.2 m  | 2.6m x 5.2m              |



1 KEY PLAN  
SCALE: NTS

| Legend |   |
|--------|---|
| Item   | Description                               |
|        | Sodded Areas (Landscape Design by Others) |
|        | Two way traffic                           |
|        | Entrance to Building                      |

2 SITE PLAN  
SCALE: 1:250



**GENERAL NOTES:**

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Note:  
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| DRAWING REVISIONS |                                  |              |
|-------------------|----------------------------------|--------------|
| No.               | Issued for:                      | Date:        |
| 1                 | Issued for Coordination          | 12 Sept 2024 |
| 2                 | Issued for Site Plan Application | 24 Sept 2024 |

**SITE ADDRESS:**  
524 Lacolle Way  
Ottawa, ON K4A 0N9

**OWNER INFORMATION:**  
Patrice Houle Holdings Inc.  
2360 Old Highway 17  
Rockland, ON K4K 1K7

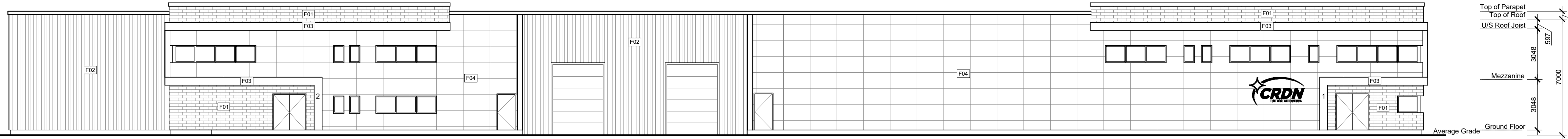
**ARCHITECTS:**  
**IGNITE ARCHITECTURE INC.**  
Ignite Architecture Inc.  
533 Landswood Way  
Ottawa, ON K2S 0A6  
Phone: 613 - 912 - 1832  
Email: nicole@ignitearchitecture.ca

**ENGINEERS:**  
**LRJ ENGINEERING | ENGINEERS**  
5430 Carleton Place | Ottawa, ON, K1J 9G2  
www.lri.ca | (613) 842-3434

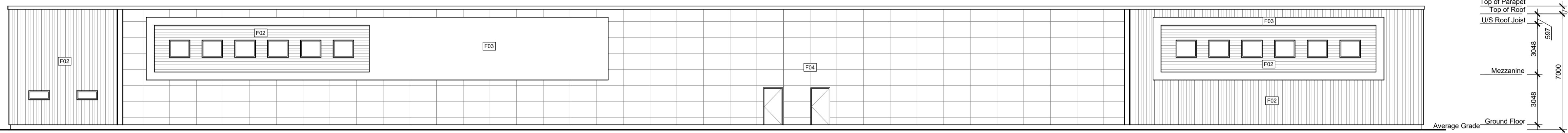
**SURVEYORS:**  
**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
P.O. Box 573, 225 rue Industrielle  
Etteron, Ontario, K5A 1W0  
Phone: (613) 443-3564 / Fax: (613) 443-3229

**DRAWING TITLE:**  
**SITE PLAN**

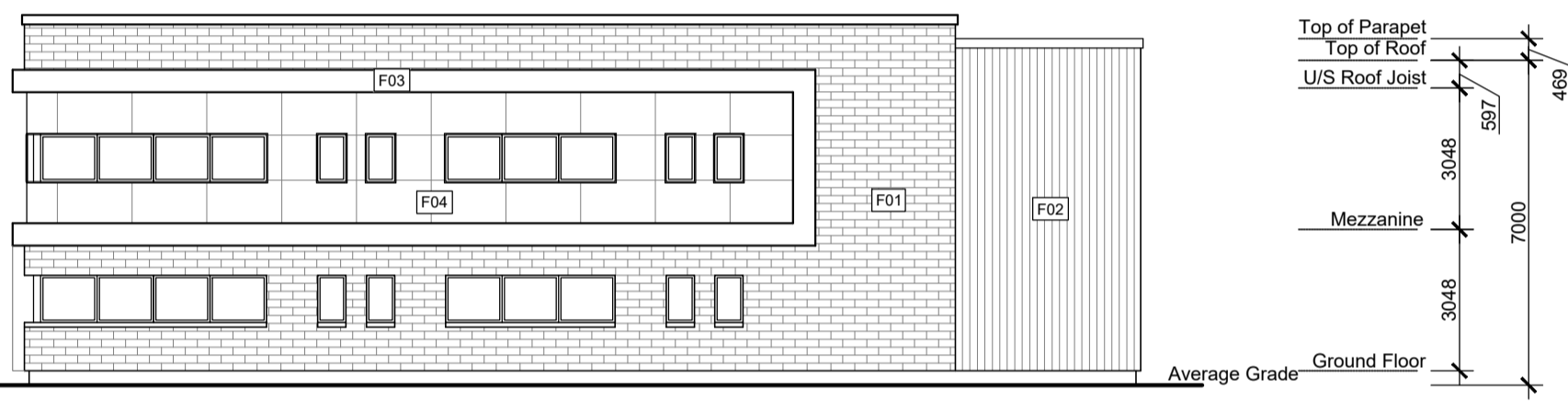
|                 |                 |
|-----------------|-----------------|
| <b>PROJECT:</b> | <b>DWG NO.:</b> |
| <b>2412</b>     | <b>A0</b>       |



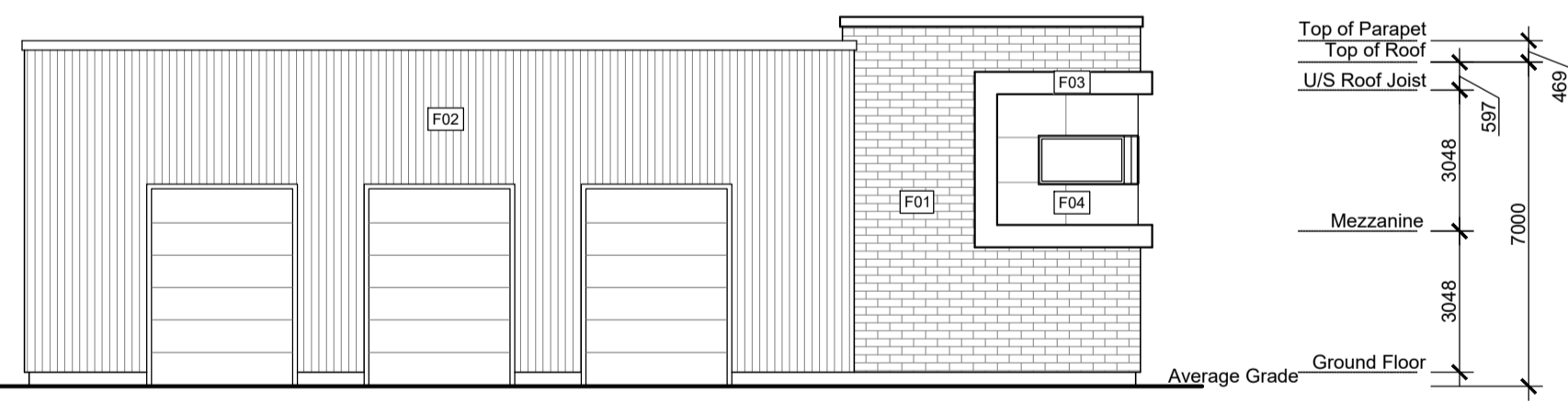
1 EAST ELEVATION  
SCALE: 1:150



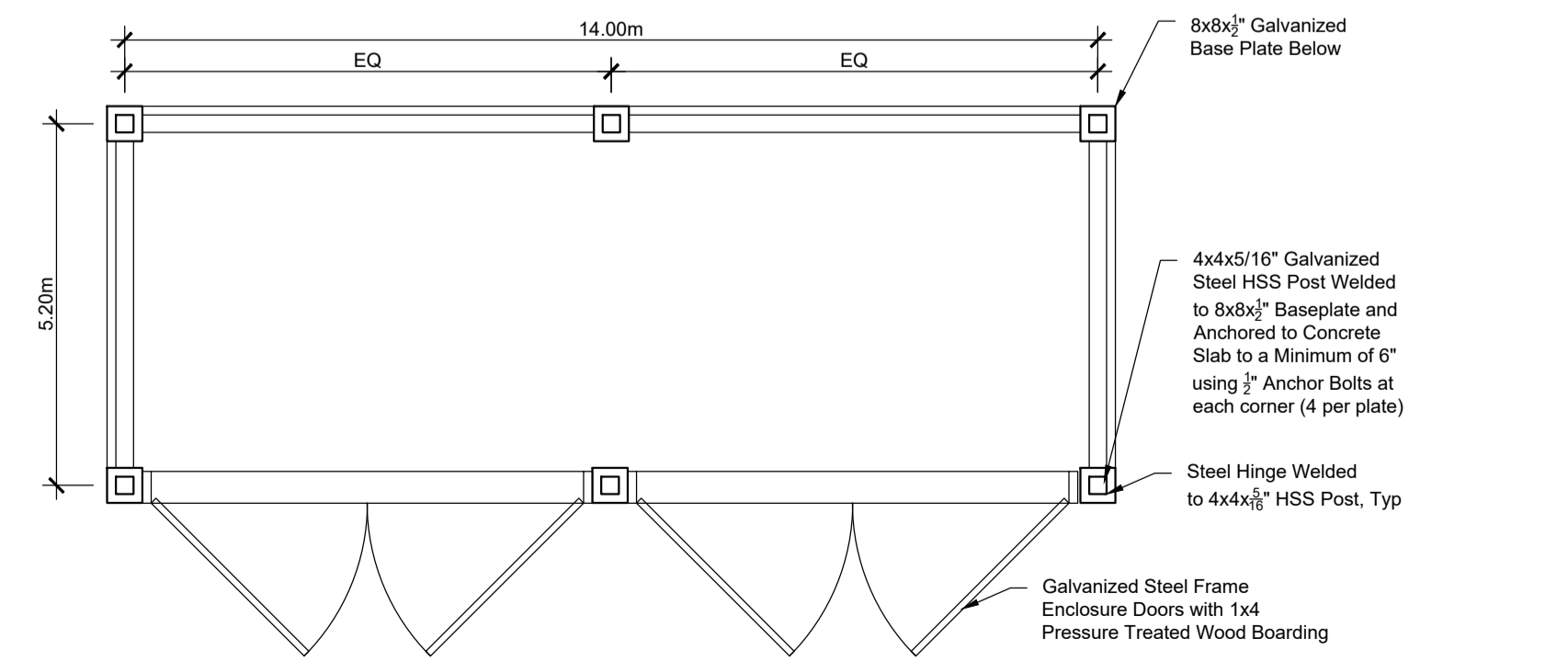
2 WEST ELEVATION  
SCALE: 1:150



3 NORTH ELEVATION  
SCALE: 1:150



4 SOUTH ELEVATION  
SCALE: 1:150



5 GARBAGE PLAN  
SCALE: 1:100



A NORTH - EAST ELEVATION  
SCALE: NTS



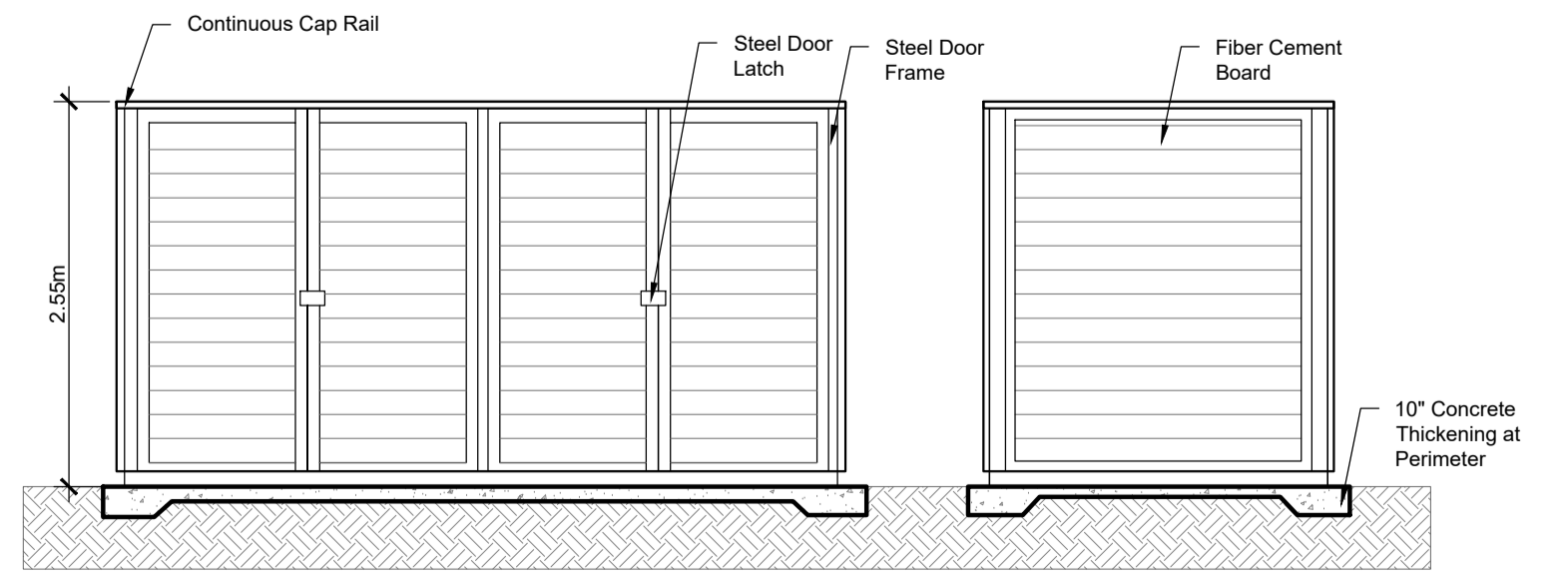
B NORTH - WEST ELEVATION  
SCALE: NTS



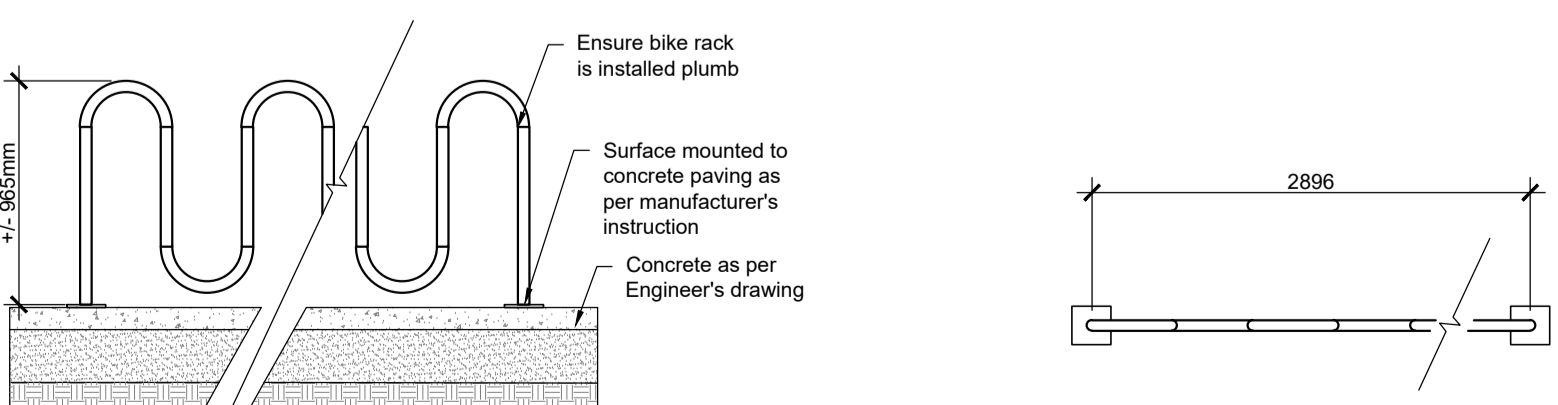
C SOUTH - EAST ELEVATION  
SCALE: NTS



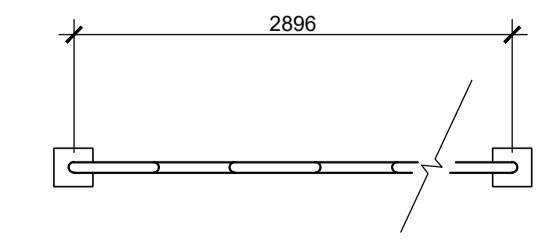
D SOUTH - WEST ELEVATION  
SCALE: NTS



6 GARBAGE ELEVATION  
SCALE: NTS



6 BIKE RACK ELEVATION  
SCALE: NTS



7 BIKE RACK PLAN  
SCALE: 1:50

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- F01 PERMACON ARCHITECTURAL BRICK
- F02 ALUMINIUM SIDING
- F03 ALUMINIUM PANELS - URETHANE COATING
- F04 JAMES HARDIE FIBRE CEMENT PANELS - HARDIE PANEL

SEAL:



DRAWING REVISIONS

| No. | Issued for:                      | Date:        |
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DRAWING TITLE:

ELEVATIONS AND DETAILS

PROJECT: DWG NO:

2412 A1