



1 LOCATION PLAN
SCALE N.T.S.

PROJECT ZONING REVIEW STATISTICS

MUNICIPALITY: OTTAWA
MUNICIPAL ADDRESS: 1599 ST. LAURENT BLVD.
REGISTERED OWNER: REIMER PROPERTIES INC.
LOT AREA: 32,390 sq. m (348,643 sq. ft.) (8.00 ACRES)

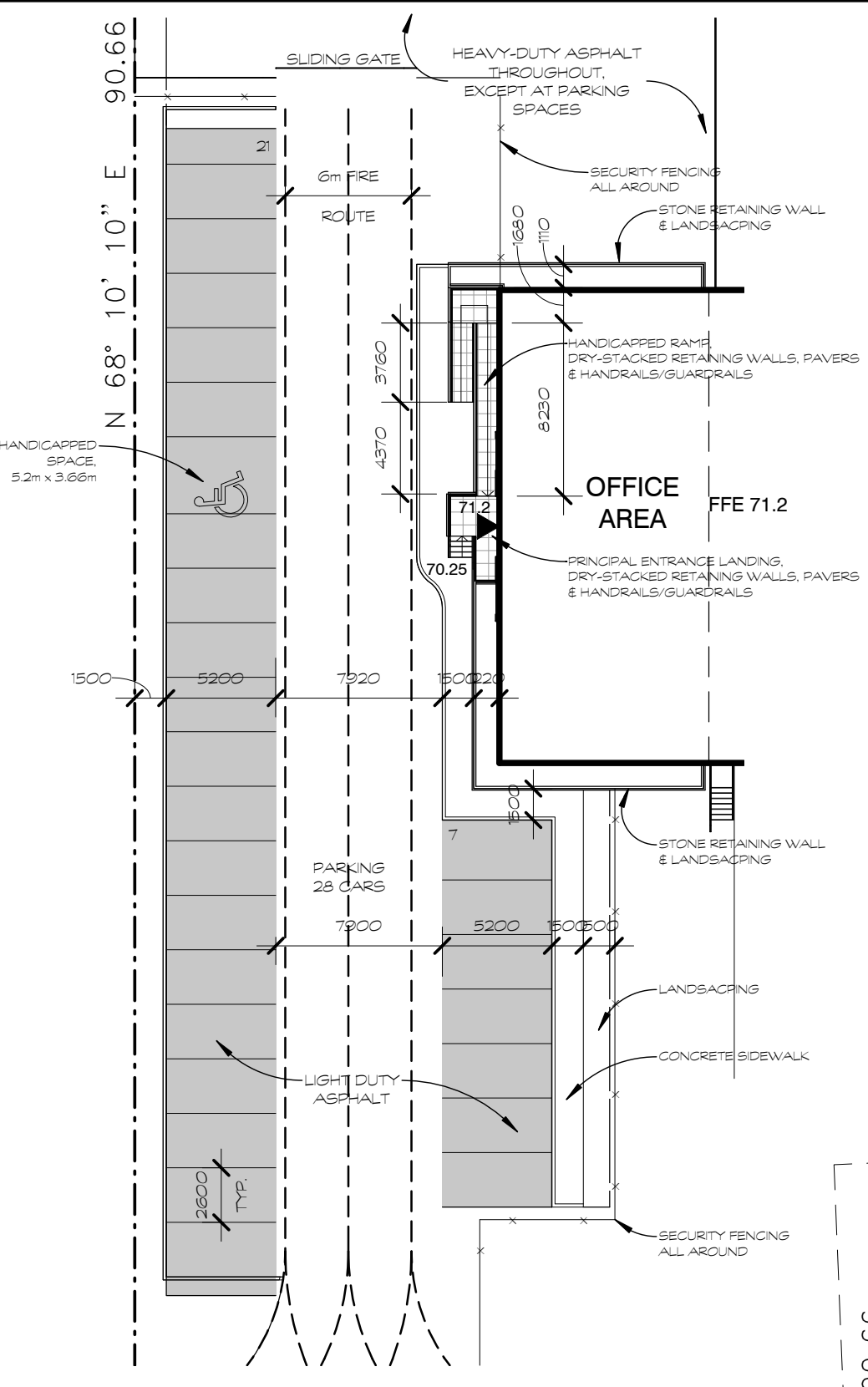
ZONING ANALYSIS

OTTAWA
ZONING BY-LAW: 2008-250
ZONE: IL EXCEPTION 263 & IG EXCEPTION 263
PROPOSED USE: TRUCK TRANSPORT TERMINAL

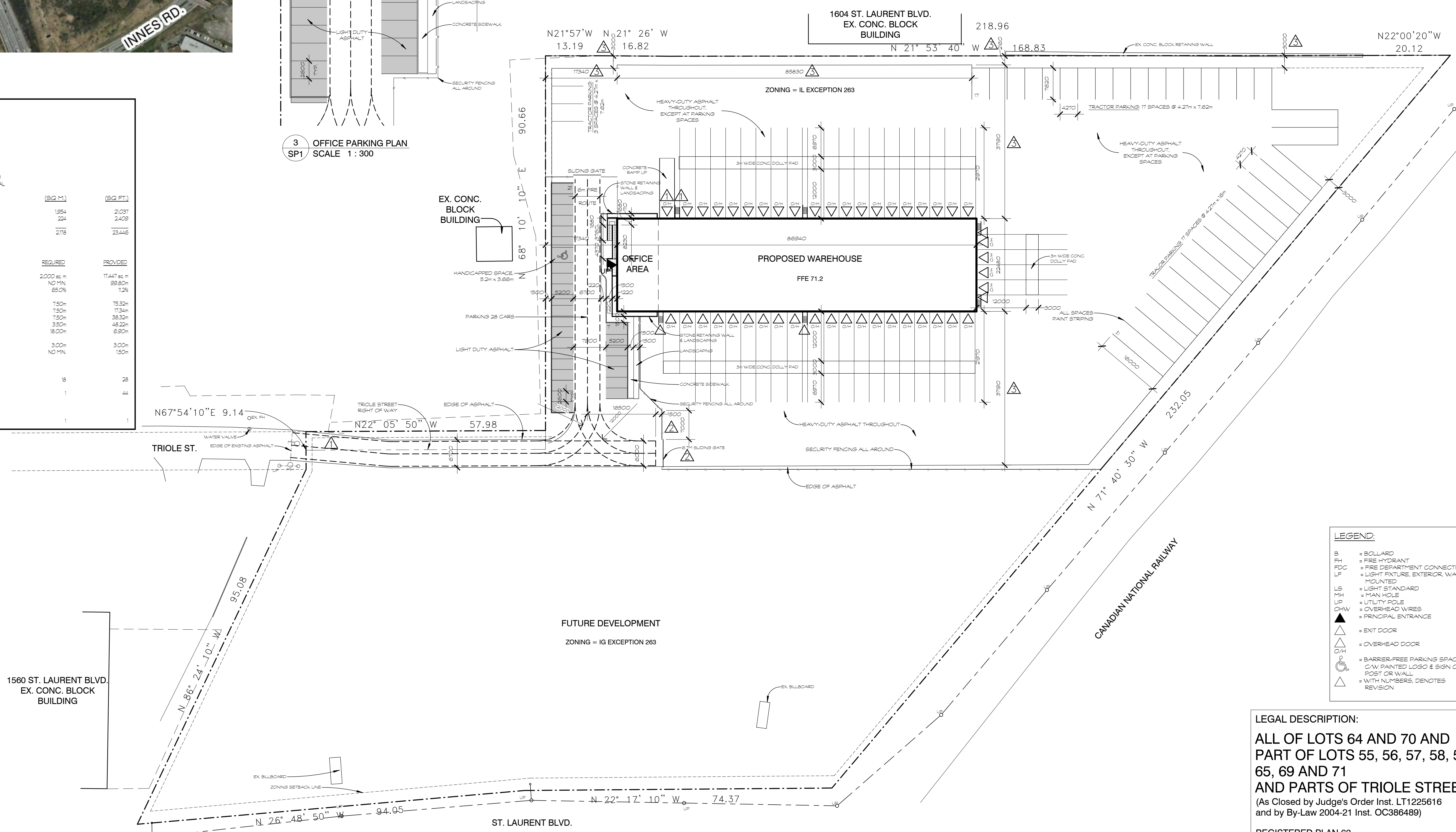
BUILDING AREAS	(SQ. M.)	(SQ. FT.)
GROUND FLOOR	1,954	21,037
MEZZANINE	224	2,409
GROSS TOTAL AREA	2,178	23,446

DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
MINIMUM LOT AREA - L ZONE ONLY	2,000 sq. m	17,447 sq. m
MINIMUM LOT WIDTH	NO MIN.	89.80m
MINIMUM LOT COVERAGE	65.0%	12%
FRONT YARD	7.50m	75.50m
INTERIOR SIDE YARD (NORTH)	1.50m	17.50m
INTERIOR SIDE YARD (EAST)	1.50m	38.50m
REAR YARD	3.50m	45.22m
MINIMUM BUILDING HEIGHT	18.00m	6.90m
MINIMUM WIDTH OF LANDSCAPING	3.00m	3.00m
ADJUTING A STREET	NO MIN.	1.50m
PARKING SPACES		
GR FLOOR WAREHOUSING @ 8:100 SQ.M.	18	28
LOADING SPACES (3.5 x 7)	1	44
PARKING FOR PHYSICALLY DISABLED (BY-LAW 2003-530)	1	1



3 OFFICE PARKING PLAN
SCALE 1 : 300



2 SITE PLAN
SCALE 1 : 500



NOTE:
1. PARKING SPACES RESERVED FOR THE PHYSICALLY HANDICAPPED TO BE IDENTIFIED BY A VERTICALLY MOUNTED SIGN IN COMPLIANCE WITH CAN/CSA-B88-05.
2. EXTERIOR SITE LIGHTING SHALL BE DIRECTED ONTO THE SITE AWAY FROM ADJACENT PROPERTIES.
3. READ THIS DRAWING IN CONJUNCTION WITH THE LANDSCAPE DRAWINGS, THE CIVIL ENGINEERING DRAWINGS & THE ELECTRICAL DRAWINGS.

LEGEND:

- B = BOLLARD
- PH = FIRE HYDRANT
- FDC = FIRE DEPARTMENT CONNECTION
- LF = LIGHT FIXTURE, EXTERIOR WALL MOUNTED
- LS = LIGHT STANDARD
- PH = MAIN HOLE
- UP = UTILITY POLE
- OHW = OVERHEAD WIRES
- ▲ = PRINCIPAL ENTRANCE
- △ = EXIT DOOR
- ▽ = OVERHEAD DOOR
- ♿ = BARRIER-FREE PARKING SPACE
- = CAN PAINTED LOGO & SIGN ON POST OR WALL
- = WITH NUMBERS, DENOTES REVISION

LEGAL DESCRIPTION:
ALL OF LOTS 64 AND 70 AND PART OF LOTS 55, 56, 57, 58, 59, 65, 69 AND 71 AND PARTS OF TRIOLET STREET (As Closed by Judge's Order Inst. LT1225616 and by By-Law 2004-21 Inst. OC386489)

REGISTERED PLAN 63
CITY OF OTTAWA

PREPARED BY
ANNIS, O'SULLIVAN, VOLLEBEKK ONTARIO
LAND SURVEYORS
JANUARY 4, 2006

Registered Owner:
REIMER WORLD LOGISTICS CORP.
SUITE 2900, 201 PORTAGE AVENUE
WINNIPEG, MANITOBA, R3B 3K6
Tel: (204) 958-5300
Cell: (416) 678-7004
e-mail: eshwarz@reimerlogistics.com

Project Manager:
ARGUE CONSTRUCTION LTD.
105 WILLOWLEA RD.
CARR, ON, K0A 1L0
Tel: (613) 831-7044
Fax: (613) 831-6344
e-mail: kelth@argueconstruction.ca

Civil Engineer:
CAPITAL ENGINEERING GROUP LTD.
110 DOSSETTER WAY
OTTAWA, ONTARIO, K1G 4S5
Tel: (613) 739-0776
Fax: (613) 739-7302
e-mail: ceg@rogers.com

Geotechnical Engineer:
INSPIC-SOL INC.
179 COLONNADE ROAD, SUITE 400
NEPEAN, ONTARIO, K2E 7J4
Tel: (613) 727-0855
Fax: (613) 727-0581
e-mail:

Landscape Architect:
CSW LANDSCAPE ARCHITECTS LTD.
1960 SCOTT STREET, SUITE 200
OTTAWA, ONTARIO, K1Z 8L8
Tel: (613) 729-4536
Fax: (613) 729-3018
e-mail: gjoetting@csww.com

Surveyor:
ANNIS O'SULLIVAN VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
OTTAWA, ONTARIO, K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
e-mail:

No.	DATE	DESCRIPTION
3	APR 28/15	LOCATION OF BUILDING & DIMENSIONS ALONG EAST PROPERTY LINE CHANGED
2	APR 15/15	SECURITY FENCING CHANGED, SLIDING GATE SIZE REDUCED
1	MAR 24/15	CONC. RAMP MOVED, EXIT DOOR MOVED, ENTRANCE LANE ADJUSTED IN ACCORDANCE WITH SURVEY

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF LEONARD P. KOFFMAN ARCHITECT AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

ARGUE CONSTRUCTION LTD.
LEONARD KOFFMAN ARCHITECT
Suite 301, 1300 Carling Avenue
OTTAWA, Ontario K1Z 7L2
Phone (613) 729-2211
Fax (613) 729-1558
E-mail: lkoffman@travel-net.com

OWNER:
REIMER PROPERTIES INC.

PROJECT:
**APEX MOTOR EXPRESS TRUCK TERMINAL
1599 ST. LAURENT BLVD.
OTTAWA, ONTARIO**

DRAWING TITLE:
SITE PLAN

DRAWN	DATE	SCALE
AK/BR	DEC 02/14	AS NOTED

PROJECT NORTH	PROJECT NO.
	1408
REVISION NO.	DRAWING NO.
3	SP1