

# PLANNING RATIONALE 9-17 COLONNADE ROAD



Project No.: OCP-18-0378

Prepared for:

Zena Investment Corporation  
1200 Baseline Road  
Ottawa, ON, K2C 0A6

Prepared by:

McIntosh Perry Consulting Engineers Ltd.  
115 Walgreen Road  
Carp, ON, K0A 1A0

November 6, 2018

## TABLE OF CONTENTS

<b>1.0</b>	<b>OVERVIEW / INTRODUCTION.....</b>	<b>3</b>
<b>2.0</b>	<b>SITE CONTEXT.....</b>	<b>3</b>
<b>3.0</b>	<b>DEVELOPMENT PROPOSAL .....</b>	<b>5</b>
<b>4.0</b>	<b>PLANNING POLICY &amp; REGULATORY FRAMEWORK .....</b>	<b>6</b>
4.1	<i>Provincial Policy Statement.....</i>	6
4.2	<i>City of Ottawa Official Plan.....</i>	6
4.3	<i>City of Ottawa Zoning By-law 2008-250.....</i>	7
<b>5.0</b>	<b>CONCLUSION.....</b>	<b>7</b>

## APPENDICES

- Appendix A: Site Plan, prepared by KWC Architects Inc.*
- Appendix B: Topographic Plan of Survey, prepared by Farley, Smith, and Denis Surveying Ltd.*
- Appendix C: Landscape Plan, prepared by Gino J. Aiello Landscape Architect*
- Appendix D: Building Elevations, prepared by KWC Architects Inc.*

## **1.0 OVERVIEW / INTRODUCTION**

This Planning Rationale, which was identified as a submission requirement during Pre-Consultation, is provided in support of a Site Plan Control application (Manager Approval, Public Consultation) for the development of an automobile body shop and motor vehicle storage area on the subject lands, being 9 and 17 Colonnade Road<sup>1</sup>.

The subject lands, which form Part of Lot 30, Concession A (Rideau Front) in the Geographic Township of Nepean, are identified on the Site Plan at Appendix A and on the Topographic Survey at Appendix B.

This Planning Rationale describes the subject and surrounding lands, describes the development proposal, discusses the suitability of the proposal in the context of applicable planning and zoning, and concludes by affirming that Site Plan Control approval is appropriate for the proposed development on the subject lands.

## **2.0 SITE CONTEXT**

The subject lands have an area of 21,763 sq. metres (2.18 hectares) and an approximate frontage of 166 metres on the north side of Colonnade Road. The subject lands have recently been converted into a gravel motor vehicle storage area in accordance with City of Ottawa Site Plan Control File No. D07-12-17-0033. The subject lands are bound by a commercial car dealership (Dow Honda) to the west; Nepean Creek, Merivale High School, and residential buildings to the north; a commercial building (Canada Post) to the east; and commercial/office buildings opposite Colonnade Road to the south. The eastern portion of 17 Colonnade Road that is not subject to this development application is presently vacant and will be developed in the future.

The portion of Colonnade Road upon which the subject lands have frontage is serviced by OC Transpo bus routes #80 and #89 and there is a bus stop adjacent to the subject lands. The subject lands are less than 250 metres east of Merivale Road, which is serviced by numerous OC Transpo bus routes. The subject lands are serviced indirectly by municipal water and sanitary infrastructure within Colonnade Road.

Figures 1 and 2 show the subject lands and their surroundings.

---

<sup>1</sup> The subject lands include all of 9 Colonnade Road and what is approximately the western half of 17 Colonnade Road.



Figure 1: Subject Lands



Figure 2: Surrounding Lands

### 3.0 DEVELOPMENT PROPOSAL

The proposed development involves the construction of a one-storey automobile body shop with an approximate gross floor area of 1,552 sq. metres. The body shop consists of five areas: pre-delivery inventory (PDI), service shop, appraisal, parts storage, and office space. The service shop has an area of 1,253 sq. metres and the ancillary offices have an area of 278 sq. metres. The proposed building also includes a 21 sq. metre mezzanine. Overhead doors are proposed on the west, north, and east walls of the building. Although the proposed building is oriented towards Colonnade Road, it is located in the northwest corner of the site of the owing to an easement that bisects the property. The building covers approximately 7 percent of the development area.

A total of 185 parking spaces are proposed, including three (3) barrier free spaces. Parking is located in all four yards and barrier free spaces are in close proximity to the principle entrance. Two bicycle parking spaces are provided at the site's entrance, adjacent to the existing municipal multi-use pathway. A large gravel motor vehicle storage (inventory) area is proposed on what is approximately the western half of 17 Colonnade Road, to the general east of the main automobile body shop area of the site.

There is a singular point of vehicle access to Colonnade Road, which serves the site by way of an existing mutual access easement (or right-of-way) shared with the neighbouring property at 1 Colonnade Road (Dow Honda). The shared right-of-way also provides site access for fire and emergency services.

The portion of 17 Colonnade Road that is not subject to this development application has an existing point of access onto Colonnade Road. This access, which is presently fenced, will be used by the proposed development for occasional/afterhours use.

As specified within the Site Plan Agreement for D07-12-17-0033, servicing of the subject lands is provided by way of an easement granted by the City over Part 4 on Plan 4R-30873<sup>2</sup>. Note that the existing hydrant will be relocated south of the proposed access, as detailed on the Site Servicing Plan.

A Landscape Plan and Building Elevations are provided at Appendices C and D, respectively.

Consideration of the proposal in the context of the applicable planning policy and zoning is provided in the sections below.

---

<sup>2</sup> Per Clause 13 "Private Watermain and Sanitary Sewer Easement" within the Site Plan Agreement for D07-12-17-0033. It is to be confirmed if the easement has yet been registered by the City.

## 4.0 PLANNING POLICY & REGULATORY FRAMEWORK

### 4.1 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued pursuant to Section 3 of the *Planning Act*, provides policy direction on land use planning matters of provincial interest. The proposed development is consistent with Provincial Policy Statement policies to promote economic development and competitiveness. The proposed development implements the applicable Official Plan designation by introducing an employment use that supports the local economy. The proposed development supports PPS Policy 1.3.1:

- Pol. 1.3.1 Planning authorities shall promote economic development and competitiveness by:
- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;
  - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

The development is compatible with the land use patterns of the area and is within a settlement area where municipal services and infrastructure have been – and will be – developed to accommodate this type of growth.

### 4.2 City of Ottawa Official Plan

The City of Ottawa Official Plan outlines a number of policies to manage growth in a sustainable manner and promotes liveable communities and healthier environments through to the year 2031. The Official Plan addresses matters of provincial interest outlined in the *Planning Act* and Provincial Policy Statement and serves as a basis for a wide range of municipal activities.

The subject lands are designated *General Urban Area* on Schedule B (Urban Policy Plan) of the City of Ottawa Official Plan. It is the City's intent through the Official Plan that lands designated *General Urban Area* permit "a wide range of conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses" that "facilitate the development of complete and sustainable communities." The proposed automobile body shop will contribute to the development of complete communities by providing employment, economic activity, and supporting infill development policies.

Policy 3.6.1.1 identifies uses generally permitted for lands designated *General Urban Area*, confirming the subject lands are appropriate for an automobile body shop:

Pol 3.6.1.1 General Urban Area areas are designated on Schedule B. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.

The development conforms to the general intent and purpose of the City's Official Plan.

### 4.3 City of Ottawa Zoning By-law 2008-250

The subject lands are zoned General Mixed Use "GM[2266] H(20)" under the City of Ottawa's Zoning By-law No. 2008-250. Special Exception 2266 applies and has been considered in the design of the site as communicated by way of the Site Plan and the proposal complies with the site-specific 20-metre height limit.

Special Exception 2266 also identifies an automobile body shop and a motor vehicle storage yard are permitted uses. A site statistics chart is provided on the Site Plan and indicates the proposal complies with applicable provisions of the By-law, including Special Exception 2666.

## 5.0 CONCLUSION

The development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. An automobile body shop and an motor vehicle storage yard are permitted uses under the Zoning By-law and the proposal complies with applicable zoning provisions.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

Respectfully submitted,

Prepared by:



Evan Garfinkel, M.PL  
Junior Land Use Planner

Reviewed by:

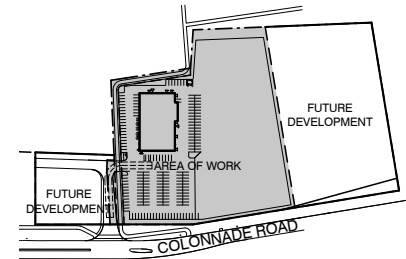
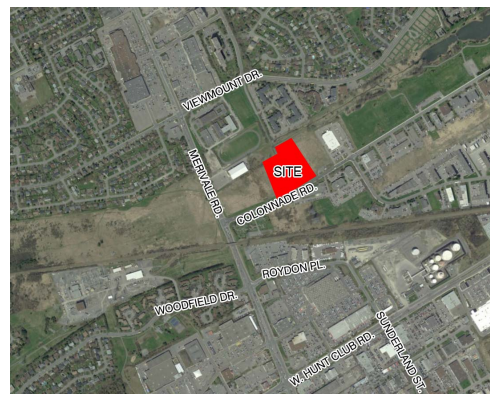


Benjamin Clare, MCIP RPP  
Senior Land Use Planner

**Appendix A**

*Site Plan, prepared by KWC Architects Inc.*





2 KEY PLAN  
A100 SCALE 1 : 3000

LEGAL DESCRIPTION:  
**PLAN 4R-29469**  
**PART OF LOT 30**  
**CONCESSION A (Rideau Front)**  
 Geographic Township of Nepean

CITY OF OTTAWA  
 PREPARED BY  
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 APRIL 15, 2016

1 LOCATION PLAN  
A100 SCALE N.T.S.

Project Zoning Review/Statistics

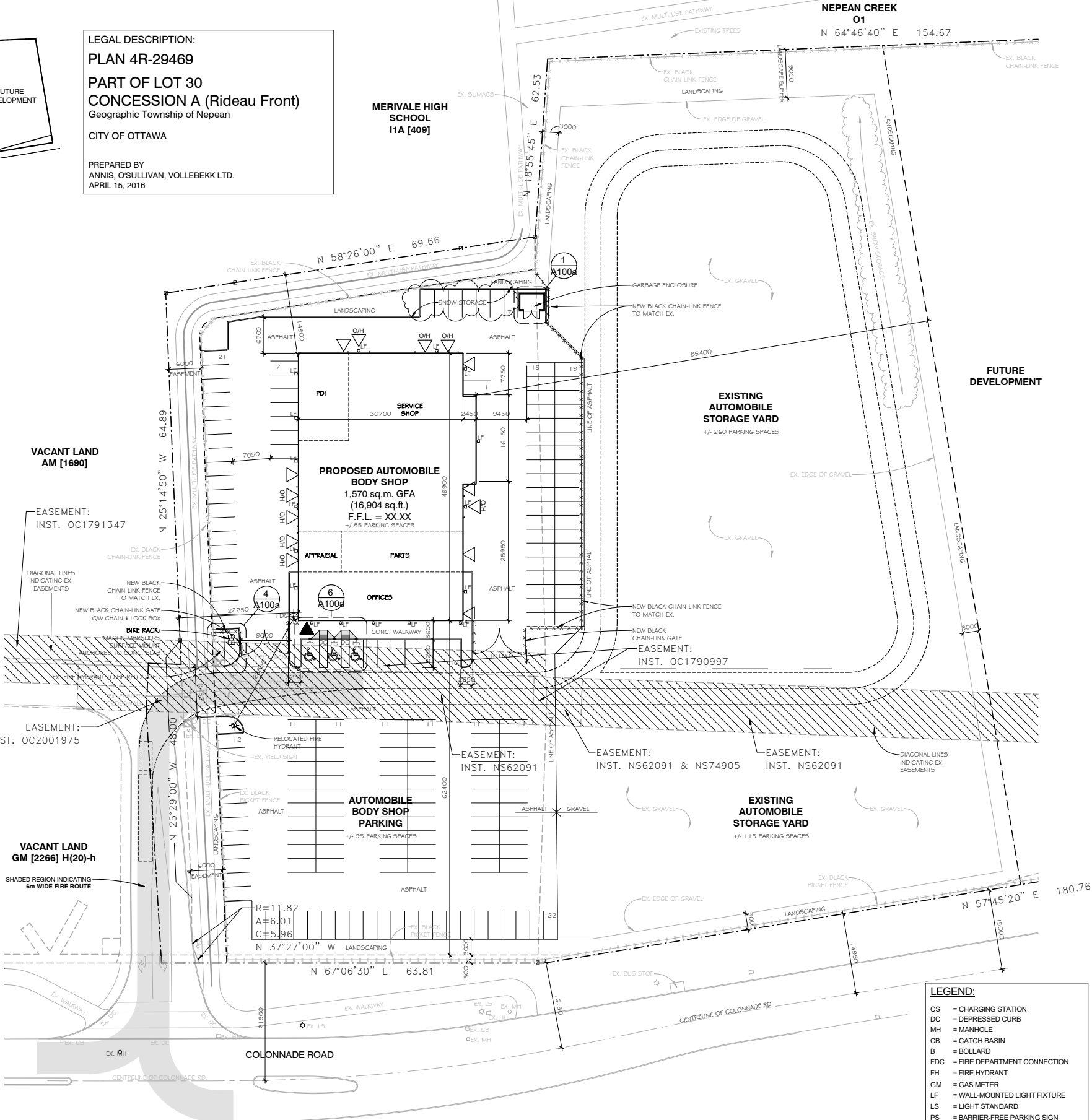
Municipality: City of Ottawa  
 Municipal Address: 9-17 Colonnade Rd.  
 Registered Owner: Zena Investment Corporation  
 Lot Area: 21,763.7sq.m. (234,263 sq.ft (5.38 acres))

Zoning Analysis  
 Ottawa  
 Zoning By-law: 2008-250  
 Zone: GM [2266] H(20)  
 Proposed Use: Automobile Body Shop

Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft
Ground Floor		
Service Area	1,271	13,681
Ancillary Offices	278	2,993
Mezzanine	1,549	16,674
	21	230
<b>Totals</b>	<b>1,570</b>	<b>16,904</b>

Development Standards

	Required	Provided
Minimum Lot Area	No min.	21763.7sq.m.
Minimum Lot Width	No Min.	166m
Minimum Required Yard		
Front & Corner Side Yard	3m	60.65m
Interior Side Yard	No min.	14.80m
Rear Yard	No Min.	N/A
Maximum Building Height	20m	7.61m
Maximum Floor Space Index	2	0.07
Minimum Width of Landscaping		
Abutting a Street	3m	3m
Abutting Residential	3m	3m
All other cases	No min.	3m
Parking Spaces		Area 'C' on Schedule 1A
Service (Body Shop)		
- 3/bay @ 17 bays	51	
Offices		
- 2.4 /100 sq.m @ 278sq.m.	8	
<b>Total</b>	<b>59</b>	<b>185</b>
Loading Spaces (3.5m x 7m)	1	1
Bicycle Parking (1/ 1500 sq.m. @ 1,570 sq.m.)	2	2
Parking for Physically Disabled	3	3



3 SITE PLAN  
A100 SCALE 1 : 400



- LEGEND:**
- CS = CHARGING STATION
  - DC = DEPRESSED CURB
  - MH = MANHOLE
  - CB = CATCH BASIN
  - B = BOLLARD
  - FDC = FIRE DEPARTMENT CONNECTION
  - FH = FIRE HYDRANT
  - GM = GAS METER
  - LF = WALL-MOUNTED LIGHT FIXTURE
  - LS = LIGHT STANDARD
  - PS = BARRIER-FREE PARKING SIGN
  - ▲ = PRINCIPAL ENTRANCE
  - △ = EXIT DOOR
  - O/H = OVERHEAD DOOR
  - △ WITH NUMBERS, DENOTES REVISION
  - ♿ = BARRIER-FREE PARKING SPACE C/W PAINTED LOGO & SIGN ON POST OR WALL
  - - - = PROPERTY LINE
  - · - · = SURVEY PARTS
  - · - · - · = TRUCK ROUTE
  - · - · - · - · = CHAIN LINK FENCE
  - +---+--- = PICKET FENCE

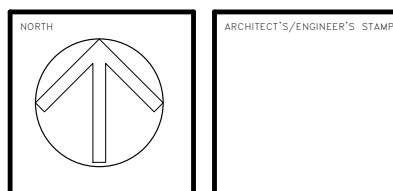
REVISIONS:	
No.	DATE DESCRIPTION
0	31 OCT. 2018 ISSUED FOR SPA

PERMIT	
TENDER	
CONSTRUCTION	

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 UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWC ARCHITECTS INC. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

**KWC ARCHITECTS INC.**  
 383 Parkdale Avenue, Suite 201  
 Ottawa Ontario Canada K1Y 4R4  
 PHONE (613) 238-2117  
 FAX (613) 238-6595  
 E MAIL kw@kwc-arch.com



**BBS CONSTRUCTION (ONTARIO) LTD.**  
 1805 WOODWARD DRIVE,  
 OTTAWA, ON K2C 0P9 CANADA  
 TEL.613-226-8830 FAX:613-226-7709

OWNER  
**ZENA INVESTMENTS CORPORATION**

PROJECT  
**PROPOSED AUTOMOBILE BODY SHOP  
 MYERS CARSTAR  
 9-17 COLONNADE RD.  
 OTTAWA, ON.**

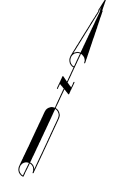
DRAWING TITLE  
**SITE PLAN**

PROJECT No.	1843	DRAWING No.	<b>A100</b>
SCALE	As indicated		
DRAWN BY	AK/TC		
DATE	31 OCT 2018		

**Appendix B**

*Topographic Plan of Survey, prepared by Farley, Smith, and Denis Surveying Ltd.*

TOPOGRAPHIC PLAN OF  
PART OF LOT 30  
CONCESSION A (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA  
FARLEY, SMITH & DENIS SURVEYING LTD. 2018



Scale 1: 400  
0 5 10 15 20 30 40 metres

**Metric Note**  
Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

**Distance Note**  
Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

**Bearing Note**  
Bearings are MTM grid, derived from the part of northerly limit of Colonnade Road having a bearing of N 57° 45' 20" E as shown on plan 4R-30873 and are referred to the Central Meridian of MTM Zone 9 (76° 30' West Longitude) Nad-83 (Original).

**Elevation Notes**  
1. Elevations shown are geodetic and are referred to Geodetic Datum CGVD-1928-1578.  
2. Elevations derived from a site benchmark shown on plan by (AOG) having a published elevation of 85.60m, (AOG) Job No. 6565-05-F4.  
3. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**Utility Notes**  
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
2. Only visible surface utilities were located.  
3. Underground utility data derived from City of Ottawa utility sheet reference: DWG No. 16684, 2506p&p1, 2506p&p2, Sheets No. N-05-26, N-05-27, N-05-21, N-05-20.  
4. Sanitary and storm sewer grades and inverts were compiled from: Field measurement and City of Ottawa utility sheets.  
4. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

**Notes & Legend**

—□—	Denotes	Survey Monument Planted
—■—	Denotes	Survey Monument Found
SIB		Standard Iron Bar
SSIB		Short Standard Iron Bar
CC		Cut Cross
CP		Concrete Pin
(Wit)		Witness
Meas		Measured
(P1)		Plan 4R-30873
(P2)		Plan 4R-29469
○M+ST		Maintenance Hole (Storm)
○M-S		Maintenance Hole (Sanitary)
○M+H		Maintenance Hole (Bell)
○M+T		Maintenance Hole (Traffic)
○M+H		Maintenance Hole (Hydro)
○V		Valve Chamber (Watermain)
—ST—		Underground Storm Sewer
—S—		Underground Sanitary Sewer
—W—		Underground Water
—OW—		Underground Power
—B—		Overhead Wires
—FO—		Underground Fibre Optic
—□—		Utility Pole
—○—		Anchor
—LS—		Light Standard
—CB—		Catch Basin
—FH—		Fire Hydrant
—WV—		Water Valve
—Inv.		Invert
T/G		Top of Grate
—TB—		Bell Terminal Box
—TB-C		Cable Terminal Box
—TB		Unidentified Terminal Box
—Δ—		Sign
—CLF—		Chain Link Fence
—BF—		Board Fence
—MF—		Metal Fence
—C/L—		Centreline
+85.00		Location of Elevations
+85.00		Top of Concrete Curb Elevation



WARNING: NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF FARLEY, SMITH & DENIS SURVEYING LTD. © FARLEY, SMITH & DENIS SURVEYING LTD., 2018.

**Surveyor's Certificate**  
I certify that:  
1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the Regulations made under them.  
2. The survey was completed on the 13th day of September, 2018.  
*Signature of Jamie Leslie*  
Date: *Sept 14/18*  
Jamie Leslie  
Ontario Land Surveyor

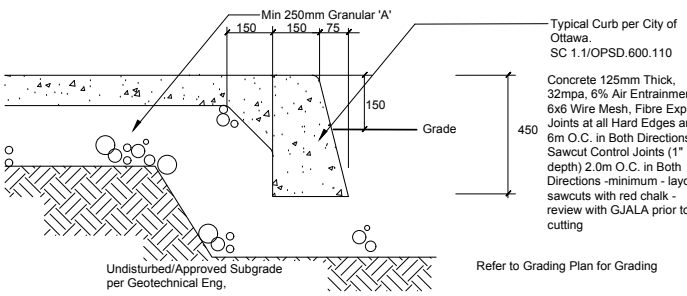
**FARLEY, SMITH & DENIS SURVEYING LTD.**

ONTARIO LAND SURVEYORS  
CANADA LAND SURVEYORS  
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5  
TEL. (613) 727-8226 FAX. (613) 727-1826

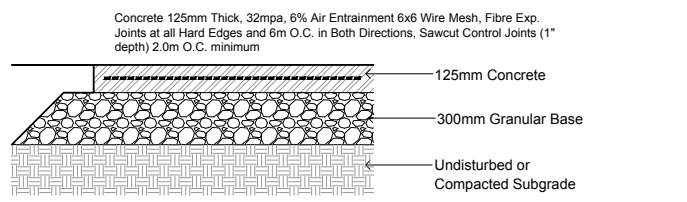
**Appendix C**

*Landscape Plan, prepared by Gino J. Aiello Landscape Architect*

**GENERAL CONCRETE NOTES:**  
 ALL CONCRETE FINISHES TO BE APPROVED BY GJA LANDSCAPE ARCHITECT.  
 SAWCUT LAYOUT FOR ALL AREAS TO BE MARKED ON SITE IN RED CHALK, REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CUTTING.  
 EXPANSION JOINT LAYOUT FOR ALL AREAS TO BE LAID OUT ON SITE, REVIEWED, ADJUSTED AND APPROVED BY GJA LANDSCAPE ARCHITECT PRIOR TO ANY CONCRETE POURING.  
**FINISH:** LIGHT BROOM - TOOL EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING BROOM FINISH



**CONCRETE PAVING/MONOLITHIC CURB**  
 32 MPA C2 c/w LIGHT BROOM FINISH - TOOL BACK EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING FINISH  
 APPLY CURB FACE / EDGE TOOL AFTER APPLYING FINISH



**CONCRETE PAVING**  
 32 MPA C2 c/w MAGNESIUM FLOAT FINISH - TOOL EDGE FIRST, THEN WIPE OFF TOOL MARKS WHILE APPLYING FINISH

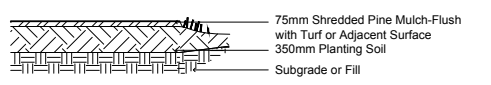
**Plant List - Trees - 9 Colonnade Road MYERS CARSTAR**

Code	Qty.	Botanical Name	Common Name	Size	Condition
GB	10	Ginkgo biloba	Maidenhair Tree	60mm cal	B + B specimen
PG	15	Picea glauca	White Spruce	1.5m Ht.	B + B specimen

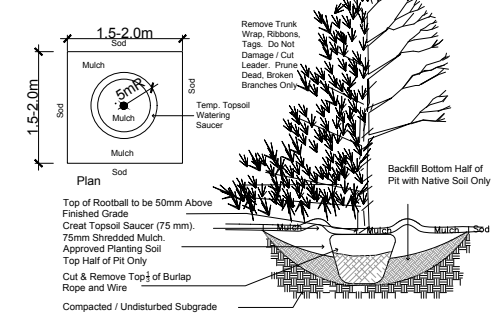
**Plant List - Shrubs - 9 Colonnade Road MYERS CARSTAR**

Code	Qty.	Botanical Name	Common Name	Size	Condition
AC	35	Amelanchier canadensis	Serviceberry	60cm Ht.	Pot
CR	35	Cornus racemosa	Grey Dogwood	60cm Ht.	Pot
SB	225	Spiraea bumalda 'Froebeli'	Froebel's Spiraea	40cm Ht.	Pot
SV	35	Syringa vulgaris alba	White Common Lilac	60cm Ht.	Pot
VL	35	Viburnum lentago	Nannyberry	60cm Ht.	Pot

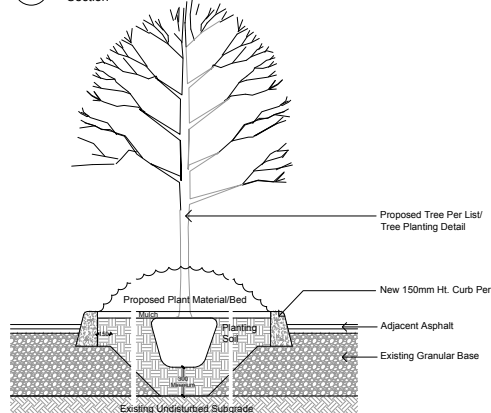


**TYPICAL PLANTING BED** NTS

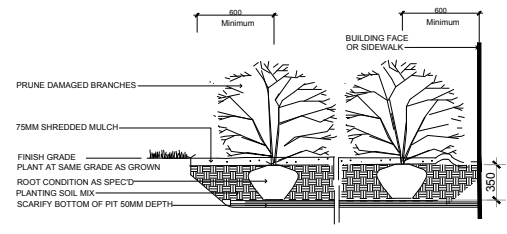
During Excavation/Bed Preparation if Extreme Conditions are Encountered (Water, Rock, Gravel...) that could Effect the Planting, Notify GJALA Immediately.



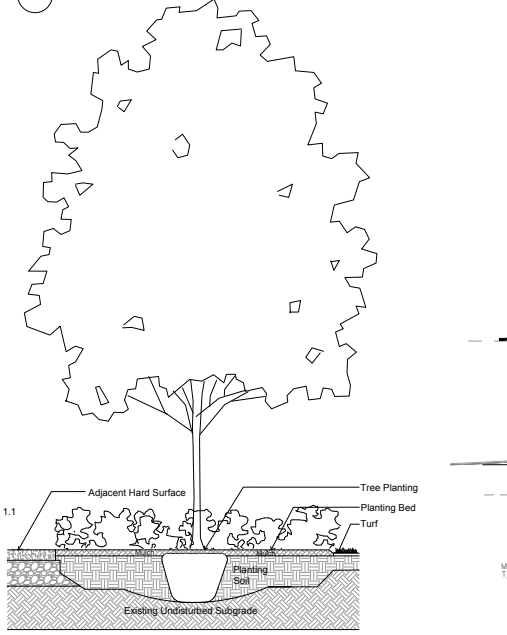
**TREE PLANTING** NTS



**TYPICAL LANDSCAPE ISLAND** NTS



**SHRUB PLANTING** NTS



**TREE PLANTING IN PLANTING BED** NTS

Tool Back Edge First, Then Apply Broom Finish Perpendicular to Curb - Then Tool Curb Edge with 50mm Curb Tool

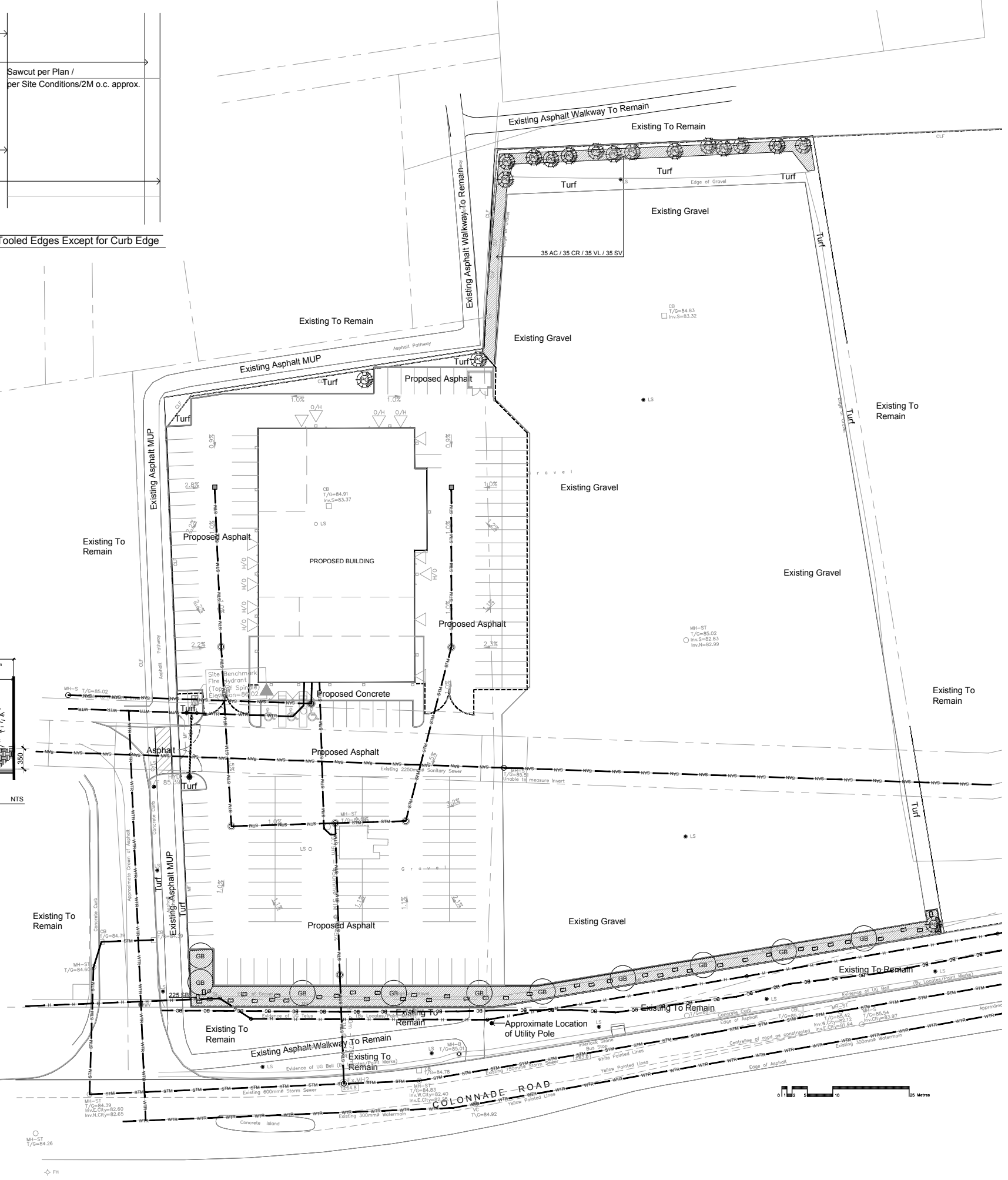
Sawcut per Plan / per Site Conditions / 2M o.c. approx.

Back Edge of Sidewalk

Face of Curb

PLAN

**NO Dummy Joints! No Visible Tooled Edges Except for Curb Edge**



Drawing Remains the Property of/Copyright Reserved by Gino J. Aiello Landscape Architect. Do Not Use or Reproduce Without Approval of Gino J. Aiello.

**NOT To Be Used For Construction Unless Indicated by Revision: "FOR LANDSCAPE CONSTRUCTION"**

**Contractor is Responsible** for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello. Do NOT Proceed Until Clarified.

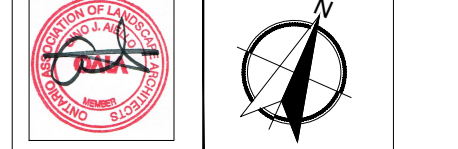
TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE | SOD TO BE #1 GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod | PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT | PLANT MATERIAL TO MEET CNLA STANDARDS/BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING | ALL MATERIALS & WORK TO BE MAINTAINED UNTIL FINAL ACCEPTANCE, (MOWING TURF, WEEDING BEDS, WATERING TURF & PLANTS) & INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE | PROVIDE WATERING OF ALL PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD | REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING

The Landscape Plan is to be read in conjunction with the grading, servicing, site and survey plan | Bare root material to be planted in season only | All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting | All trees to be preserved on or directly adjacent to the site will be protected | Plant material are to be installed a minimum of; 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure |

- Proposed Coniferous Tree
- Proposed Deciduous Tree
- Proposed Shrub Bed
- Proposed Limestone Blast Rock Approx. .9m Long x.5m Deep x.4m Tall.
- Proposed Black Chain Link Fence

1 FOR SPC SUBMISSION 1 NOVEMBER 1 2018

No. Revision Date



Property Owner  
**Zena Investment Corporation**  
 1200 Baseline Road Ottawa Ontario K2A 0A6

Gino J. Aiello landscape architect www.GJALA.com  
 Gino@GJALA.com (613) 852 1343  
 110 Didsbury Road Unit # 9 | Ottawa Ontario | K2T 0C2

Project  
**Automobile Body Shop Myers Carstar**  
 9 Colonnade Road Nepean

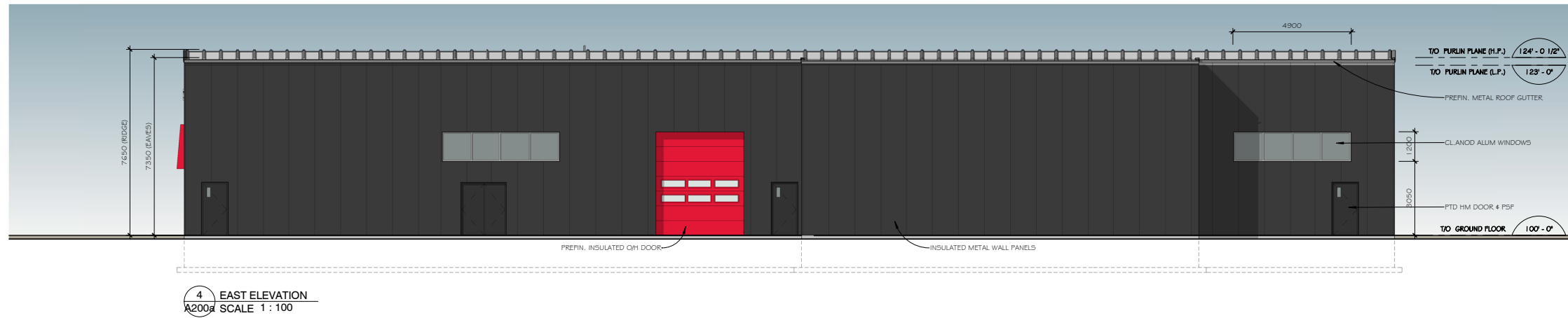
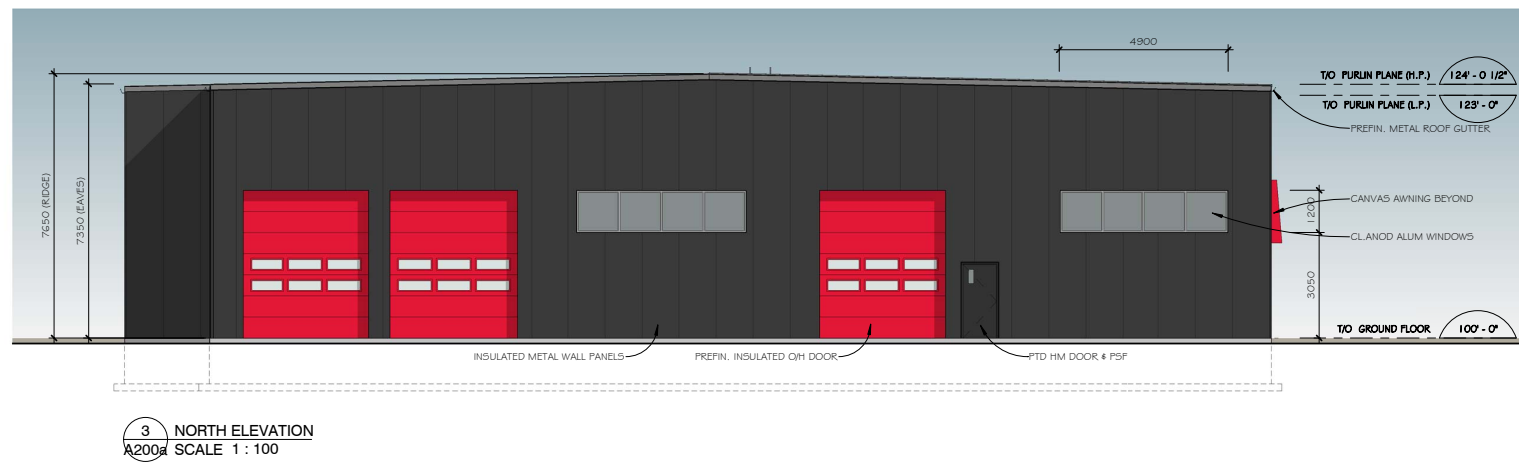
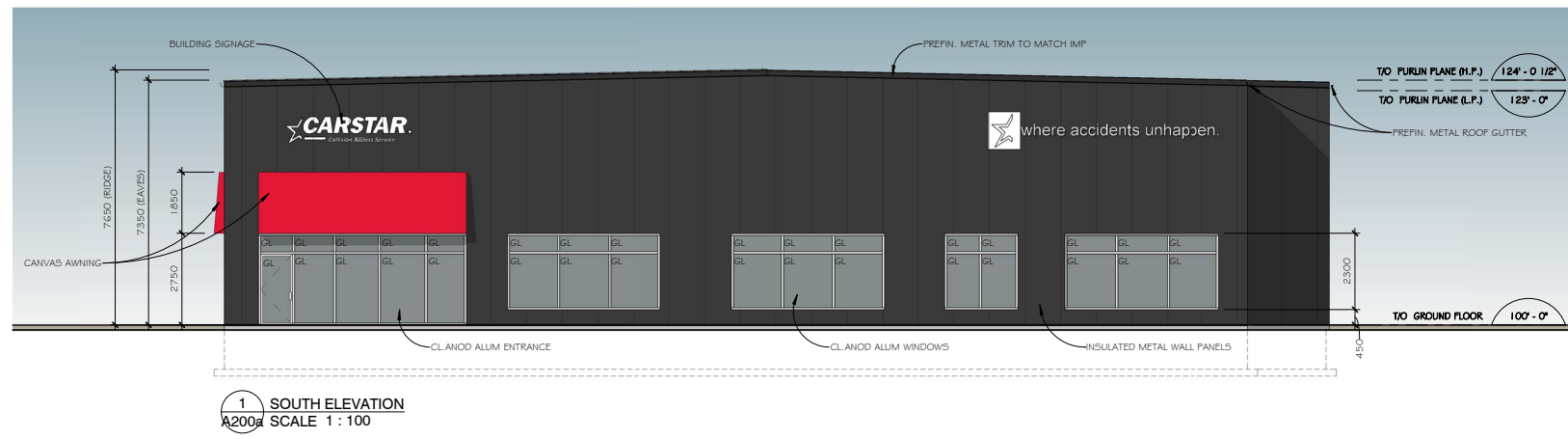
Drawing  
**Landscape Plan**

Date: October 2018 Sheet Number  
 Scale: 1:400  
 City of Ottawa  
 Dwg - 17405  
**L1**

D07-12-17-0033

**Appendix D**

*Building Elevations, prepared by KWC Architects Inc.*



REVISIONS:		
No.	DATE	DESCRIPTION
0	31 OCT. 2018	ISSUED FOR SPA

PERMIT	
TENDER	
CONSTRUCTION	

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 UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF KWC ARCHITECTS INC. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

**KWC**  
383 Parkdale Avenue, Suite 201  
Ottawa Ontario Canada K1Y 4R4

**KWC ARCHITECTS INC.**

PHONE (613) 238-2117  
FAX (613) 238-6595  
E MAIL kwc@kwc-arch.com

NORTH	ARCHITECT'S/ENGINEER'S STAMP
-------	------------------------------

**BBS**  
BUILDING A REPUTATION ON EXCELLENCE

BBS CONSTRUCTION (ONTARIO) LTD.  
1805 WOODWARD DRIVE,  
OTTAWA, ON K2C 0P9 CANADA  
TEL:613-226-8830 FAX:613-226-7709

OWNER  
ZENA INVESTMENTS CORPORATION

PROJECT  
PROPOSED AUTOMOBILE BODY SHOP  
MYERS CARSTAR  
9-17 COLONNADE RD.  
OTTAWA, ON.

DRAWING TITLE  
ELEVATIONS

PROJECT No.	1843	DRAWING No.	
SCALE	1 : 100		
DRAWN BY	AK		
DATE	31 OCT 2018		

A200a