

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.

2 KEY PLAN
 A100 SCALE 1:3000

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
Totals	1,570	16,904

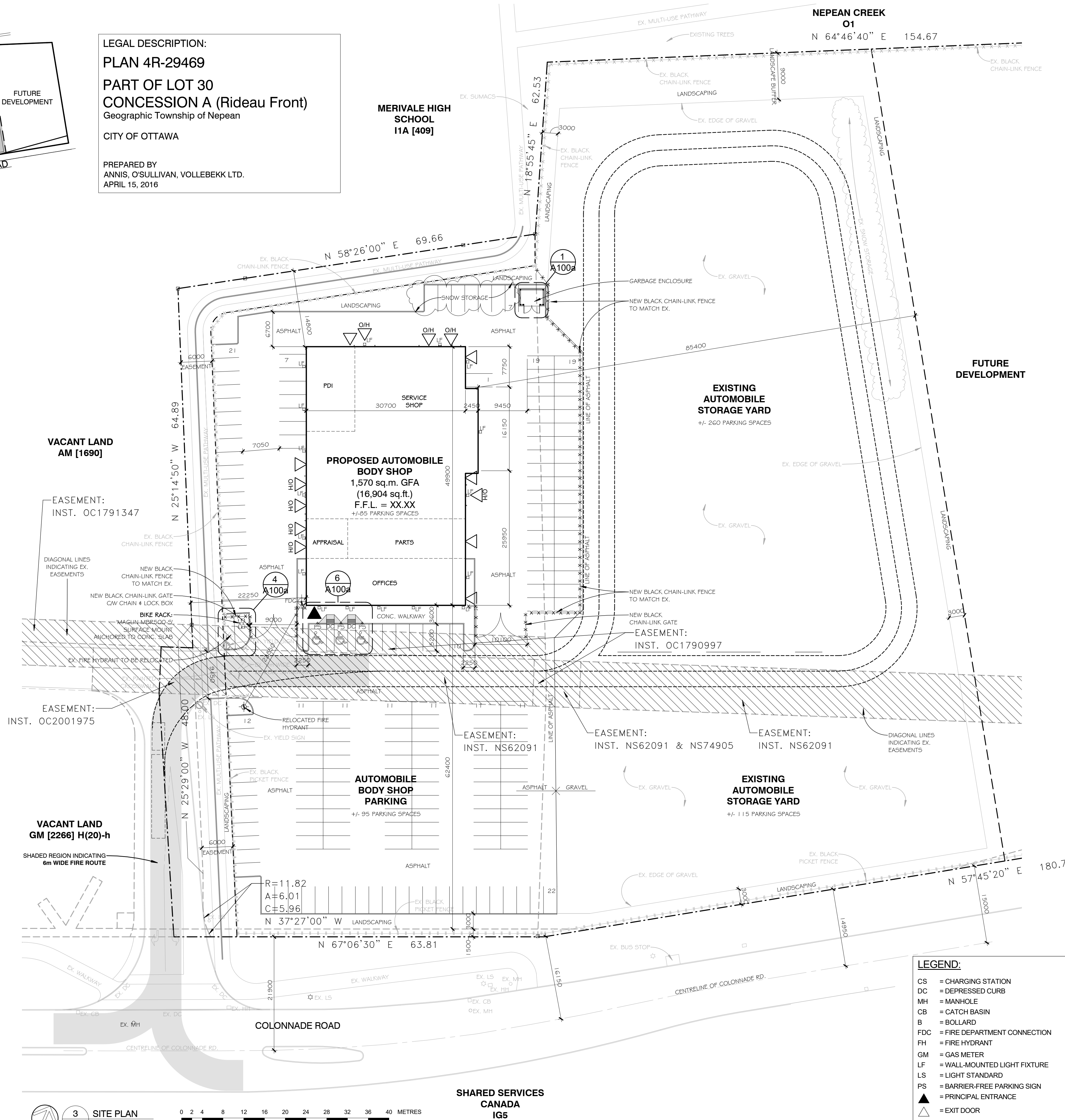
Development Standards

	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	
Total	59	185

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

1x Type A; 2x Type B



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
 - △ = OVERHEAD DOOR
 - O/H = WITH NUMBERS, DENOTES REVISION
 - ♿ = BARRIER-FREE PARKING SPACE CAN PAINTED LOGO & SIGN ON POST OR WALL
 - - - = PROPERTY LINE
 - · - · = SURVEY PARTS
 - · - · = TRUCK ROUTE
 - x - x = CHAIN LINK FENCE
 - + - + = PICKET FENCE

REVISIONS:

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

PERMIT	NO.	DATE
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.

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ARCHITECT'S/ENGINEER'S STAMP

NORTH

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 1805 WOODWARD DRIVE,
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 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.	A100
SCALE	As indicated		
DRAWN BY	AK/TC		
DATE	31 OCT 2018		