

SITE STATISTICS SUMMARY 2555 SHEFIELD RD NORTH PARCEL (SQ.M.)		
LOT AREA OF NORTH PARCEL	40,210.00	NORTH PARCEL
REVISED PER NEW PROJECTED BOUNDARIES		
BUILDING AREA - BUILDING A	5238.24	
BUILDING AREA - BUILDING B	511.99	
TOTAL BUILDING AREA	5750.23	14.30%
LANDSCAPED (FRONT & PERIMETER)	4513.32	11.22%
REMAINING (HARD SURFACE AREA)	29946.45	74.48%
BUILDING A OVERALL OFFICE GFA	884.53	
BUILDING B OVERALL OFFICE GFA	0.00	
TOTAL OFFICE GFA	884.53	
BUILDING A OVERALL WAREHOUSE GFA	2,256.88	
BUILDING B OVERALL WAREHOUSE GFA	511.99	
TOTAL WAREHOUSE GFA	2,768.87	
BUILDING A OVERALL STORAGE GFA	1,666.64	
BUILDING B OVERALL STORAGE GFA	112.31	
TOTAL STORAGE GFA	1,778.95	
BUILDING A OVERALL ATM GFA	20.30	
BUILDING B OVERALL ATM GFA	0.00	
TOTAL ATM GFA	20.30	
TOTAL BLDG A & B GFA (4828.35 + 624.30)	5,452.65	
BUILDING A FLOOR SPACE INDEX PROVIDED: 4828.35/40,210	0.12	
BUILDING B FLOOR SPACE INDEX PROVIDED: 624.30/40,210	0.02	
OVERALL FLOOR SPACE INDEX PROVIDED FOR NORTH PARCEL: 5452.65/40,210	0.14	
HEIGHT OF BUILDING A (TOP OF DECK 48'-0")	14.655m	
HEIGHT OF BUILDING B (TOP OF DECK 38'-0")	11.608m	

SITE STATISTICS SUMMARY 2575/ 2585 SHEFIELD RD SOUTH PARCEL (SQ.M.)		
LOT AREA OF SOUTH PARCEL	24,236.84	SOUTH PARCEL
EXISTING TO REMAIN		
BUILDING AREA - BUILDING C	4872.67	
TOTAL BUILDING AREA	4872.67	20.10%
LANDSCAPED (FRONT & PERIMETER)	4519.08	18.65%
REMAINING (HARD SURFACE AREA)	14845.09	61.25%
BUILDING C OVERALL OFFICE GFA	455.00	
TOTAL OFFICE GFA	455.00	
BUILDING C OVERALL WAREHOUSE AND STORAGE	3,428.00	
BUILDING C OVERALL WAREHOUSE AND STORAGE	3,428.00	
BUILDING C FLOOR SPACE INDEX PROVIDED: 3883/24236.84	0.16	
OVERALL FLOOR SPACE INDEX PROVIDED FOR SOUTH PARCEL: 3883/24236.84	0.16	
HEIGHT OF BUILDING C (28'-10")	8.8m	
EXISTING LOADING SPACES		
EXISTING LOADING SPACES TO REMAIN	2	
TOTAL NUMBER OF LOADING BAYS PROVIDED	2	

SITE STATISTICS SUMMARY 2555 & 2575/2585 SHEFIELD RD NORTH & SOUTH PARCEL (SQ.M.)		
LOT AREA OF NORTH + SOUTH PARCEL	64,446.84	NORTH & SOUTH PARCEL
REVISED PER NEW PROJECTED BOUNDARIES		
TOTAL BUILDING AREA: 5750.23 + 4872.67	10622.90	16.48%
LANDSCAPED (FRONT & PERIMETER) North +South parcel	9032.40	14.02%
REMAINING (HARD SURFACE AREA) North +South parcel	44791.54	69.50%
BUILDING A FLOOR SPACE INDEX PROVIDED: 4828.35/64446.84	0.07	
BUILDING B FLOOR SPACE INDEX PROVIDED: 624.30/64446.84	0.01	
BUILDING C FLOOR SPACE INDEX PROVIDED: 3883/64446.84	0.06	
OVERALL FLOOR SPACE INDEX PROVIDED: 9155.34/64446.84	0.14	

REQUIRED VEHICLE PARKING SPACES FOR NORTH PARCEL (AS PER CITY BY-LAW)		
	REQUIRED	Provided
OFFICE: 2.4 SPACES/100m2 GFA (884.53/100 X 2.4)	22	33
BLDG A WAREHOUSE & STORAGE: GFA 2256.88+1666.64 = 3923.52		
BLDG B WAREHOUSE & STORAGE: GFA 511.99+112.31 = 624.30		
BLDG A & B WAREHOUSE & STORAGE: 0.8 SPACES/100m2 GFA (3923.52+624.30 = 4547.82) 4547.82/100 X 0.8	37	52
TOTAL PARKING SPACES FOR BUILDING A & B	59	85
REDUCED PARKING SPACES**		12
BARRIER FREE SPACES	2 TYPE A & 2 TYPE B	2 TYPE A & 3 TYPE B
* 26 PARKING SPACES PROVIDED ABOVE THE REQUIRED 59 SPACES IN THE NORTH PARCEL		
** PARKING SPACE SIZES 2.6m WIDE X 5.2m LONG - 50% CAN BE REDUCED TO 2.4m WIDE (PARKING LOT OVER 50		

REQUIRED VEHICLE PARKING SPACES FOR SOUTH PARCEL (AS PER CITY BY-LAW)		
	REQUIRED	EXISTING
Heavy Industrial (0.8 per 100 m2 GFA)	28	50
Office (2.4 per 100 m2 GFA)	11	
Accessible Spaces (Existing 3.66mx5.2m)	2	1*
TOTAL	39	50
NOTE* EXISTING SHORTFALL OF 1 BF PARKING SPACE IN THE SOUTH PARCEL; ADDITIONAL TYPE B SPACE ADDED TO NORTH PARCEL (REFER TO BARRIER FREE SPACES IN THE NORTH PARCEL STATS)		

PROVIDED LOADING BAYS - NORTH PARCEL				
Floor Levels	OFFICE STANDARD PARALLEL LOADING BAY 3.5M X 9.0M	WAREHOUSE & STORAGE STANDARD LOADING BAYS 3.5M X 7.0M	OVERSIZED LOADING SPACE AS PER TABLE 113C 4.3M X 13M	TOTAL
GROUND	1	2	1	4
TOTAL	1	2	1	4
LOADING SPACES REQUIRED				
OFFICE - 1 STANDARD SPACES REQUIRED FROM 350m2 TO 4999m2				1
WAREHOUSE/STORAGE - 2 STANDARD SPACES REQUIRED UP TO 9999m2				2
TABLE 113C - 1 OVERSIZED SPACE REQUIRED (WAREHOUSE BUILDIGN OVER 5000m2 GFA				1

REQUIRED BICYCLE SPACES FOR NORTH PARCEL (AS PER CITY BY-LAW)	
OFFICE: 1.0 SPACE/250m2 GFA (884.53/250 X 1.0)	4
BLDG A WAREHOUSE & STORAGE: GFA 2256.88+1666.64 = 3923.52	
BLDG B WAREHOUSE & STORAGE: GFA 511.99+112.31 = 624.30	
BLDG A & B WAREHOUSE & STORAGE: 1.0 SPACES/2000m2 GFA (3923.52+624.30 = 4547.82) 4547.82/2000 X 1.0	3
TOTAL BICYCLE PARKING SPACES REQUIRED FOR BUILDING A & B	7
***TOTAL BICYCLE SPACES PROVIDED 8 (NEXT TO THE FRONT ENTRY DOORS OF BUILDING A)	
EXISTING BICYCLE SPACES OF SOUTH PARCEL (AS PER CITY BY-LAW)	
OFFICE: 1.0 SPACE/250m2 GFA (455m2/250 X 1.0)	2
WAREHOUSE & STORAGE: 1.0 SPACE/2000m2 GFA (3428m2/2000 X 1.0)	2
TOTAL PARKING SPACES EXISTING FOR BUILDING C	4
TOTAL PARKING SPACES REQUIRED FOR BUILDING C	4

LOADING SPACES REQUIRED	NORTH PARCEL	SOUTH PARCEL
OFFICE - 1 STANDARD SPACES REQUIRED FROM 350m2 TO 4999m2	1	0
WAREHOUSE/STORAGE - 2 STANDARD SPACES REQUIRED UP TO 9999m2	2	2
TABLE 113C - 1 OVERSIZED SPACE REQUIRED (WAREHOUSE BUILDIGN OVER 5000m2	1	
TOTAL NUMBER OF LOADING BAYS REQUIRED	4	2
TOTAL NUMBER OF LOADING BAYS PROVIDED	4	2

EXISTING BUILDINGS TO BE REMOVED (SQ.M.)	
EXISTING BUILDINGS	EXISTING BUILDING AREA
EXISTING OFFICE BUILDING	3,477.88
EXISTING WAREHOUSE BUILDING	514.31
TOTAL	3,992.19

BUILDING A - PROPOSED 1 STOREY BUILDING WITH MEZZANINE - AREA CALCULATIONS (SQ.M.)									
FLOOR	OVERALL BUILDING CONSTRUCTION AREA	TERRACE & BALCONIES	OVERALL GROSS FLOOR AREA	DEDUCTIONS AS PER ZONING BY-LAW D/T & LOADING BAYS	TOTAL GROSS FLOOR AREA OFFICE, WAREHOUSE, STORAGE, ATM	GROSS FLOOR AREA (GFA) TOTAL OFFICE AREA	GROSS FLOOR AREA (GFA) TOTAL WAREHOUSE AREA	GROSS FLOOR AREA (GFA) TOTAL STORAGE AREA	ATM
GROUND	5,225.05	0	5,225.05	1,023.79	4,201.26	447.89	2,256.88	1,476.19	20.30
2nd	663.04	0	663.04	35.95	627.09	436.64	0.00	190.45	0.00
TOTAL	5,888.09	0.00	5,888.09	1,059.74	4,828.35	884.53	2,256.88	1,666.64	20.30
NOTE* OPEN MEZZANINE AREA IS LESS THAN 30% OF THE BUILDING AREA									
NOTE** ENCLOSED MEZZANINE AREA IS LESS THAN 10% OF THE OPEN FLOOR AREA									

BUILDING B - PROPOSED 1 STOREY BUILDING WITH MEZZANINE - AREA CALCULATIONS (SQ.M.)							
FLOOR	OVERALL BUILDING CONSTRUCTION AREA	TERRACE & BALCONIES	OVERALL GROSS FLOOR AREA	DEDUCTIONS AS PER ZONING BY-LAW	TOTAL GROSS FLOOR AREA WAREHOUSE, STORAGE	GROSS FLOOR AREA (GFA) TOTAL WAREHOUSE AREA	GROSS FLOOR AREA (GFA) TOTAL STORAGE AREA
GROUND	511.99	0	511.99	0.00	511.99	511.99	0.00
2nd	112.31	0	112.31	0.00	112.31	0.00	112.31
TOTAL	624.30	0.00	624.30	0.00	624.30	511.99	112.31
NOTE* OPEN MEZZANINE AREA IS LESS THAN 30% OF THE BUILDING AREA							
NOTE** ENCLOSED MEZZANINE AREA IS LESS THAN 10% OF THE OPEN FLOOR AREA							

BUILDING C - EXISTING 1 STOREY BUILDING TO REMAIN - AREA CALCULATIONS (SQ.M.)	
FLOOR	OVERALL BUILDING CONSTRUCTION AREA
EXISTING GROSS FLOOR AREA	3883
TOTAL	3,883.00
NOTE* MEZZANINE AREA IS LESS THAN 10% OF THE BUILDING AREA	

APPROVED
By Lily Xu at 5:24 pm, Sep 14, 2020



LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1H - HEAVY INDUSTRIAL ZONE ZONING REQUIREMENTS					
LEGAL DESCRIPTION OF PROPERTY:			SOUTH PORTION SURVEYED BY FAIRHALL, MOFFAT & WOODLAND LIMITED ONTARIO LAND SURVEYORS		
PART OF BLOCK A REGISTERED PLAN 783 CITY OF OTTAWA NORTH SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ONTARIO LAND SURVEYOR					
ZONING MECHANISM	ALLOWED	PROPOSED	ZONING MECHANISM	ALLOWED	EXISTING
Minimum Lot Area	4,000m2	40,210.00m2	Minimum Lot Area	4,000m2	24,236.84m2
Minimum Lot Width	No minimum	170m	Minimum Lot Width	No minimum	106m
Minimum Front Yard Setback	7.5m	7.5m	Minimum Front Yard Setback	7.5m	37m
Minimum Corner Yard Setback	7.5m	Not applicable	Minimum Corner Yard Setback	7.5m	Not applicable
Minimum Interior Side Yard Setback	7.5m	7.5m	Minimum Interior Side Yard Setback (South)	7.5m	14.4m
Minimum Rear Yard Setback	7.5m	8.129m	Minimum Rear Yard Setback	7.5m	83.627m
Maximum Floor Space Index	2	0.18	Maximum Floor Space Index	2	0.20
Maximum Building Height Permitted	22m	BLD A: 14.655m (48'-1") - Ave. grading to high point of roof BLD B: 11.608M (38'-1")	Maximum Building Height	22m	8.8m
Minimum Width of Landscaped Area:	3m	3m	Minimum Width of Landscaped Area:	3m	3m
Minimum Setback from Green's Creek	30m from normal high-water mark of any watercourse or 15m from top of the bank whichever is the greater.	40.300m			

1. Contractor must verify all job dimensions, all drawings, details, specifications and report any discrepancies to owners before proceeding with work.
2. All drawings and specifications are instruments of service and the property of the architects which must be returned at the completion of the work, and may not be reproduced without their written permission.

ref	description	date
03	ISSUED FOR SPC RESPONSE 3	2020-05-26
02	ISSUED FOR SPC RESPONSE 2	2020-03-13
01	ISSUED FOR SPC RESPONSE 1	2020-01-17

revisions



DESIGN ARCHITECT

STRUCTURAL ENGINEER

MECHANICAL/ELECTRICAL

CIVIL ENGINEER

PLANNING & URBAN DESIGN

OWNER:

AMERICAN IRON & METAL
9100, BOUL. HENRI-BOURASSA EST
MONTREAL, QUEBEC H1E 2S4
tel: 514-494-2000 aim-global.com

TRUE NORTH

PROJECT NORTH

ARCHITECT



137 Pamela Street,
Ottawa, ON K1S 3Y9
t: 613 937 6801
f: 613 937 8989
e: info@ncarchitect.ca
www.ncarchitect.ca

PROJECT & LOCATION

METAL RECYCLING PLANT
2555 SHEFFIELD ROAD
OTTAWA, ONT.

OFFICE FILE NUMBER

19023

TITLE OF DRAWING

SITE STATISTICS

SCALE:

DRAWING #

DATE:
MARCH 2019

A0.01

DRAWN BY:
GL, SH, CC, AA