

PROJECT DATA:		
SITE AREA:	19.98 AC	8.09 HA
GROSS:	870,434 SF	80,866 m ²
BUILDING FOOTPRINT	317,626 SF	29,508 m ²
FAR:		
GROSS:		36%
NET:		0.36
COVERAGE:		
GROSS:		36%
NET:		0.36
PARKING PROVIDED:		
EXISTING PARKING:	29 STALLS	
NEW PARKING:	36 STALLS	
TOTAL PARKING:	65 STALLS	
TRAILER:	39 STALLS	

DEVELOPMENT STANDARDS:	
ZONING:	IL
MAX. F.A.R.:	TBD
MAX. COVERAGE:	65%
MAX. BLDG. HT.:	18 m ¹
BUILDING SETBACKS:	
FRONT:	7.5 m
SIDE:	7.5 m ²
REAR:	7.5 m ³
LANDSCAPE SETBACKS:	
FRONT:	3 m
SIDE:	n/a ⁴
REAR:	n/a ⁴

LANDSCAPE REQ.:	TBD
OFF-STREET PARKING:	
STANDARD:	2.6 X 5.2 m
COMPACT:	2.4 X 4.6 m
COMPACT %:	50%
DRIVE AISLE:	6.7 m
FIRE LANE:	6 m
OVERHANG:	TBD
TREE WELL:	TBD

REQ. PARKING RATIO BY USE:	
WAREHOUSE:	0.8/100 m ² ⁵
MANUF.:	0.8/100 m ² ⁵
OFFICE:	2.4/100 m ² ⁵

- NOTES:
- 1 Building height to be up to 11 m, if the lot is within 20m of a Residential Zone
 - 2 For uses listed in subsection 203(1) abutting a residential or institutional zone, min. interior side yard is 15m
 - 3 For uses listed in subsection 203(1) abutting a residential or institutional zone, min. rear yard is 15m
 - 4 If the lot is abutting a residential or institutional zone, min. width of landscape area is 3m; may be reduced to one metre if a 1.4 metre high opaque screen is provided
 - 5 As per Area C on Schedule 1A

A PORTION OF THE ZONING INFORMATION IS UNKNOWN AT THIS TIME AND REQUIREMENTS MAY DIFFER THAN WHAT IS SHOWN IN THE SITE PLAN.

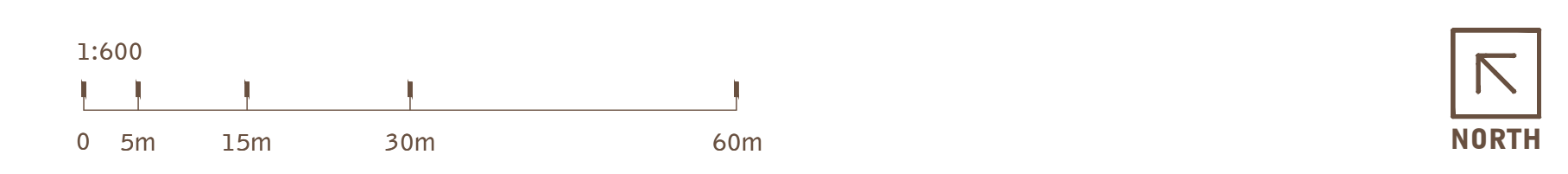
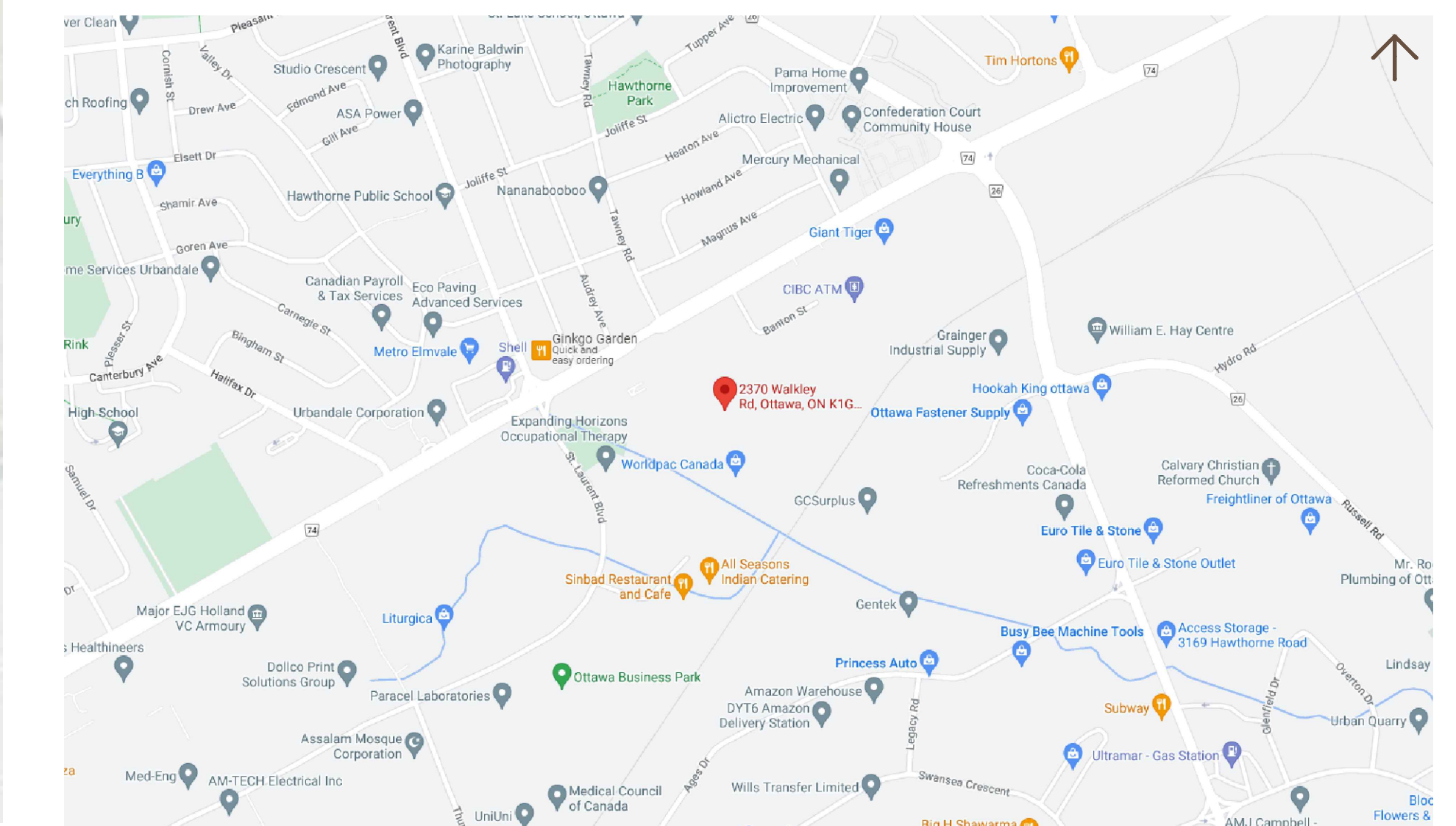
Kelby Lodoen Unseth

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 DEPARTMENT, CITY OF OTTAWA

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
 ASSUMED UNDERGROUND SYSTEM

Boundary Source:
 CIVIL CAD FILE



scheme: 01

Conceptual Site Plan

2370 Walkley Road
 Ottawa, ON CAN

WARE MALCOMB

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 07.06.23

SHEET
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Application Number D07-12-22-0131
 Plan Number: 18547