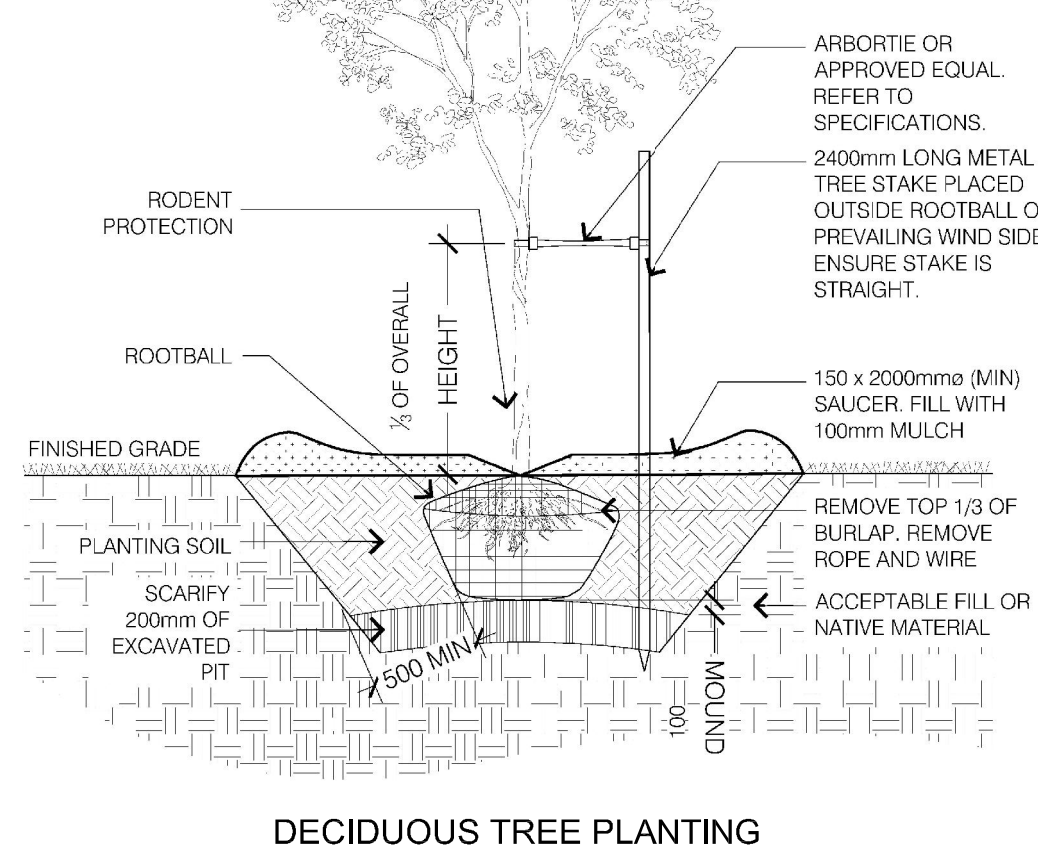


NOTES:

- DO NOT DAMAGE OR CUT LEADER. REMOVE BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT PRUNING AS REQUIRED MAINTAINING NATURAL SHAPE.
- ENSURE NO SOIL OR MULCH BUILD-UP AT ROOT FLARE



DECIDUOUS TREE PLANTING

ADDRESS: 975 GLADSTONE AVENUE
LEGAL DESCRIPTION: PLAN 92 LOTS 15 TO 28, LORETTA W & BREEZEHILL E, PLAN 92 LANE CLSD BY CRT. ORDER CR259601
ZONING PROVISION: CITY OF OTTAWA ZONING BYLAW 2008-290 IG1 H(11) - GENERAL INDUSTRIAL SUBZONE 1 (SEC. 199-200)
PROPERTY AREA: 1.6 HA

1. PART 11 - INDUSTRIAL ZONES - SECTION 199 - GENERAL INDUSTRIAL SUBZONE 1

PERMITTED USES: LIGHT INDUSTRIAL USES, OFFICE, RESEARCH AND DEVELOPMENT CENTRE, TECHNOLOGY INDUSTRY, WAREHOUSE

ZONE PROVISIONS

| ZONING MECHANISMS | ZONE PROVISIONS | PROPOSED |
|--|-----------------|----------|
| A. MINIMUM LOT AREA (M2) | 1,000 | 18,000 |
| B. MINIMUM LOT WIDTH (M) | NO MINIMUM | 85 |
| C. MAXIMUM LOT COVERAGE (%) [IG1 ZONE] | 80 | 59.2 |
| D. MINIMUM FRONT/CORNER SIDE YARD SETBACK (M) | 3 | 4.92 |
| E. MAXIMUM FLOOR SPACE INDEX | 2 | <2 |
| F. MAXIMUM PRINCIPAL BUILDING HEIGHT (M) [H(11)] | 11 | 10.67 |
| G. MINIMUM WIDTH OF LANDSCAPING (M) | 3 | 3 |

2. PARKING REQUIRED (SEC. 101-102)

| USE | REQUIRED FOR EXISTING FACILITY | REQUIRED FOR PROPOSED ADDITION | TOTAL ON-SITE |
|----------------------|----------------------------------|--------------------------------|---------------|
| LIGHT INDUSTRIAL USE | 8,300 M ² = 34 SPACES | | |
| OFFICE | 2,500 M ² = 45 SPACES | | 119 SPACES |
| WAREHOUSE | | 947 M ² = 4 SPACES | |

3. PARKING SPACE DIMENSIONS (TYPICAL) (SEC. 106)

| | REQUIRED | PROVIDED |
|----------------|----------------------------|----------|
| MINIMUM WIDTH | 2.6M | 2.6 M |
| MAXIMUM WIDTH | 2.75M (TO BE LINE PAINTED) | |
| MINIMUM LENGTH | 5.2M | 6 M |

- 4. AISLE AND DRIVEWAY PROVISIONS (SEC. 107)**
- (1) THE FOLLOWING REGULATIONS APPLY TO PARKING LOTS AND PARKING GARAGES, WHETHER AS PRINCIPAL OR ACCESSORY USES:
- (A) A DRIVEWAY PROVIDING ACCESS TO A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM WIDTH OF:
 - (i) THREE METRES FOR A SINGLE TRAFFIC LANE, AND
 - (ii) 6.7 METRES FOR A DOUBLE TRAFFIC LANE.
 - (B) ALL DRIVEWAYS AND AISLES PROVIDING ACCESS TO OR LOCATED WITHIN A PARKING LOT OR PARKING GARAGE MUST HAVE A MINIMUM VERTICAL CLEARANCE CLEAR OF OBSTRUCTIONS SUCH AS SIGNS AND OTHER STRUCTURES OF:
 - (i) FOR A PARKING LOT - TWO METRES, AND
 - (ii) FOR A PARKING GARAGE - SIX METRES.
 - (C) AN AISLE PROVIDING ACCESS TO PARKING SPACES IN A PARKING LOT OR PARKING GARAGE MUST COMPLY WITH THE MINIMUM REQUIRED WIDTH SPECIFIED IN TABLE 107.
- (2) A DRIVEWAY PROVIDING ACCESS TO:
- (A) PARKING SPACES OTHER THAN IN A PARKING GARAGE OR PARKING LOT MUST HAVE A MINIMUM WIDTH OF 3 METRES.

TABLE 107- MINIMUM REQUIRED AISLE WIDTH

| I ANGLE OF PARKING (DEGREES) | II MINIMUM REQUIRED AISLE WIDTH (M) | PROVIDED |
|---------------------------------|--|----------|
| (D) 71-90 | 6.7 | 6.7 |

5. BICYCLE PARKING SPACE (SEC. 111)

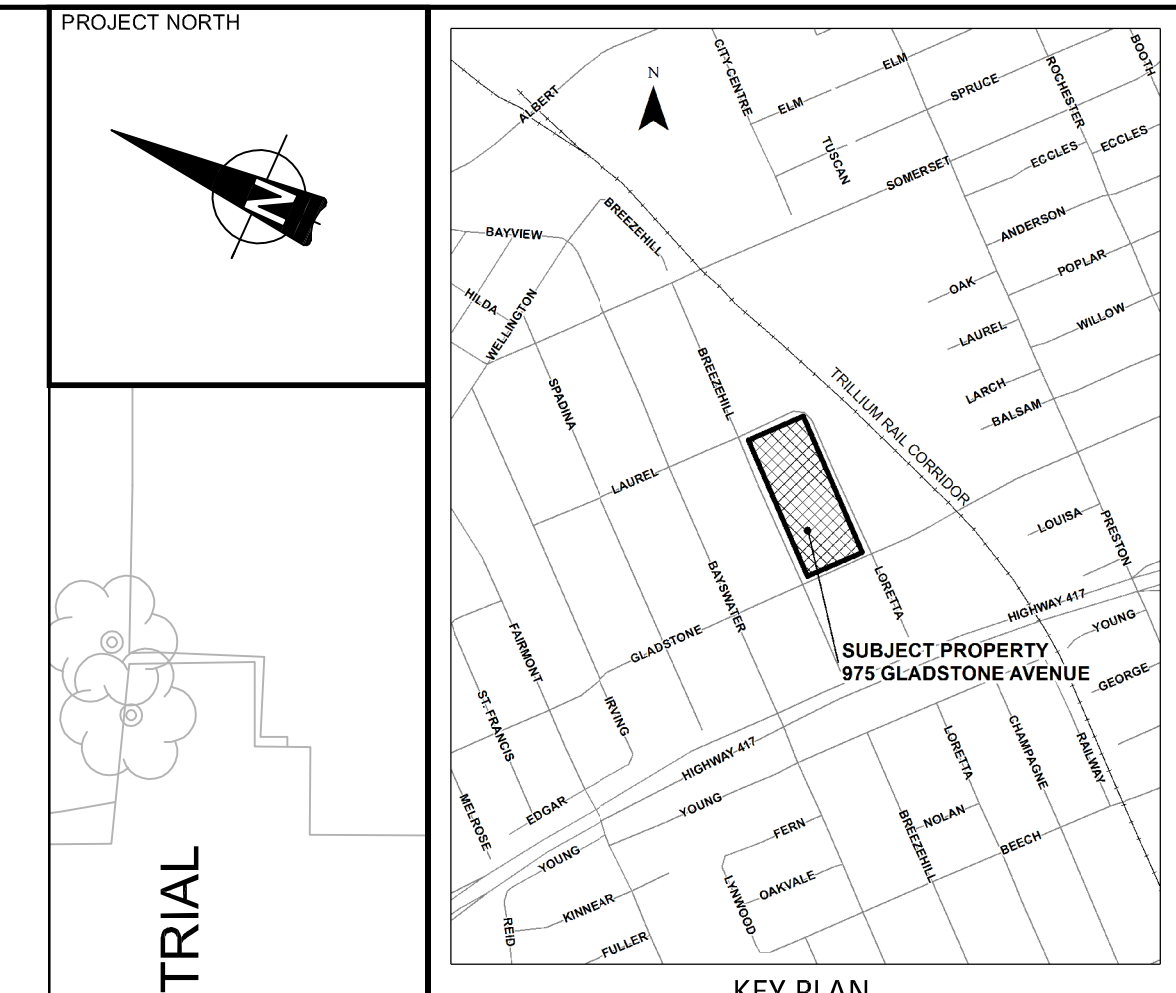
| USE | REQUIRED FOR PROPOSED ADDITION | PROVIDED |
|-----------|---|----------|
| WAREHOUSE | 1 PER 2000 M ² OF GROSS FLOOR AREA | 0 |

6. LOADING SPACE RATES AND PROVISIONS (SEC. 113)

TABLE 113A- MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED

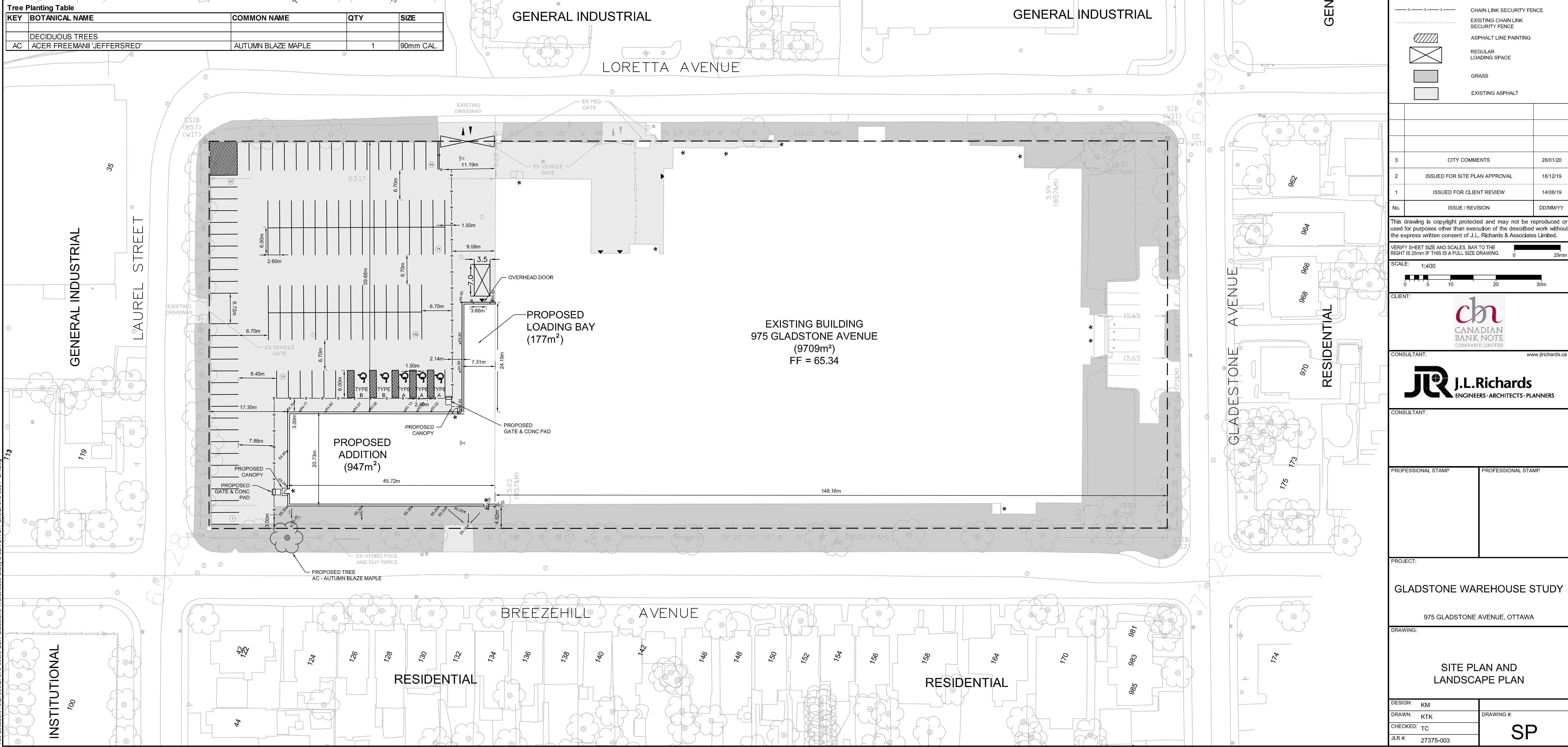
| I LAND USE | MINIMUM NUMBER OF VEHICLE LOADING SPACES REQUIRED PER SQUARE METRES OF GROSS FLOOR AREA | PROVIDED |
|---------------|---|----------|
| (A) WAREHOUSE | 350-999 M ² | 1 |

- ACCESSIBILITY DESIGN STANDARDS**
- 3.1.1 TYPES OF PARKING**
- TWO (2) TYPES OF ACCESSIBLE PARKING SPACES ARE REQUIRED WHERE PARKING IS PROVIDED:
- A. TYPE A SPACES (MINIMUM 3400 MM WIDE) CONSIST OF WIDER PARKING SPACES WHICH ACCOMMODATE LARGER VEHICLES SUCH AS VANS THAT ARE EQUIPPED WITH TRANSFER RAMPS FOR USERS OF WHEELED MOBILITY AIDS, AND
 - B. TYPE B SPACES (MINIMUM 2400 MM WIDE) ARE STANDARD PARKING SPACES WHICH ACCOMMODATE USERS WHO ARE AMBULATORY BUT HAVE LIMITED MOBILITY AND CANNOT TRAVEL LENGTHY DISTANCES, OR USE OTHER MOBILITY AIDS, SUCH AS CANES, CRUTCHES AND WALKERS.
- 3.1.2 PROVISION**
- A. PROVIDE TYPE A AND TYPE B SPACES IN ACCORDANCE WITH TABLE 3.
- TABLE 3: ACCESSIBLE PARKING PROVISION REQUIREMENTS**
- | TOTAL NUMBER OF PARKING SPACES | TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED | NUMBER OF TYPE A | NUMBER OF TYPE B |
|--------------------------------|--|------------------|------------------|
| 101-130 | 5 | 2 | 3 |



Tree Planting Table

| KEY | BOTANICAL NAME | COMMON NAME | QTY | SIZE |
|-----|-----------------------------|--------------------|-----|-----------|
| | DECIDUOUS TREES | | | |
| AC | ACER FREEMANII 'JEFFERSRED' | AUTUMN BLAZE MAPLE | 1 | 90mm CAL. |



LEGEND

- 298 DENOTES NUMBER OF PARKING SPACES
- GARAGE DOOR
- PEDESTRIAN ENTRANCE
- BOLLARD (SEE DETAIL D07)
- PROPERTY LIMITS
- CHAIN LINK SECURITY FENCE
- EXISTING CHAIN LINK SECURITY FENCE
- ASPHALT LINE PAINTING
- REGULAR LOADING SPACE
- GRASS
- EXISTING ASPHALT

| No. | ISSUE / REVISION | DD/MM/YY |
|-----|-------------------------------|----------|
| 3 | CITY COMMENTS | 28/01/20 |
| 2 | ISSUED FOR SITE PLAN APPROVAL | 18/12/19 |
| 1 | ISSUED FOR CLIENT REVIEW | 14/08/19 |

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VERIFY SHEET SIZE AND SCALES. BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:400



CONSULTANT:

PROFESSIONAL STAMP

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PROJECT:

GLADSTONE WAREHOUSE STUDY

975 GLADSTONE AVENUE, OTTAWA

DRAWING:

SITE PLAN AND LANDSCAPE PLAN

| | |
|------------------|------------|
| DESIGN: KM | DRAWING #: |
| DRAWN: KTK | SP |
| CHECKED: TC | |
| JLR #: 27375-003 | |

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