

Project Zoning Review/Statistics
 Municipality: City of Ottawa
 Municipal Address: 1243 Teron Road
 Registered Owner: Megha Holdings Inc.
 Lot Area: 21,994 sq.m. (236,739 sq.ft.)(5.44 acres)
 Zoning Analysis: Ottawa
 Zoning By-law: 2008-250
 Zone: I6 - General Industrial Zone
 Proposed Use: Warehouse

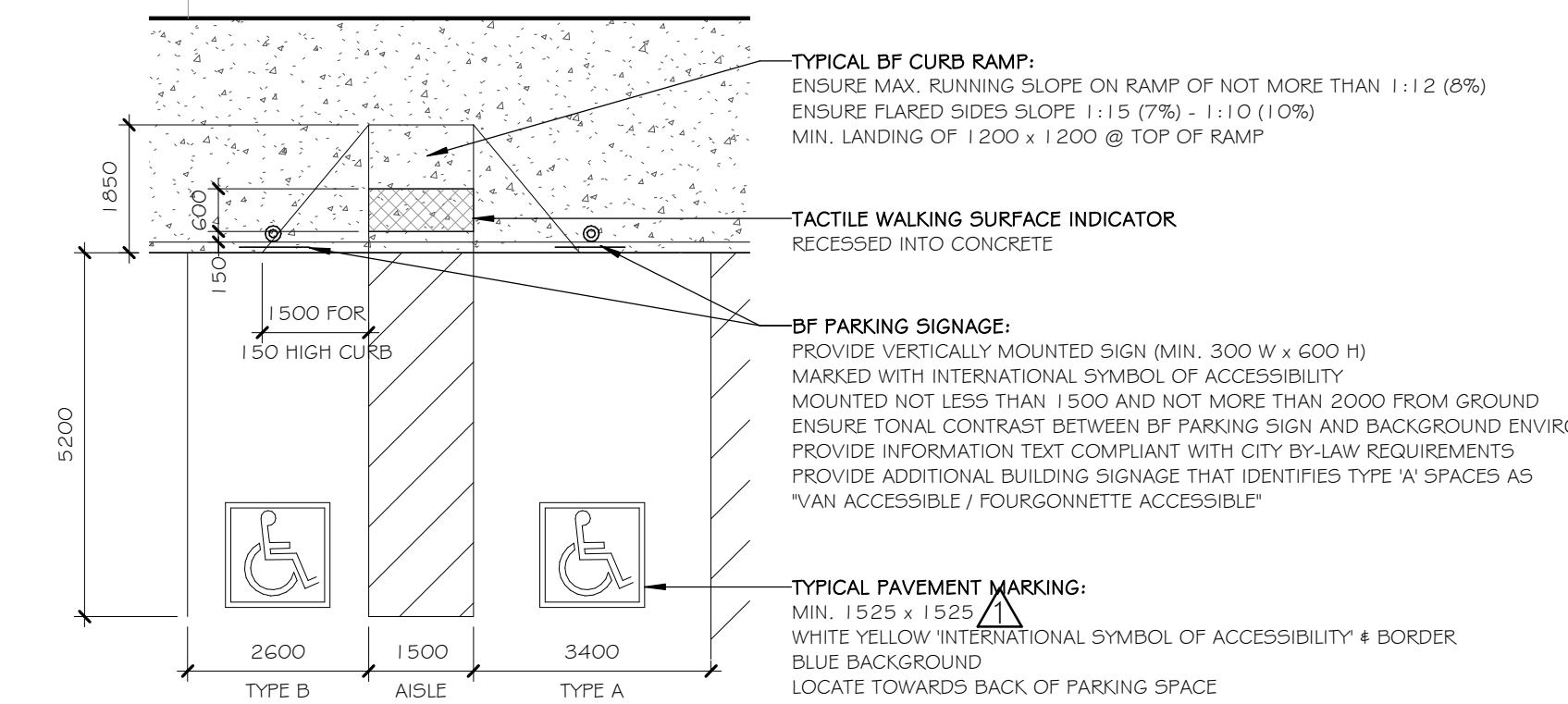
Building Areas	Gross (out-to-out) Sq.m.	Sq.ft.
Proposed Warehouse	9,281	99,900
Proposed Development	9,281	99,900
Grand Total	9,281	99,900

Development Standards	Required	Provided
Minimum Lot Area	4,000 sq.m.	21,994 sq.m.
Minimum Lot Width	45m	74.25m
Minimum Required Yard		
Front Yard (min.)	12m	20.2m
Corner Side Yard (min.)	12m	N/A
Interior Side Yard (min.)	7.5m	11.45m
Rear Yard (min.)	7.5m	7.65m
Maximum Building Height	22m	10m
Minimum Width of Landscaped Area		
Abutting a residential or institutional zone	3m	N/A
Abutting a street	3m	20.2m
Around a parking lot	1.5m	2.2m
All other cases	No min.	2.2m

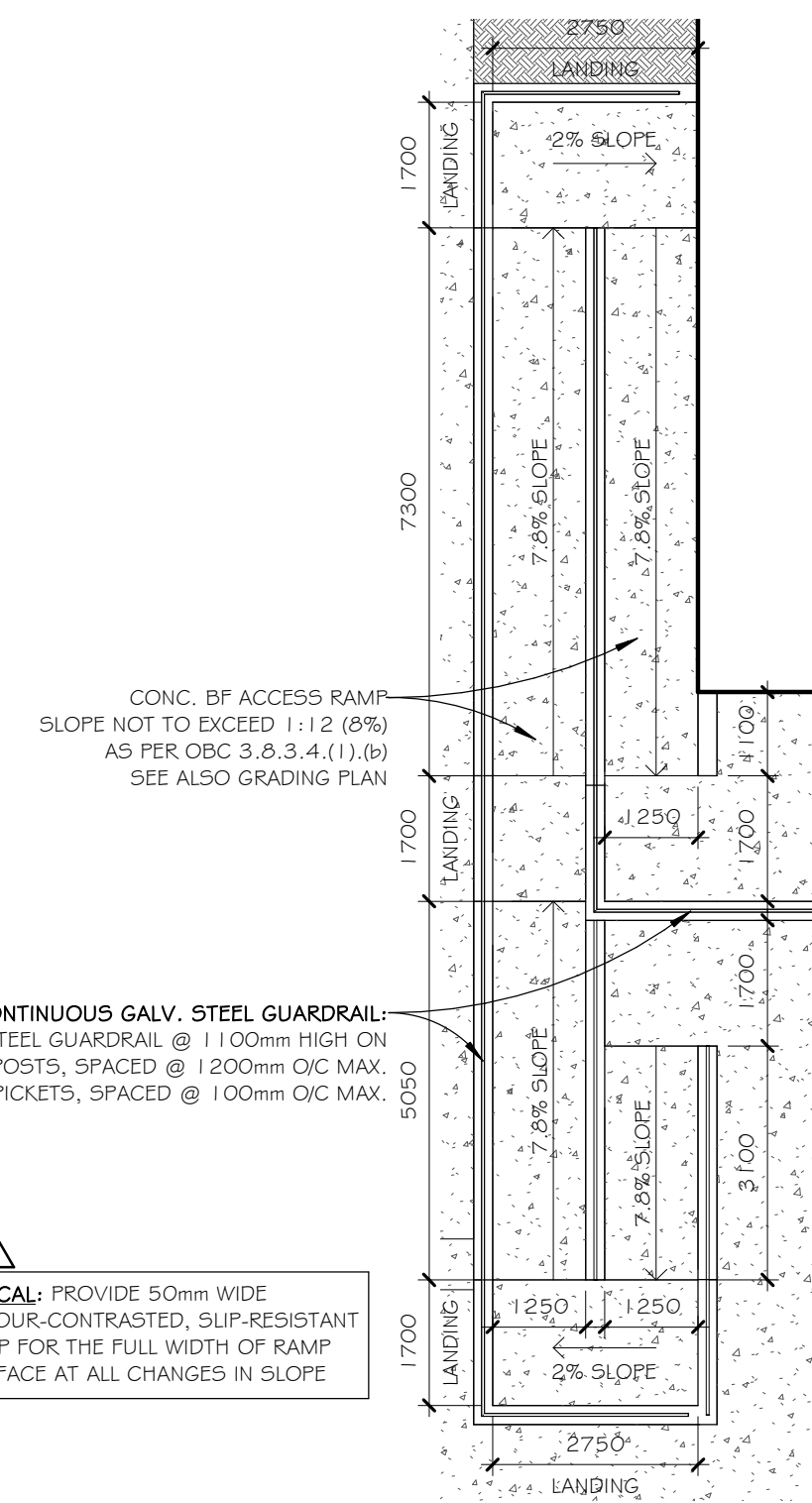
Parking, Loading, Queuing	Area C Schedule 1A
Parking Spaces (2.6m x 5.2m)	
Warehouse (0.8 spaces/100 sq.m.)	Required: 75 Provided: 90
Accessible Parking	Required: 3 (1 Type 'A' & 2 Type 'B') Provided: 6 (3 Type 'A' & 3 Type 'B')
Bicycle Parking (0.6m x 1.8m) (Warehouse: 1/2000 sq.m.)	Required: 5 (Table 111A) Provided: 10
Standard Loading Spaces (3.5m x 7m)	Required: 1 (Table 113A) Provided: 15
Oversized Loading Spaces (4.3m x 13m)	Required: 1 (Table 113C) Provided: 1



1 LOCATION PLAN
A010 SCALE N.T.S.



3 BF PARKING DETAIL
A010 SCALE 1:100



5 BF RAMP DETAIL
A010 SCALE 1:100

SITE PLAN LEGEND

ICON	DESCRIPTION
[Symbol]	Concrete
[Symbol]	Landscape Area
[Symbol]	Proposed Buildings
[Symbol]	Concrete Curb
[Symbol]	Depressed Curb
[Symbol]	Overhead Wires
[Symbol]	Property Lines
[Symbol]	Existing Fence
[Symbol]	Fence
[Symbol]	Signage
[Symbol]	BF Parking Space
[Symbol]	6m Wide Fire Route (12m centreline radius on all turns, TYP.)
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)

SITE PLAN NOTES

Note #	Note Text
(E)FH	Existing Fire Hydrant
(E)SS	Existing Gravel Shoulder to remain
(E)UP	Existing Utility Pole
AS	Paved Asphalt Shoulder - See Civil
BR	Bike Rack, for 5 bikes - See landscape plan
CC	Concrete Curb
CR	Concrete Ramp; Provide 50mm wide colour-contrasted, slip-resistant strip for the full width of ramp surface at all changes in slope (Typical)
CRW	Concrete Retaining Wall
CS	Concrete Stair; Provide 50mm wide colour-contrasted, slip-resistant nosing strip at leading edge of tread for full width of stair (Typical)
CSW	Concrete Sidewalk; 2m wide, as per City Standard Details; See Civil
CW	Concrete Walkway
DC	Depressed Curb
FH	Fire Hydrant
GCD	Grooved Concrete Driveway
GSR	Galvanized Steel Guardrail
LZ	Loading Zone, Painted Lines
PB	Painted Bollard
RA	Pedestrian Rest Area, 1800mm x 1800mm, for Barrier-Free path of travel where width of walkway is less than 1800mm wide.
RCW	Recessed Concrete Walkway
TWSI	Tactile Walking Surface Indicator, recessed into walking surface. Minimum 600mm deep x full width of stair or walkway. Locate TWSI one tread-depth back from leading edge of nosing at top of stairs or 150mm from back edge of curb for walkways. Colour-contrasted to walking surface, slip-resistant and non-glare; truncated dome pattern as per AODA standard.

NOTES:

Contractor shall check and verify all dimensions on site and report any discrepancies to the Architect before proceeding.

GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

no.	revision	date
2	RESPONSE TO PLANNING COMMENTS	20 JUL 2020
1	RESPONSE TO PLANNING COMMENTS	13 MAY 2020
0	ISSUED FOR SITE PLAN APPROVAL	13 FEB 2020

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

detail no.	1	detail no.
sheet no.	A1	feuille no.

PROPOSED WAREHOUSE

1243 TERON RD.
OTTAWA, ON.

designed by compu par KWC approved by approved par

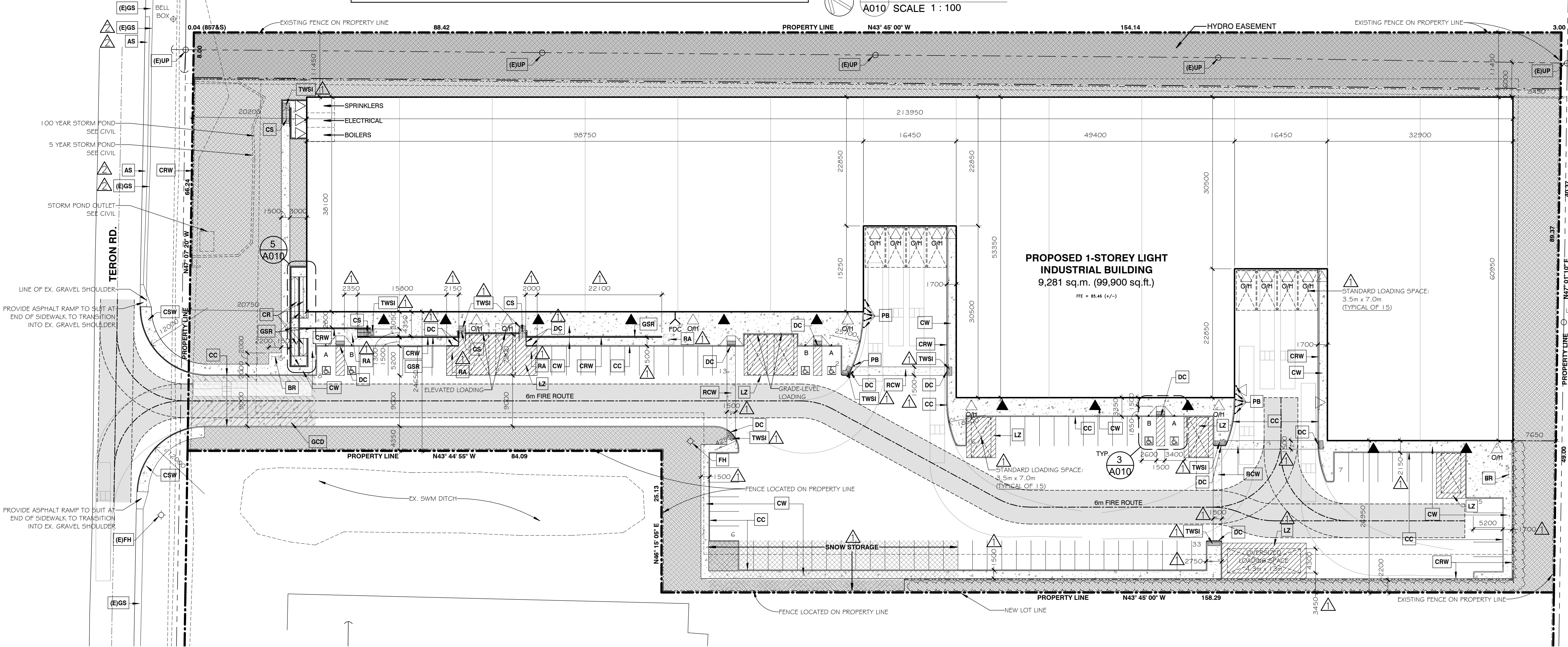
drawn by dessin par AK/TC project no. no. du projet 1943

date 04 MARCH 2020 scale as noted

drawing / dessin

SITE PLAN, SITE PLAN DETAILS

revision no. de la feuille
sheet no. no. de la feuille
A010
#18115



2 SITE PLAN
A010 SCALE 1:400