

**PROJECT INFORMATION**

**TOPOGRAPHICAL PLAN INFORMATION:**  
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF PART OF LOT 4 CONCESSION 1, CITY OF OTTAWA, PREPARED BY STANTEC GEOMATICS LTD. DATED DECEMBER 13, 2019

**SITE ZONING AS PER OTTAWA ZONING BY-LAW 2008-250 SITE DESIGNATION:**  
IP13 - BUSINESS PARK INDUSTRIAL ZONE  
AREA "C" OF SCHEDULE 1, CITY OF OTTAWA

**BUILDING CLASSIFICATION:**  
THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

**OCCUPANCY:**  
GROUP F DIVISION 2 - UP TO 4 STOREYS (3.2.2.70)  
GROUP D - UP TO 3 STOREYS, SPRINKLERED (3.2.2.54)

**BUILDING STATISTICS:**  
(CITY OF OTTAWA'S DEFINITIONS)  
BUILDING FOOTPRINT = 6097.8m<sup>2</sup> / 65,636 ft<sup>2</sup>

GROSS FLOOR AREA = ±5767m<sup>2</sup> / 62,075 ft<sup>2</sup>

NUMBER OF STOREYS = 1  
THE BUILDING IS SPRINKLERED

NUMBER OF ACCESS ROUTES REQUIRED = 1  
NUMBER OF ACCESS ROUTES PROVIDED = 1

CONSTRUCTION TYPE = NON-COMBUSTIBLE CONSTRUCTION

**ZONING INFORMATION**

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

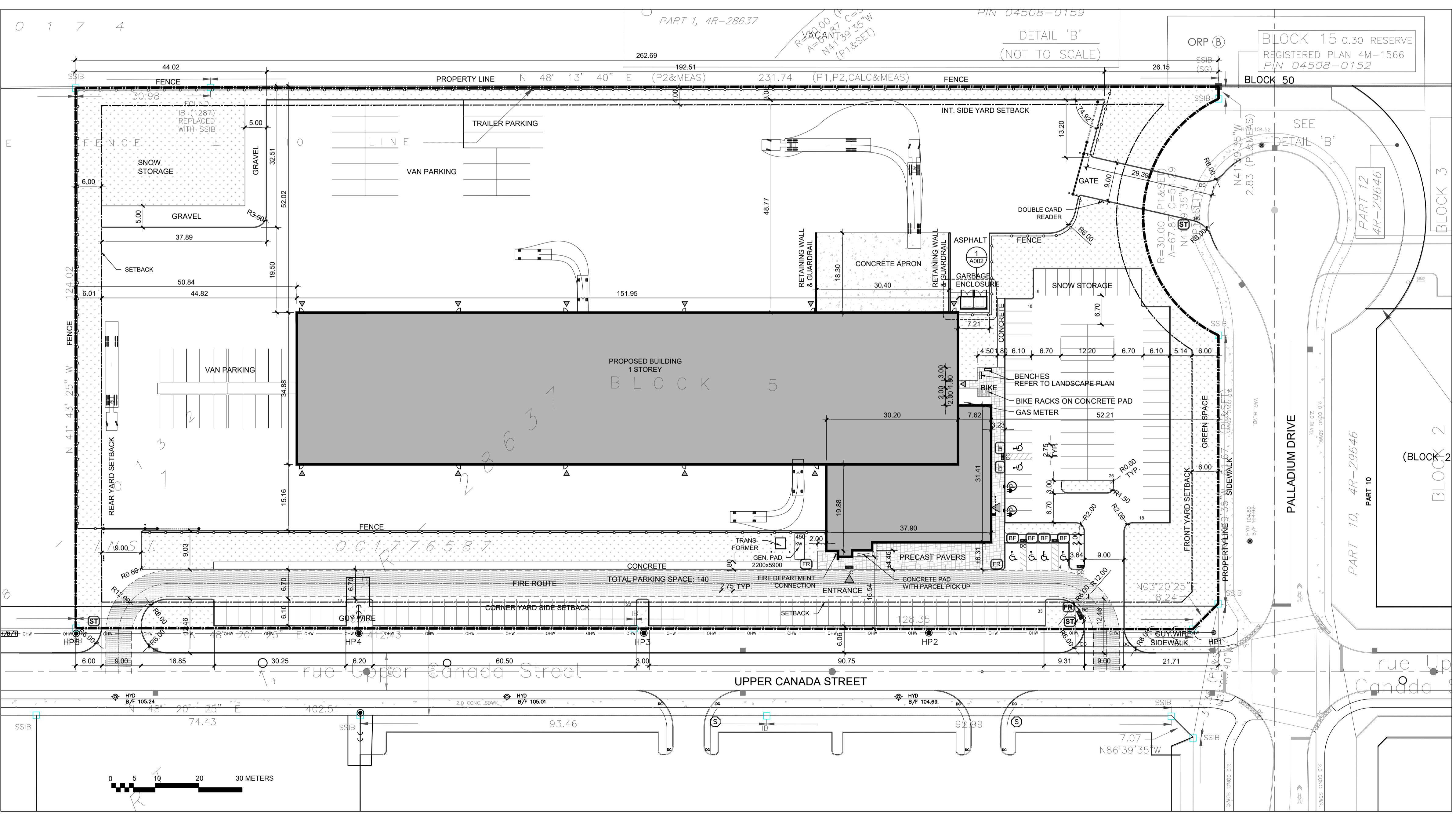
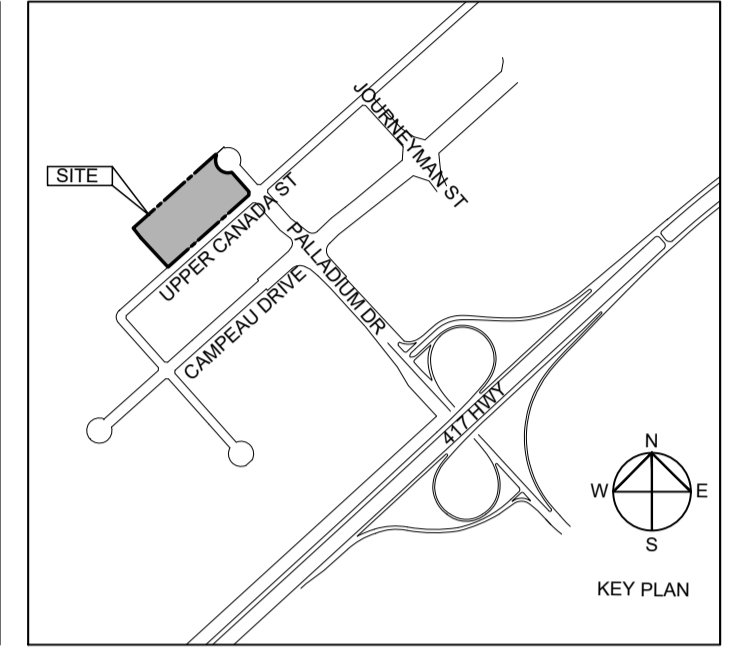
ZONING MECHANISM	REQUIRED	PROVIDED
ADDRESS	1400 UPPER CANADA STREET	
DEFINITION	IP 13 BUSINESS PARK INDUSTRIAL ZONE	WAREHOUSE
MIN. LOT WIDTH	NO MINIMUM	
MIN. LOT AREA	750 m <sup>2</sup>	31969.7 m <sup>2</sup>
MIN. FRONT YARD SETBACK	6 m	52.33 m
MIN. CORNER SIDE SETBACK	6 m	16.47 m
MIN. INT. SIDE YARD SETBACK	4 m	51.65 m
MIN. REAR YARD SETBACK	6 m	51.0 m
MAX. LOT COVERAGE	55 %	19.1 %
MAX. FLOOR SPACE INDEX	2	0.18
MAX. BUILDING HEIGHT	22 m	7.5 m
MIN. WIDTH OF LANDSCAPING	3 m ABUTTING A STREET	3 m
STANDARD PARKING SPACE	2.6m x 5.2m	2.75m x 6.1m
ACCESSIBLE PARKING SPACE	3.6m x 5.2m	3.4m x 6.1m (TYPE A), 2.4 x 6.1m (TYPE B)
PARKING REQUIREMENTS	OFFICE: 2.4 / 100 m <sup>2</sup> G.F.A INDUSTRIAL USE: 0.8 / 100 m <sup>2</sup> G.F.A	141
BARRIER-FREE PARKING	6	3 (TYPE A) + 3 (TYPE B)
LOADING SPACES	2	2
BICYCLE PARKING RATE	3 (1 / 2000 m <sup>2</sup> OF G.F.A.)	4
GROSS FLOOR AREA		±5767 m <sup>2</sup> ( 62,075 s.f.)
BUILDING AREA (FOOTPRINT)		6097.8 m <sup>2</sup> ( 65,636 s.f.)

**LEGEND**

- PROPERTY LINE
- YARD SETBACK
- CHAINLINK FENCE, 2150mm HIGH, 3 STRANDS OF WIRE
- HYDRO EASEMENT LINE SETBACK
- FIRE HYDRANT
- CATCH BASIN - SEE CIVIL
- MANHOLE - SEE CIVIL
- MAIN ENTRANCE
- GARBAGE ENCLOSURE
- NEW DEPRESSED CURB - SEE LANDSCAPE
- NEW CURB
- 4 ELECTRIC CAR CHARGING STATIONS
- HYDRO POLE
- LIGHT STANDARD
- T.W.S.I.
- LANDSCAPED AREA REFER TO LANDSCAPE PLAN
- CONCRETE PAD AND SIDEWALK
- ASPHALT
- 6m WIDE FIRE ROUTE, REFER TO CIVIL
- PAVERS REFER TO LANDSCAPE PLAN

**SIGNAGE LEGEND:**

- NO TRESPASSING
- FIRE ROUTE
- HANDICAP PARKING
- STOP SIGN



no.	revision	date (DD-MMM-YYYY)
6.	ISSUED FOR SITE PLAN CONTROL R1	16 Dec. 2020
5.	ISSUED FOR 30% REVIEW	13 Nov. 2020
4.	ISSUED FOR SITE PLAN CONTROL	18 Sept. 2020
3.	FOR CLIENT REVIEW	30 Jul. 2020
2.	FOR CLIENT REVIEW	17 Mar. 2020
1.	FOR CLIENT MEETING	17 Dec. 2019

**N45 ARCHITECTURE INC.**  
71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2  
tel. 613.224.0095 fax 613.224.9811

project  
**PUROLATOR DISTRIBUTION KANATA**

1400 UPPER CANADA STREET  
KANATA, ON, CANADA

north arrow  
true north

seal  
ONTARIO ASSOCIATION OF ARCHITECTS  
PROBERT C. GATHEWS  
LICENCE 296

drawing title  
**SITE PLAN**

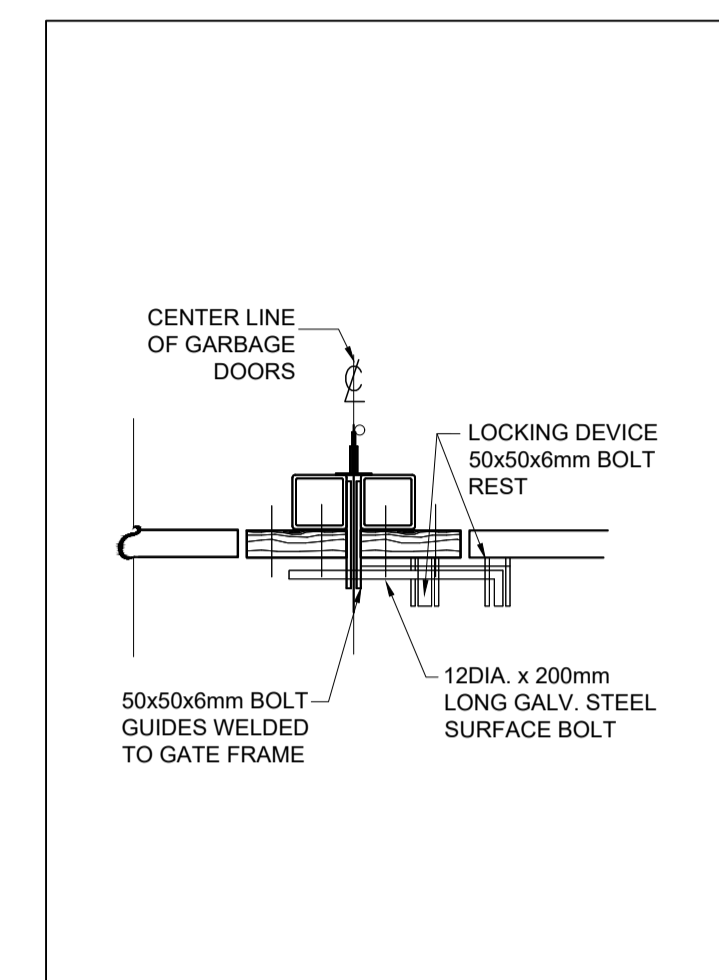
scale AS INDICATED	drawn by J. J.
date (DD-MMM-YYYY) 14-Dec-2020	checked by G.W.
project number <b>19-519</b>	drawing number <b>A-001</b>

CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES.

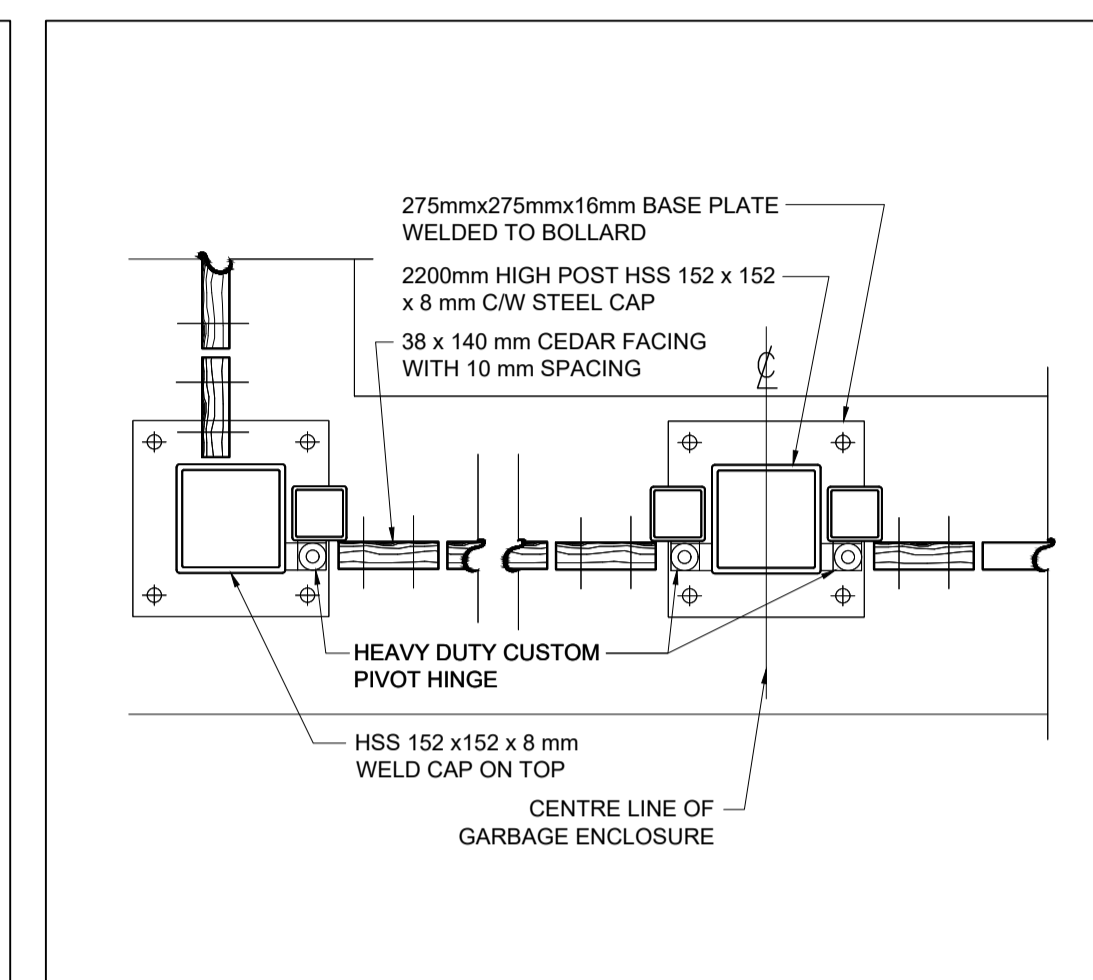
DO NOT SCALE DRAWINGS

1 ARCHITECTURAL SITE PLAN  
A-001 SCALE 1:500

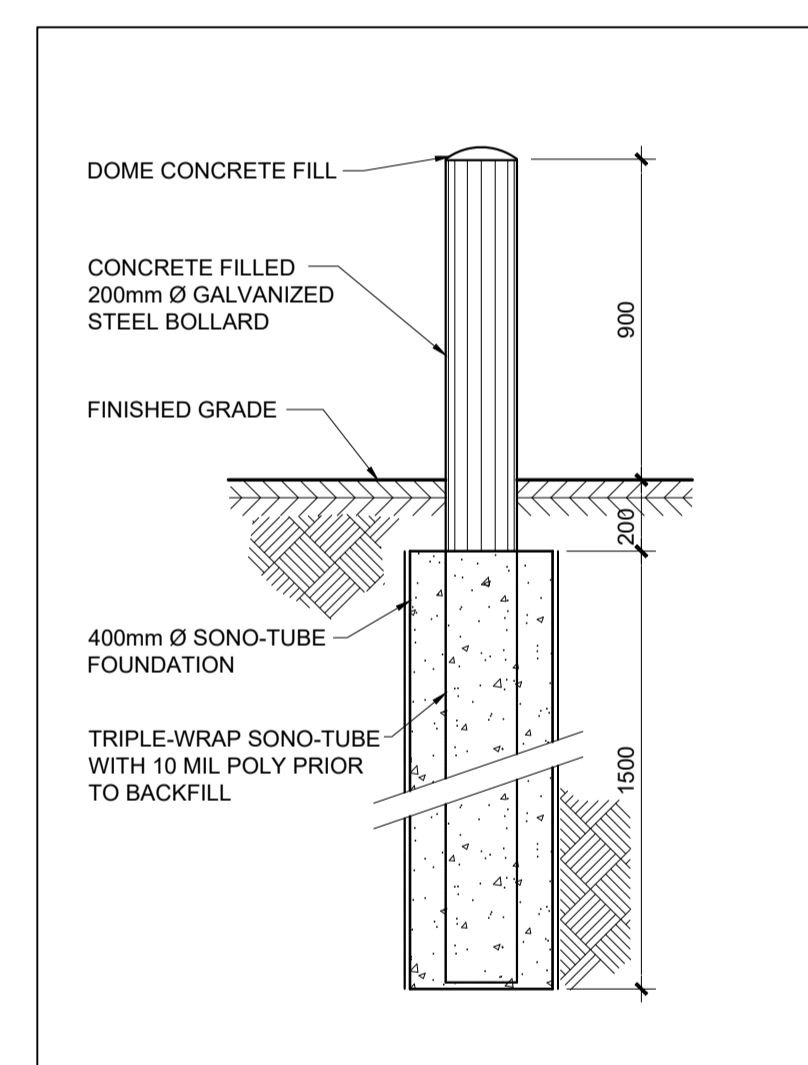




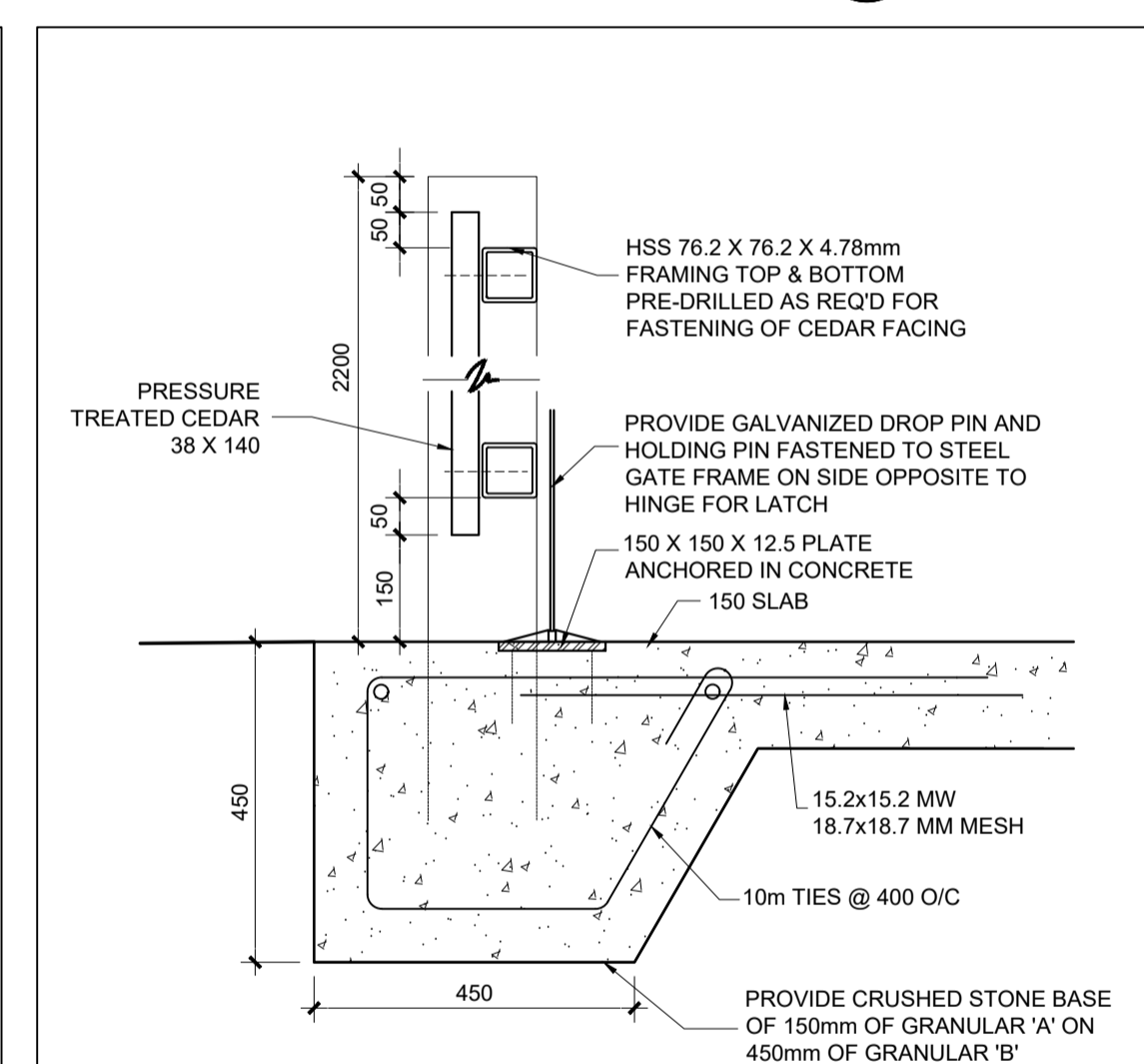
**8 PLAN DETAIL**  
A-002 SCALE 1:10 1:10



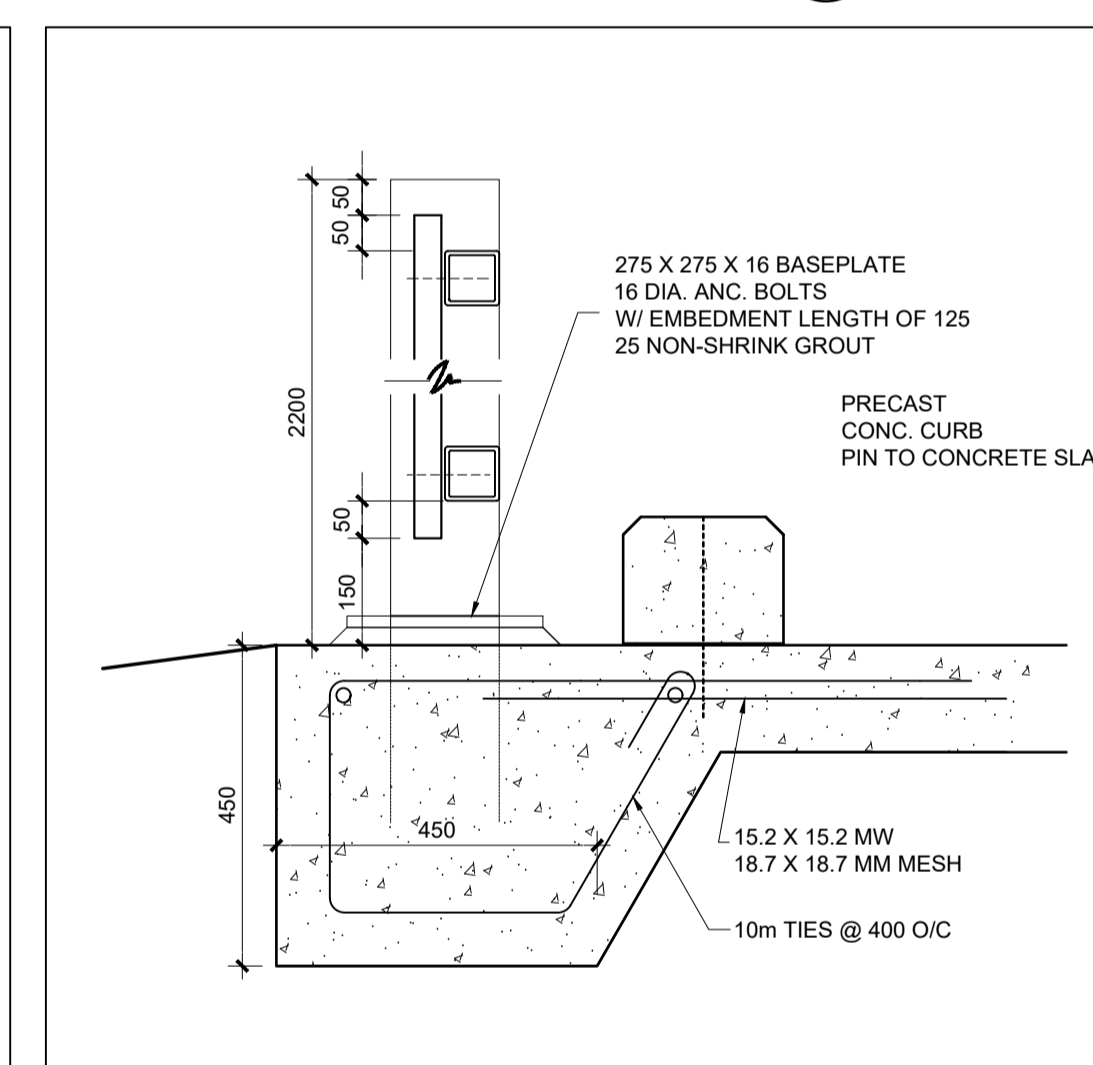
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A-002 SCALE 1:10 1:10



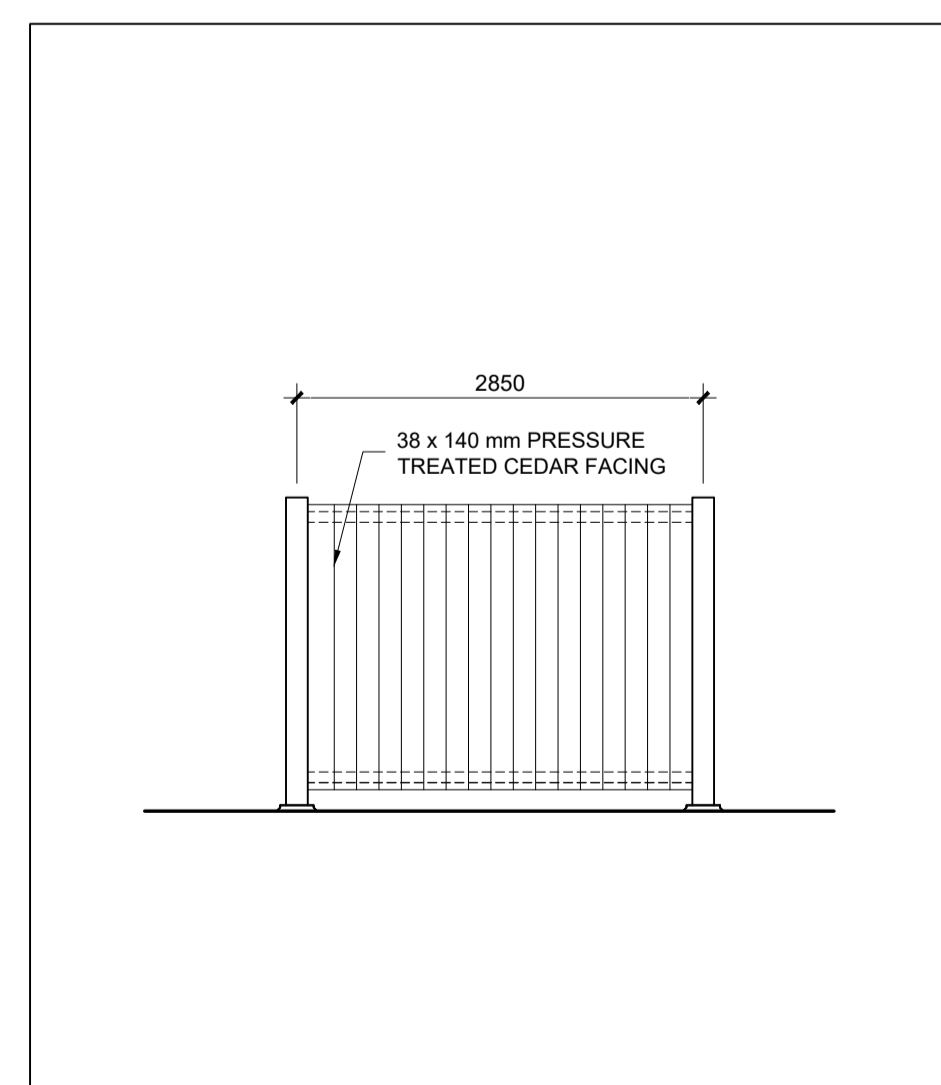
**6 BOLLARD DETAIL**  
A-002 SCALE 1:20



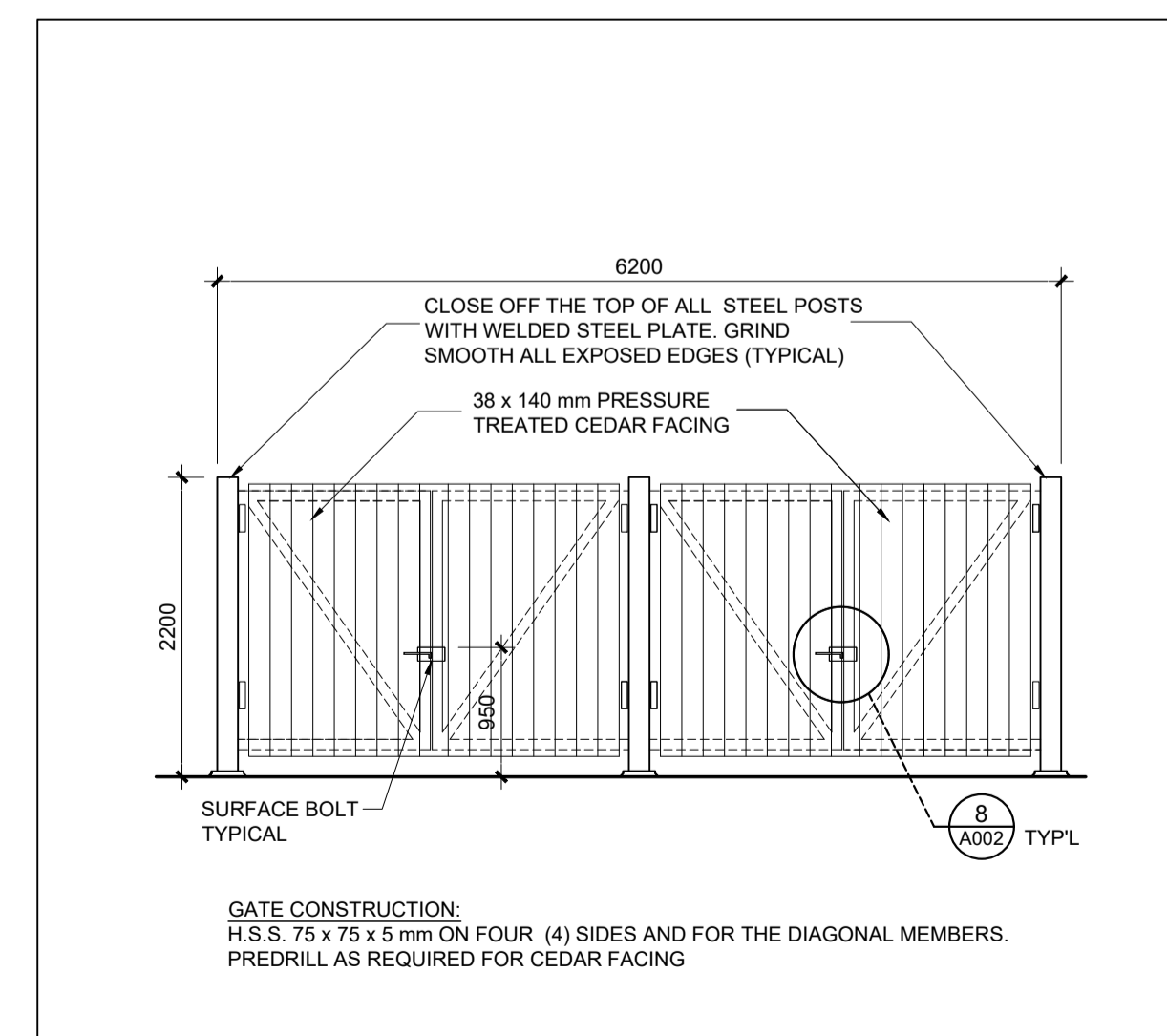
**5 SECTION DETAIL**  
A-002 SCALE 1:10 1:10



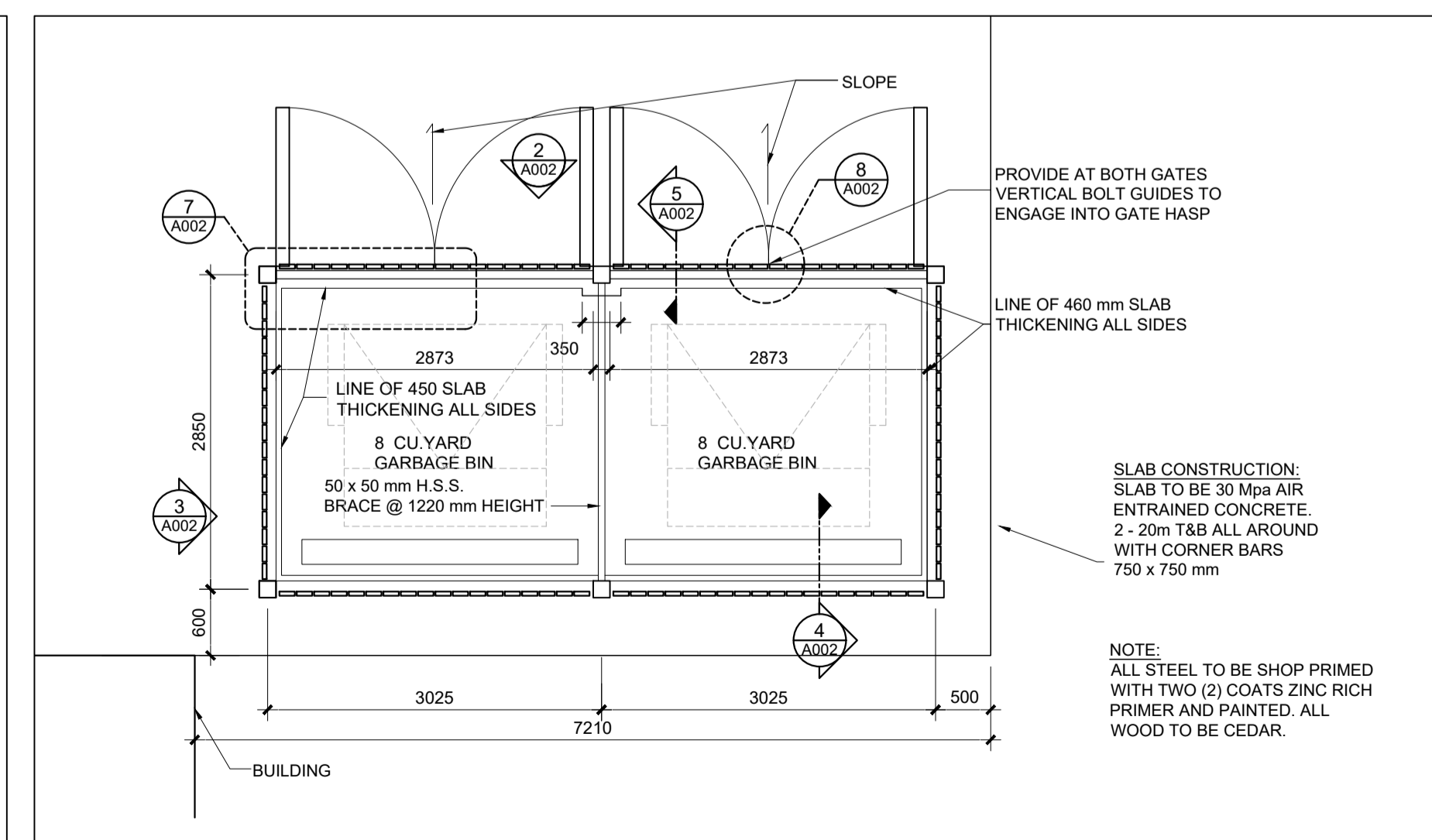
**4 SECTION DETAIL**  
A-002 SCALE 1:10 1:10



**3 GARBAGE ENCLOSURE SIDE ELEVATION**  
A-002 SCALE 1:50



**2 GARBAGE ENCLOSURE FRONT ELEVATION**  
A-002 SCALE 1:50 1:50



**1 GARBAGE ENCLOSURE PLAN**  
A-002 SCALE 1:50 1:50

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CITY'S FILE NO.: D07-12-20-0125