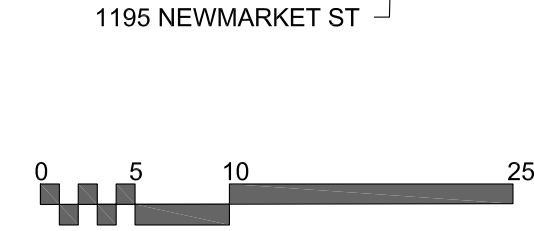
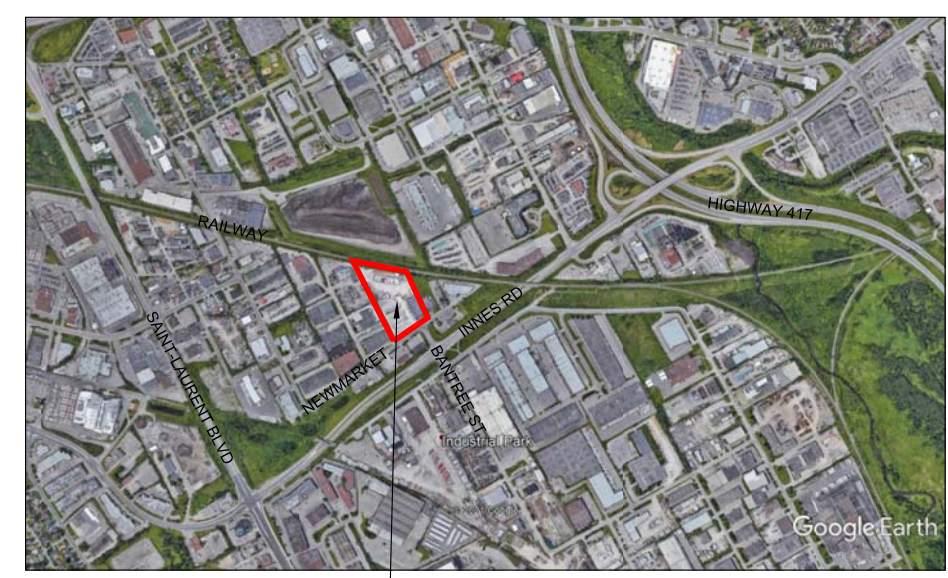


ZONING MATRIX		
PROPERTY DESCRIPTION		
CITY OF OTTAWA PIN NUMBER	04263-0267 (LT)	
MUNICIPAL ADDRESS	1195 Newmarket St	
LOT AREA	25,922m ²	
BUILDING INFORMATION		
BUILDING AREA:	11,148m ²	
PROPOSED USE:	WAREHOUSE	
No. STOREYS:	1.000000	
ZONING TABLE		
CITY OF OTTAWA ZONING BY-LAW No. 2008-250		
IL - LIGHT INDUSTRIAL ZONE	REQUIRED	PROPOSED
MIN. LOT AREA	2,000 m ²	25,922m ²
MIN. LOT WIDTH	No minimum	n/a
MAX. LOT COVERAGE	65%	43%
MIN. FRONT YARD SETBACK	7.5m	Building setback = 7.5m
MIN. SIDE YARD SETBACK	7.5m	Building setback = 20m
MIN. REAR SETBACK	3.5m	Building setback = 8.4m
MIN. SETBACK WATERCOURSE	30m	Building setback = 30m
MAX. BUILDING HEIGHT	18m	11m
MIN. WIDTH LANDSCAPE	STREET: 3m OTHER CASES: N/A	Varies, more than 3m n/a
VEHICLE PARKING SPACES (AREA C, SCHEDULE 1A) Table 101 - N95 warehouse	0.8 per 100m ² for the first 5000m ² of gross floor area (0.8x5000/100= 40) 0.4 per 100m ² above 5000m ² of gross floor area (0.4x(11148-5000)/100=25) total: 40+25= 65	82
RESERVED PARKING SPACES (ACCESSIBLE DESIGN GUIDELINES)	4	4 (2 type A, 2 type B)
BIKE PARKING SPACES (AREA C, SCHEDULE 1A) Table 111A	1 per 1000m ² of gross floor area (11148/1000 = 11.148)	11

NOTE: PROPERTY INFORMATION WAS DERIVED FROM THE SITE SURVEY PREPARED BY J.D.BARNES LIMITED, DATED 2020-12-17.



LEGEND:

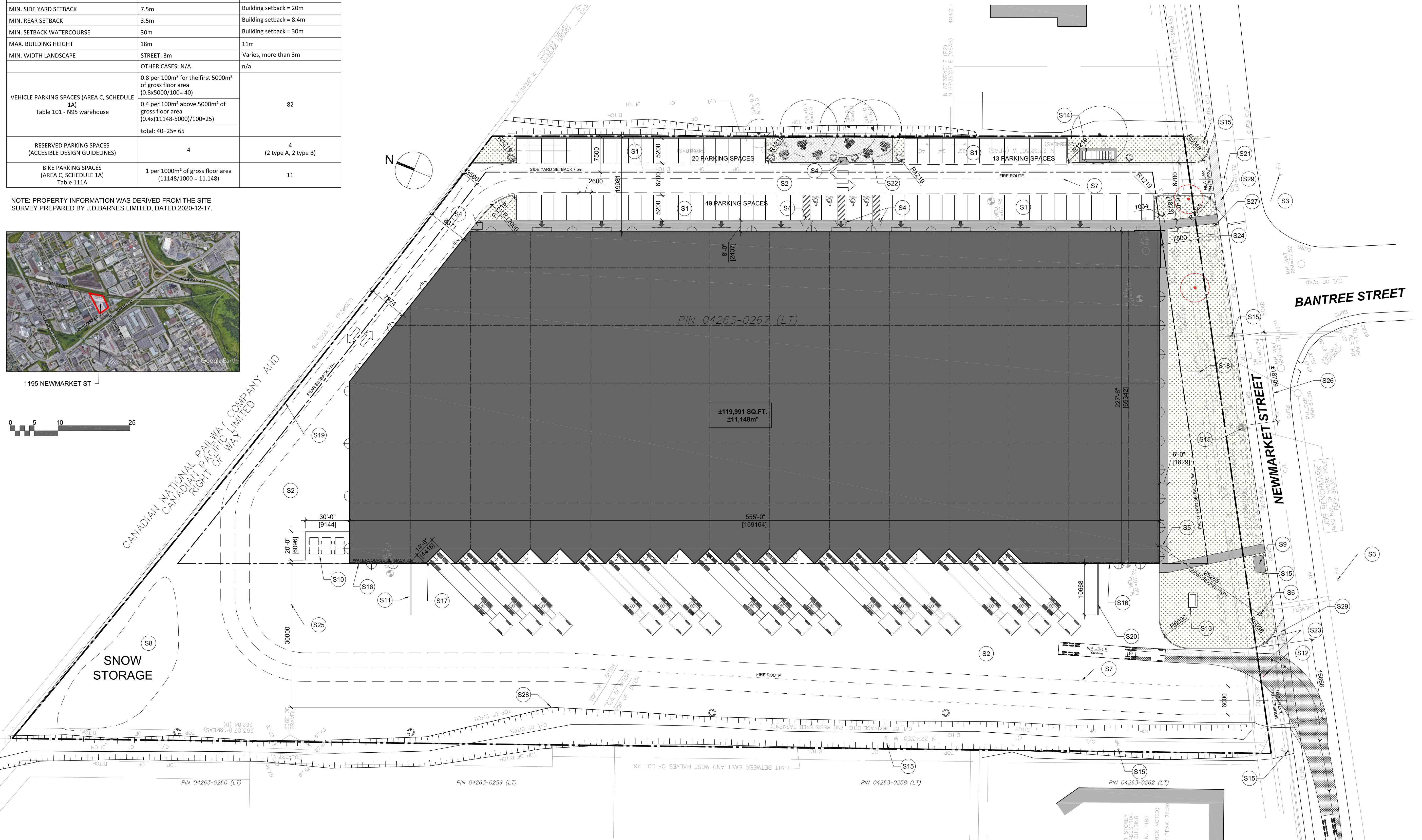
- PROPERTY LINE
- MINIMUM BUILDING SETBACK
- SOFT LANDSCAPING
- CONCRETE SIDEWALK, WIDTH AS NOTED
- PAVED SURFACE
- EXTERIOR LAMP POST
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- EXISTING TREE TO REMAIN, REFER TO LANDSCAPE PLAN AND TCR
- EXISTING TREE TO BE REMOVED, REFER TO LANDSCAPE PLAN AND TCR
- POTENTIAL ENTRANCE
- ACCESSIBLE PARKING TYPE A: 3.4m x 5.2m TYPE B: 2.4m x 5.2m AISLE: 1.5m WIDE
- TWO WAY VEHICLE CIRCULATION, 6.7m MINIMUM

SITE NOTES:

- S1 STANDARD PARKING SPACE 2.6m X 5.2m
- S2 ASPHALT SURFACE
- S3 EXISTING FIRE HYDRANT
- S4 DEPRESSED CURB FOR BARRIER FREE ACCESS
- S5 SIAMESE CONNECTION
- S6 RELOCATED FIRE HYDRANT, MINIMUM 3m FROM THE CURB, MAX 45m TO THE SIAMESE CONNECTION
- S7 DASHED LINE: FIRE ROUTE AS PER CODE REQUIREMENTS
- S8 SNOW STORAGE AREA, DOES NOT OCCUPY DRIVEWAY, AISLES, PARKING OR ROAD ALLOWANCE, MINIMUM 1.5m SETBACK
- S9 CONCRETE PAD NEXT TO EXISTING BUS STOP 2.2m x 3.5m, 0.5m BACK FROM THE SIDEWALK
- S10 REFUSE AREA
- S11 42" HIGH GUARDRAIL
- S12 EXISTING FIRE HYDRANT TO BE RELOCATED
- S13 TRANSFORMER
- S14 BICYCLE PARKING SPACE, 0.6m x 1.8m WITH SECURE RACK, SEE LANDSCAPE PLAN
- S15 EXISTING HYDRO POLE
- S16 GROUND LEVEL LOADING DOOR
- S17 TYPICAL LOADING BAY
- S18 BACKLIT PYLON SIGN
- S19 1.83m HIGH CHAIN LINK FENCE ALONG ENTIRE PROPERTY LINE PARALLEL TO RAILWAY. VINE TO GROW ALONG THE FENCE.
- S20 MASONRY SCREEN WALL, ±10'-2" HIGH, TOP OF SCREEN WALL TO ALIGN WITH UNDERSIDE OF CANOPY AND TOP OF ADJACENT MASONRY BAND.
- S21 EXISTING LID TO BE RELOCATED
- S22 PICNIC AREA
- S23 INCREASE CURB RADIUS FOR ENTRY AND EXIT OF TRUCKS. TRUCK TURN SHOWING TRUCK WITH 53' TRAILER EXITING SITE.
- S24 CORNER OF BUILDING AT FRONT YARD SETBACK. CANOPY OVERHANGS SETBACK BY LESS THAN 3.75m.
- S25 BUILDING SETBACK 30m FROM CLOSEST POINT OF WATERCOURSE
- S26 REMOVE EXISTING CAR ENTRY AND REPAIR SIDEWALK
- S27 EXISTING STOP SIGN
- S28 HIGH WATER MARK COINCIDES WITH TOP OF DITCH
- S29 HATCHED AREA: DEPRESSED CURB AT SIDEWALK AS PER CITY CURB RETURN ENTRANCES DOCUMENT SC7.1

LEGEND:

- PROPERTY LINE
- MINIMUM BUILDING SETBACK
- SOFT LANDSCAPING
- CONCRETE SIDEWALK, WIDTH AS NOTED
- PAVED SURFACE
- EXTERIOR LAMP POST
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GUPTA ARCHITECTURE INC.
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 MONTREAL (QUEBEC) H4N 1G5
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 WWW.ORTAMGROUPE.COM

GINO J. AIELLO LANDSCAPE ARCHITECT
 110 DIDSBURY ROAD UNIT 9
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 613-852-1343
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J.D. BARNES LIMITED
 62 STEACIE DRIVE, SUITE 103
 KANATA (ONTARIO) K2K 2A9
 613-731-7244
 WWW.JDBARNES.COM

HP URBAN
 2405 ST. LAURENT BLVD, UNIT P
 OTTAWA (ONTARIO) K1G 5B4
 613-899-3464
 PETER.HUME@HPURBAN.CA

L'ENTREPRENEUR DEVRA VÉRIFIER TOUTES DIMENSIONS ET CONDITIONS AU CHANTIER AVANT DE COMMENCER TOUT TRAVAIL. LES DIMENSIONS NE DOIVENT PAS ÊTRE MESURÉES DIRECTEMENT SUR CE DESSIN. CE PLAN DOIT ÊTRE IMPRIMÉ SUR UNE FEUILLE 24x36.
 THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE PRIOR TO STARTING ANY WORK. DIMENSIONS ON THIS DRAWING ARE NOT TO BE SCALED. THIS PLAN MUST BE PRINTED ON A 24x36 SHEET.

**PAS POUR CONSTRUCTION
 NOT FOR CONSTRUCTION**



NO.	REVISION	DATE
00	SITE PLAN APPLICATION - REV 1	2021-10-27

1199 NEWMARKET HOLDINGS LTD
 A-3488 CHEMIN COTE-DES-NEIGES
 MONTREAL, QC
 H3H 2M6

NEW LIGHT INDUSTRIAL BUILDING
 1195 NEWMARKET STREET
 OTTAWA, ONTARIO
 K1B 1A6

SITE PLAN

DATE: 2021-10-05
 SCALE: 1:400
 DESIGNED BY: ADC
 DRAWING NO: 18630
 CHECKED BY: VG
 PROJECT NO: 18630
 SHEET NO: 1

A000