

No.	ISSUANCE	DATE
1	ISSUED FOR SITE PLAN CONTROL	2021-08-25
2	ISSUED FOR OWNER REVIEW	2021-11-22
3	ISSUED FOR MASS TIMBER BID	2021-11-26
4	ISSUED FOR OWNER REVIEW	2021-12-13
5	60% OWNER REVIEW SET	2022-01-20
6	90% OWNER REVIEW SET	2022-02-02
7	100% OWNER REVIEW SET	2022-03-01
8	ISSUED FOR SITE PLAN CONTROL	2022-03-04



**PARKING COUNTS**

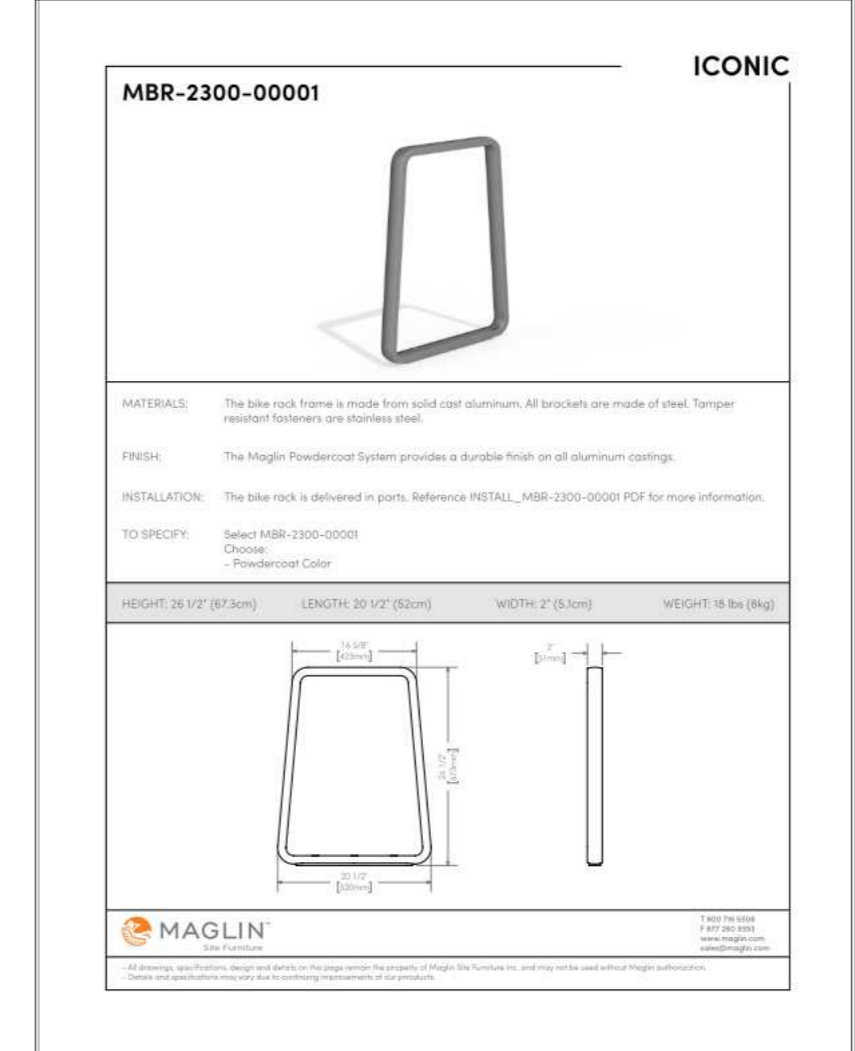
Staff Parking	92
Staff Barrier-Free Parking	6
Small Equipment - Attachment 12'x20'	14
Small Equipment - Trailer 12'x20'	23
Large International / Dump Truck 15'x25'	32
Fleet Car / Van / Pickup Truck 12'x20'	96
Backhoe / Mini Excavator 15'x25'	24
<b>Grand total: 287</b>	

**SITE STATISTICS**

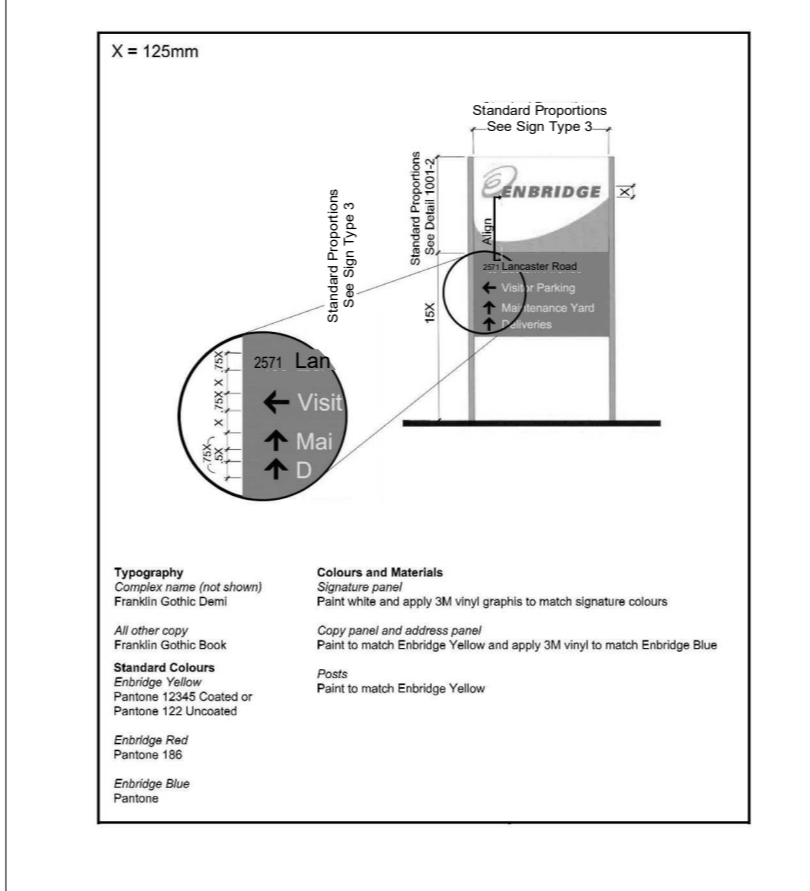
<b>Site Description:</b>	Part of Lot 25, Commission 8 (Ottawa Front) and Part of Block "B" Registered Plan 4M 123
<b>Assigned Address:</b>	2571 Lancaster Rd, Ottawa, Ontario
<b>Zoning By-Law:</b>	Ottawa Zoning By-law 2008-250
<b>Permitted Use:</b>	Proposed: Office / Warehouse Use Required: Office / Warehouse Use
<b>Definition: Utility</b>	An entity operating within a regulated industry that has been given the express right or subsequent legal duty to supply the general public with a product, commodity, or service such as natural gas, electricity, water, waste water, sewer, rail service, or communication services. (Ontario public (R-10) 2013)
<b>Definition: Storage yard</b>	Means land used for outdoor storage, including the storage of vehicles...the storage of road maintenance material such as gravel or sand...and the storage of heavy vehicles or construction equipment, and includes an accessory maintenance garage used for the service and repair of the stored vehicles and equipment.
<b>Permitted Uses:</b>	Office / Storage Permitted
<b>Outdoor Storage:</b>	Utility Service Yard with Equipment Storage Permitted at Rear of Site in H Zone. Zone Change will be required for storage in R portion of the site.
<b>Areas</b>	
Lot Area	3.30 0.8 ha
Building Area	5109
Industrial Area	557
Warehouse Area	723
Office Area	3829
<b>Parking</b>	
Shops / Warehouse	10 5
Office Area	98 92
Parking total	108 97
Accessible Parking (Min)	6 4
Type A	3 2
Type B	3 2
Bicycle Parking (Min)	5 4
Loading Spaces (Min)	2 2
<b>Site Coverage</b>	
Lot Coverage (Max)	18% 65%
% Landscape area (Min)	12% 10%
Landscaped Buffer to Street (Min)	7.5 3.5
% Outdoor Storage	3% 0% in R, Permitted in H
% Utility Service Yard	72% N/A
Floor Space Index	0.16 2
<b>Setbacks</b>	
Front Yard	7.5 7.5
Interior Side Yard	17.4 & 58.2 7.5
Exterior Side Yard	N/A 7.5
Rear Yard	7.5 7.5
Open Storage	3 0
Canopy Front Yard Setback	N/A 3.75
<b>Height</b>	
Max Principal Bldg (m)	10.5 18
Max Accessory Bldg (m)	6 6
<b>Parking Dim's</b>	
Standard (m)	5.8m x 2.75m 5.5m x 2.7m
Type A	5.8m x 3.4m 5.2m x 3.4m
Type B	5.8m x 3.4m 5.2m x 2.4m
Loading Space Dim's	12m x 3.5m x 2 12m x 3.5m x 2
Bicycle Space	3.8m x 0.6m 3.8m x 0.6m
<b>Conservation Authority</b>	
Riverbank Conservation Authority	Not a Regulated Zone

**LEGEND**

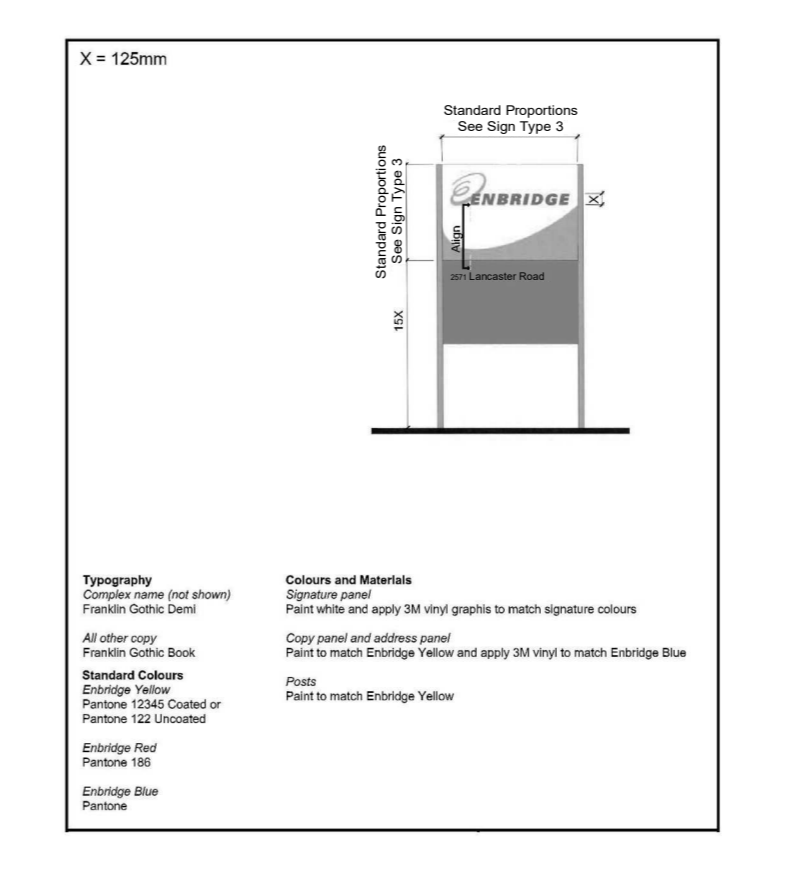
- EX. FH EXISTING FIRE HYDRANT
- EX. CB EXISTING CATCH BASIN
- EX. MH EXISTING MAN HOLE
- 200mm DIA. CONCRETE FILLED STEEL PIPE BOLLARD, PAINTED YELLOW
- MD MAN DOOR
- DD OVERHEAD DOOR
- EV ELECTRICAL VEHICLE CHARGING STATION CW TWO 1500mm DIA. X 1000mm HIGH CONCRETE FILLED STEEL BOLLARDS
- BH VEHICLE BLOCK HEATER
- ACCESSIBLE PARKING PERMIT - RB-0
- NO PARKING FIRE ROUTE DOUBLE ARROW - FRR 1
- ELECTRIC VEHICLE PARKING - EV 1
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- REINFORCED CONCRETE
- RIVERSTONE
- SODDED AREA



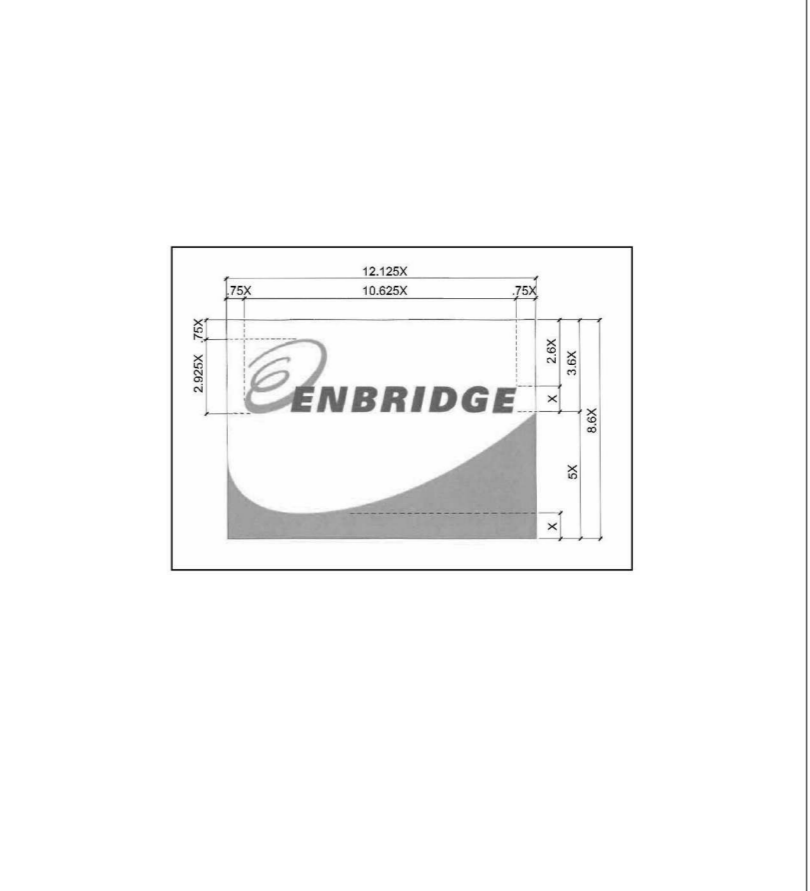
2 BIKE RACK DETAIL  
SCALE: NOT TO SCALE



3 SIGN - TYPE 1  
SCALE: NOT TO SCALE



4 SIGN - TYPE 2  
SCALE: NOT TO SCALE



5 SIGN - TYPE 3  
SCALE: NOT TO SCALE

City of Ottawa File No. D07-12-21-0144  
City of Ottawa Plan No. 18602

**ENBRIDGE GAS**  
500 CONSUMERS ROAD, NORTH YORK, ON, M2J 1P8  
Tel: 1-877-382-1434

**OTTAWA OPERATIONS CENTRE**  
2571 LANCASTER ROAD, OTTAWA, ON, K1B 4L5

ARCHITECTURAL SITE PLAN

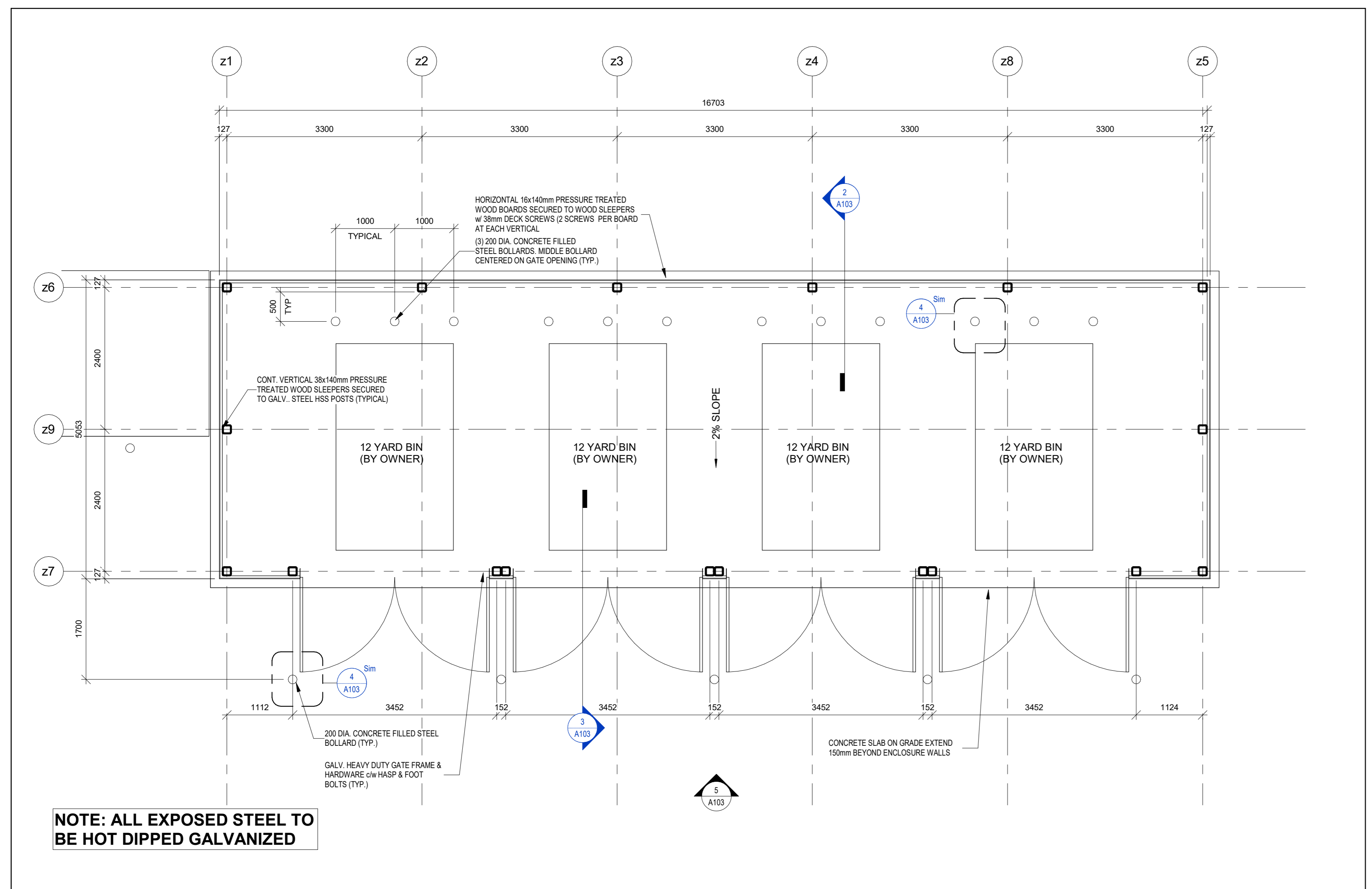
**WALTER FEDY**  
KITCHENER HAMILTON 800.665.1378 walterfedy.com



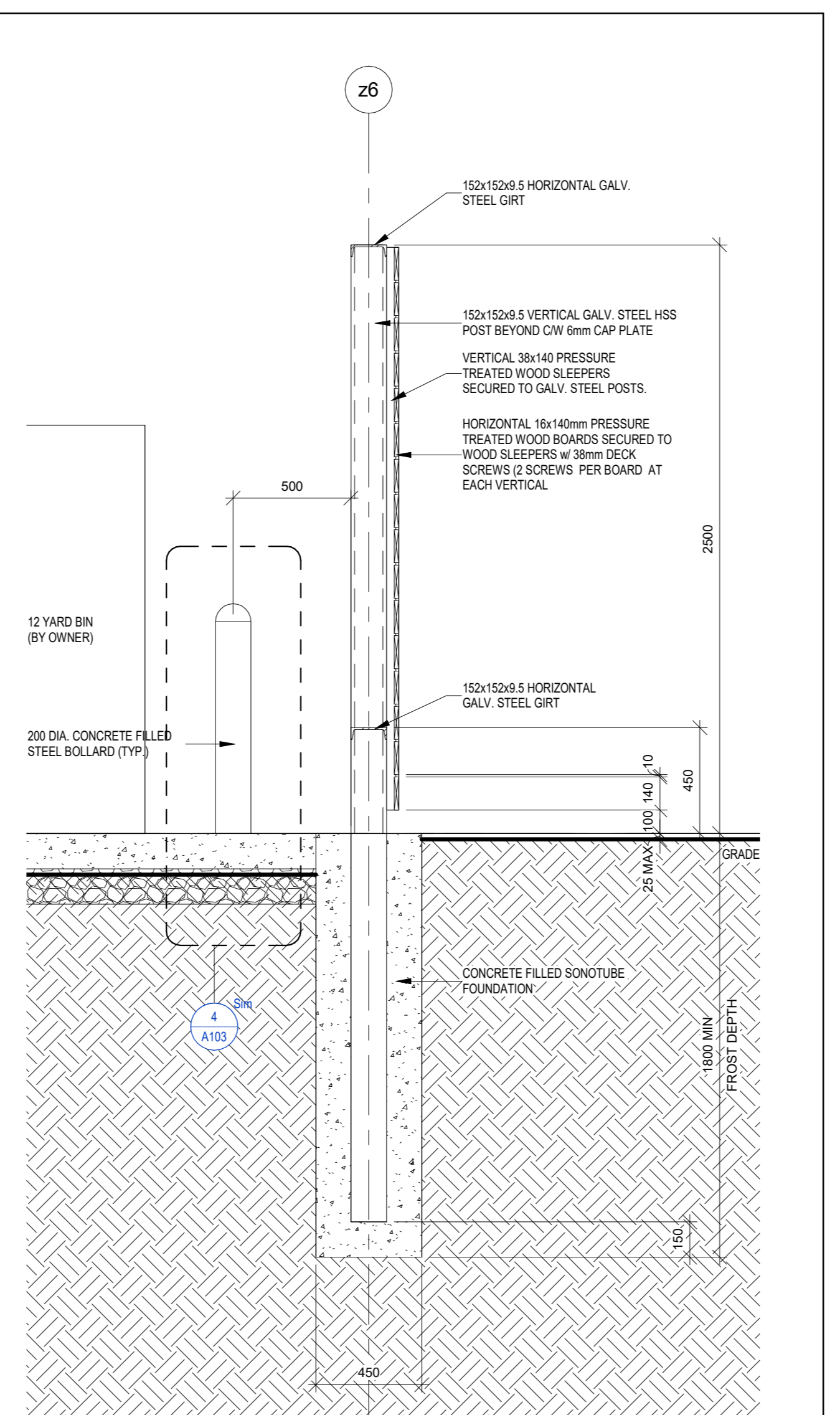
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CHECKED BY: SL, NRC

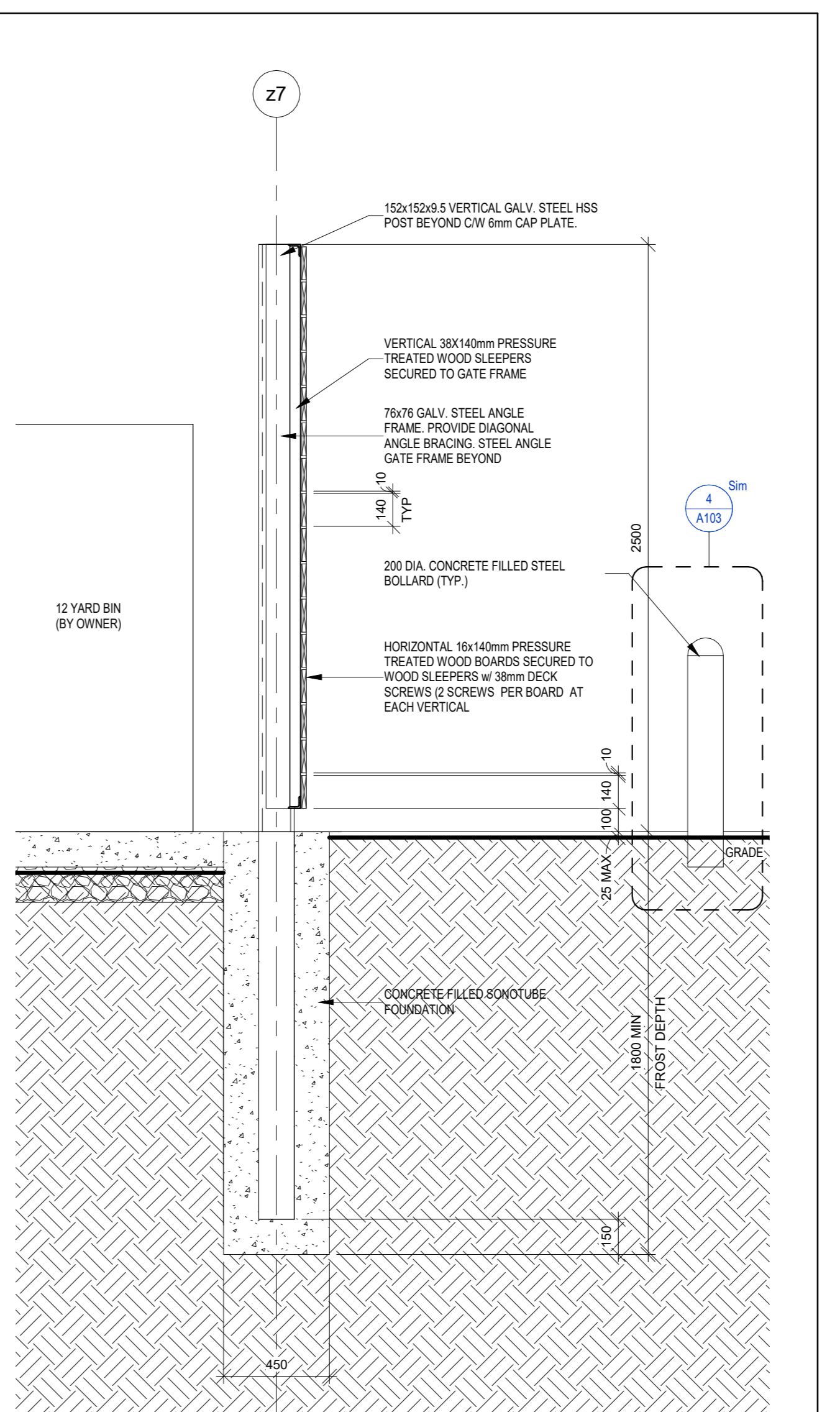
**A102**



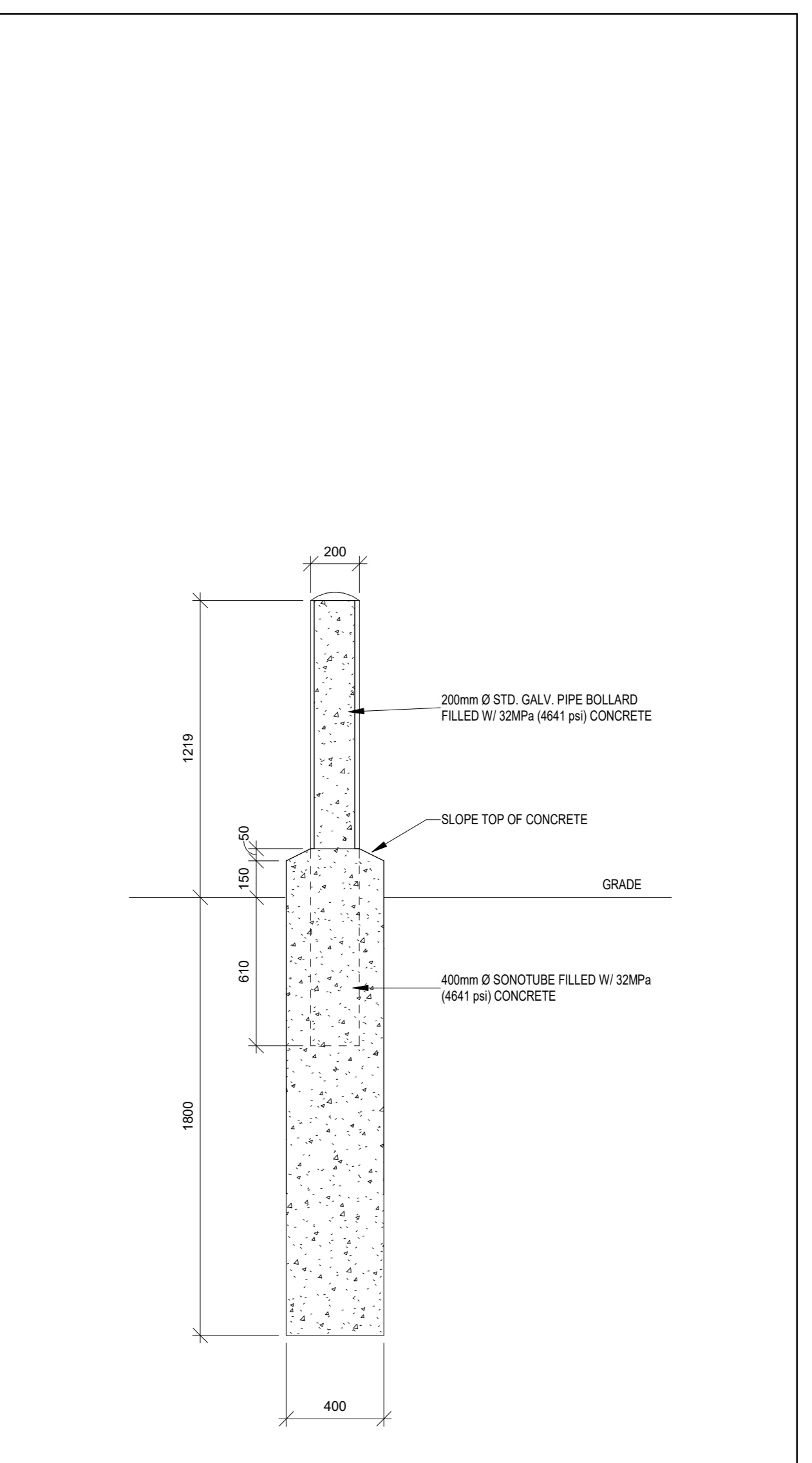
**1 GARBAGE ENCLOSURE PLAN**  
Scale: 1 : 50



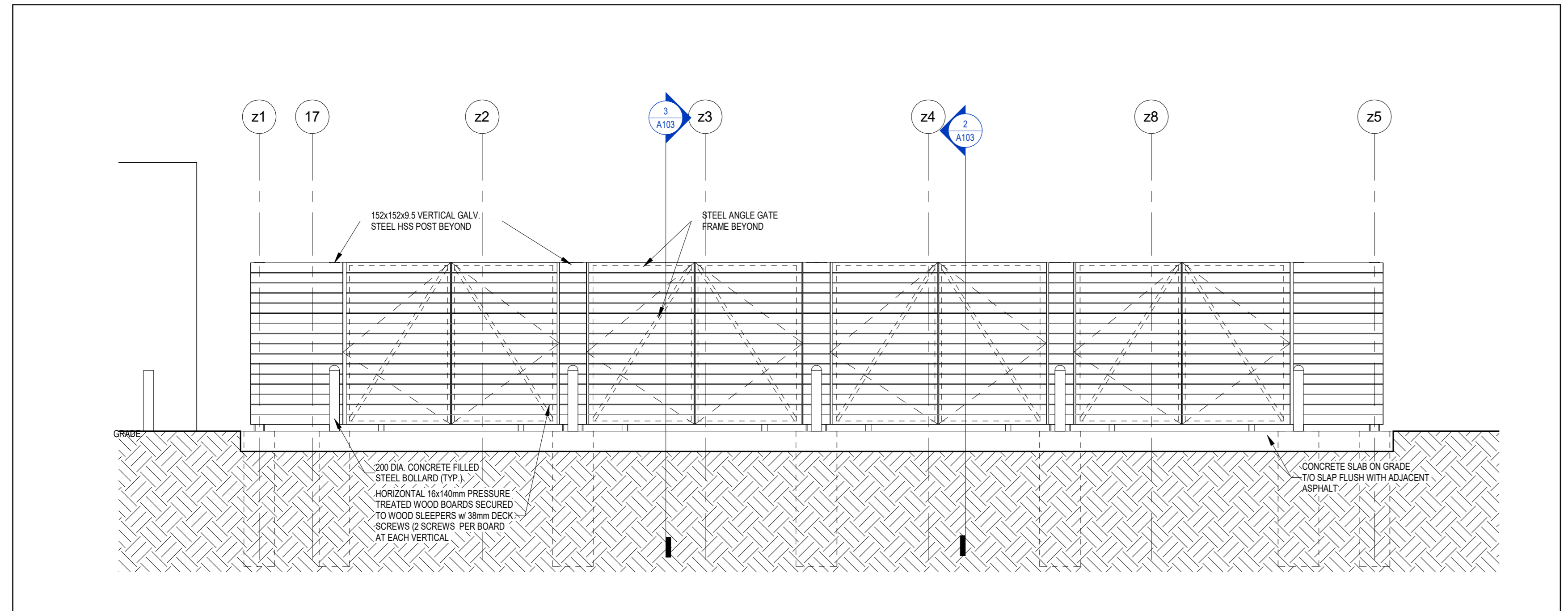
**2 GARBAGE ENCLOSURE SECTION**  
Scale: 1 : 20



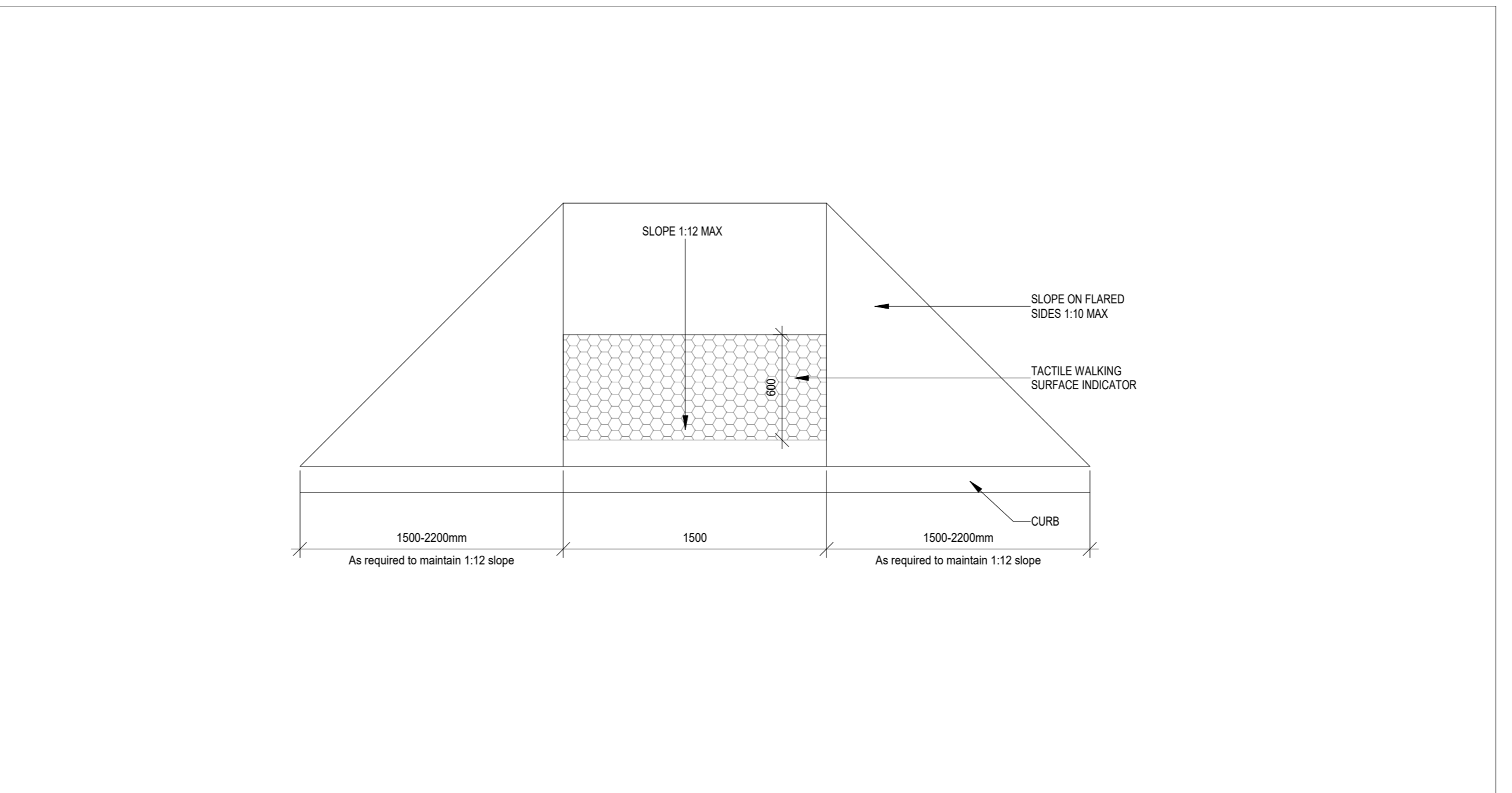
**3 GARBAGE ENCLOSURE SECTION**  
Scale: 1 : 20



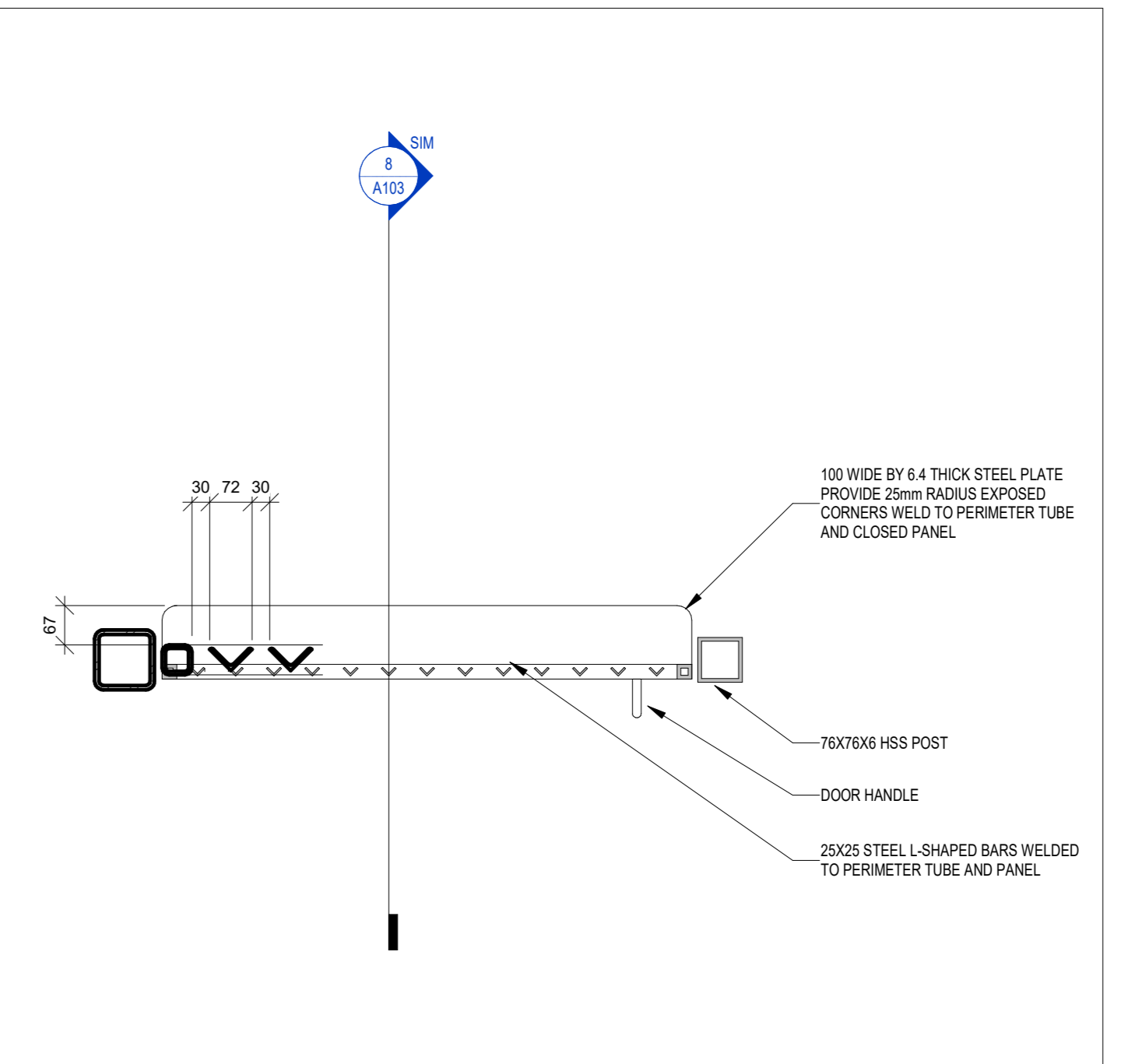
**4 CONCRETE FILLED PIPE BOLLARD**  
Scale: 1 : 20



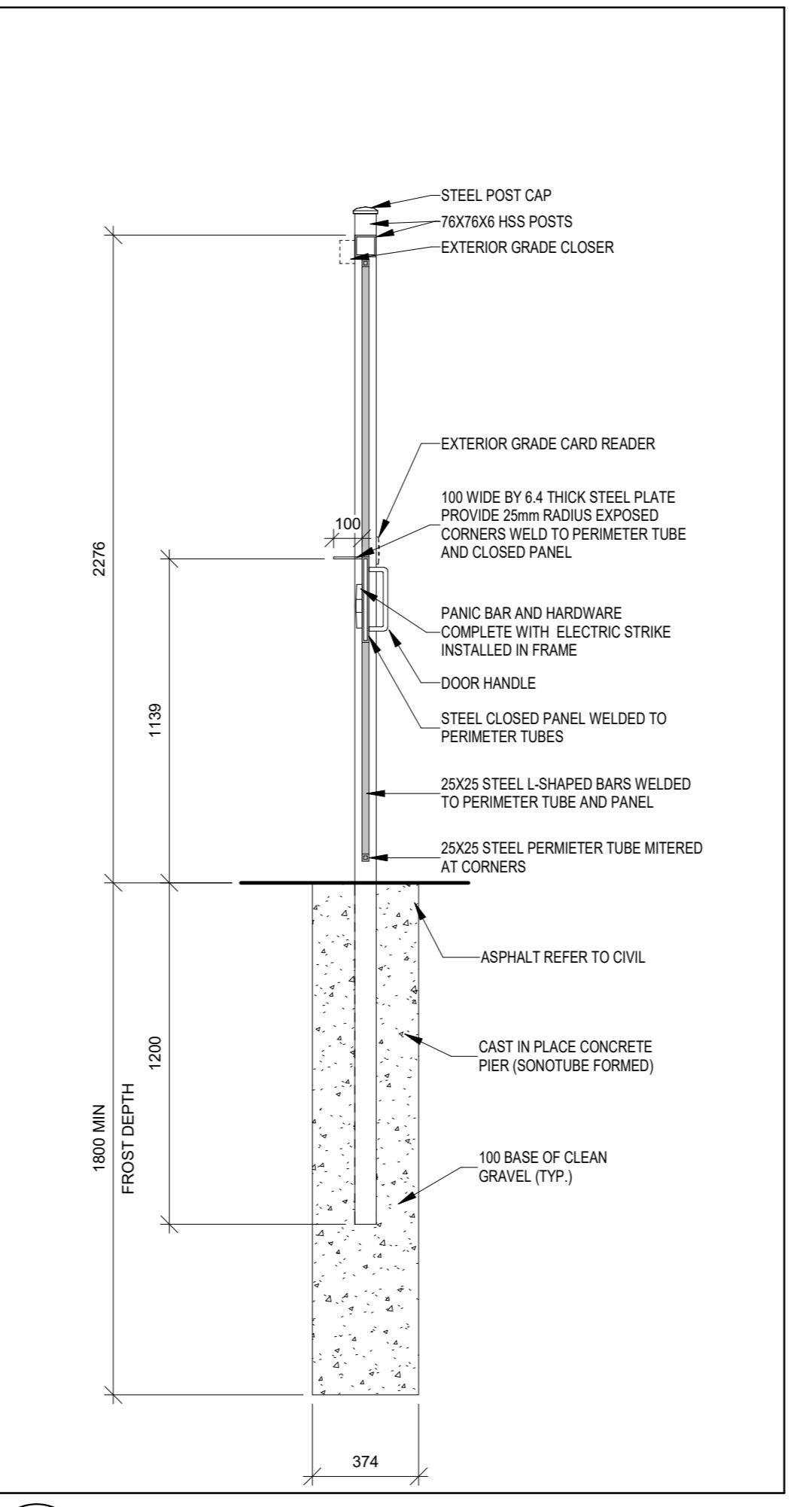
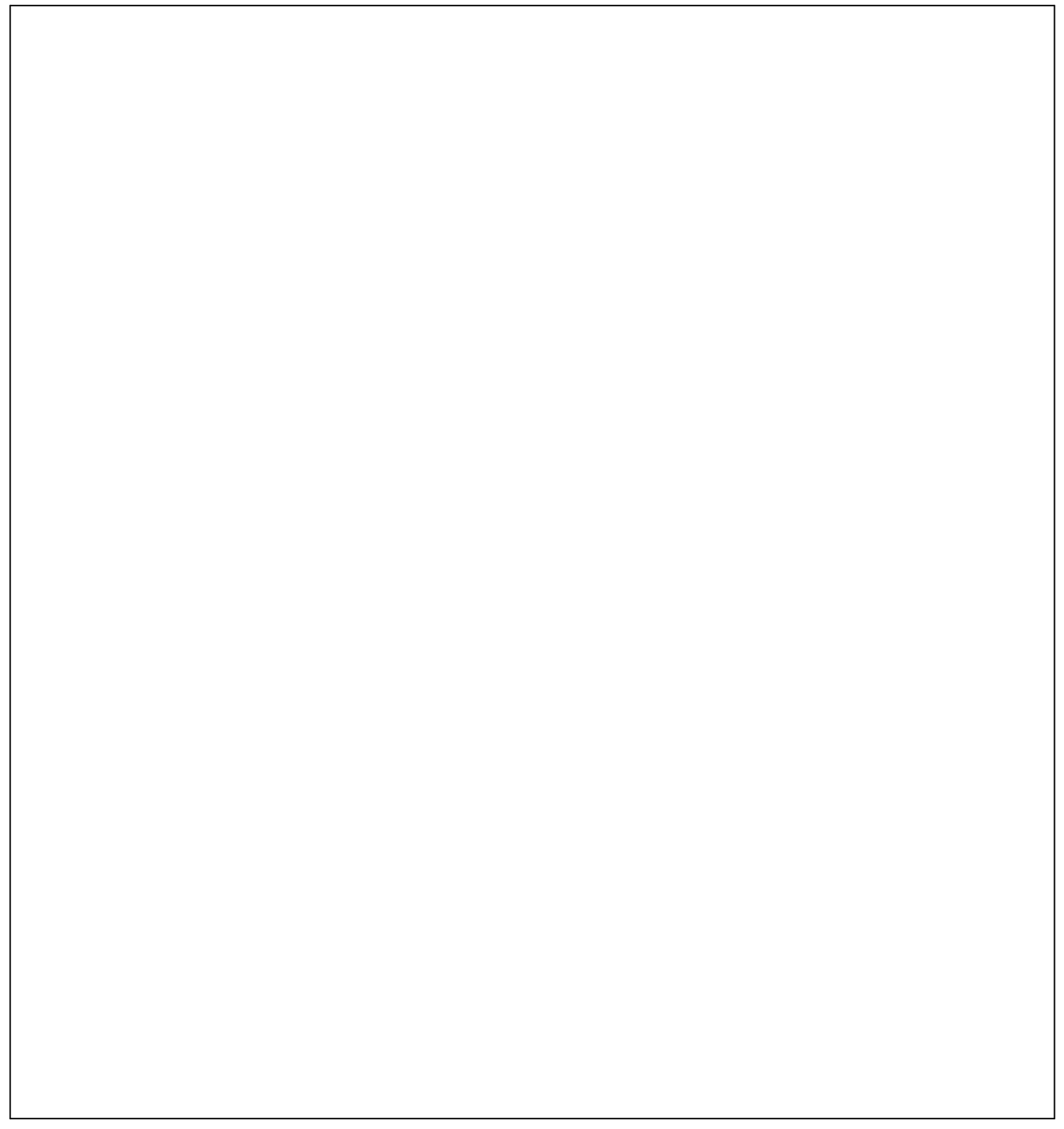
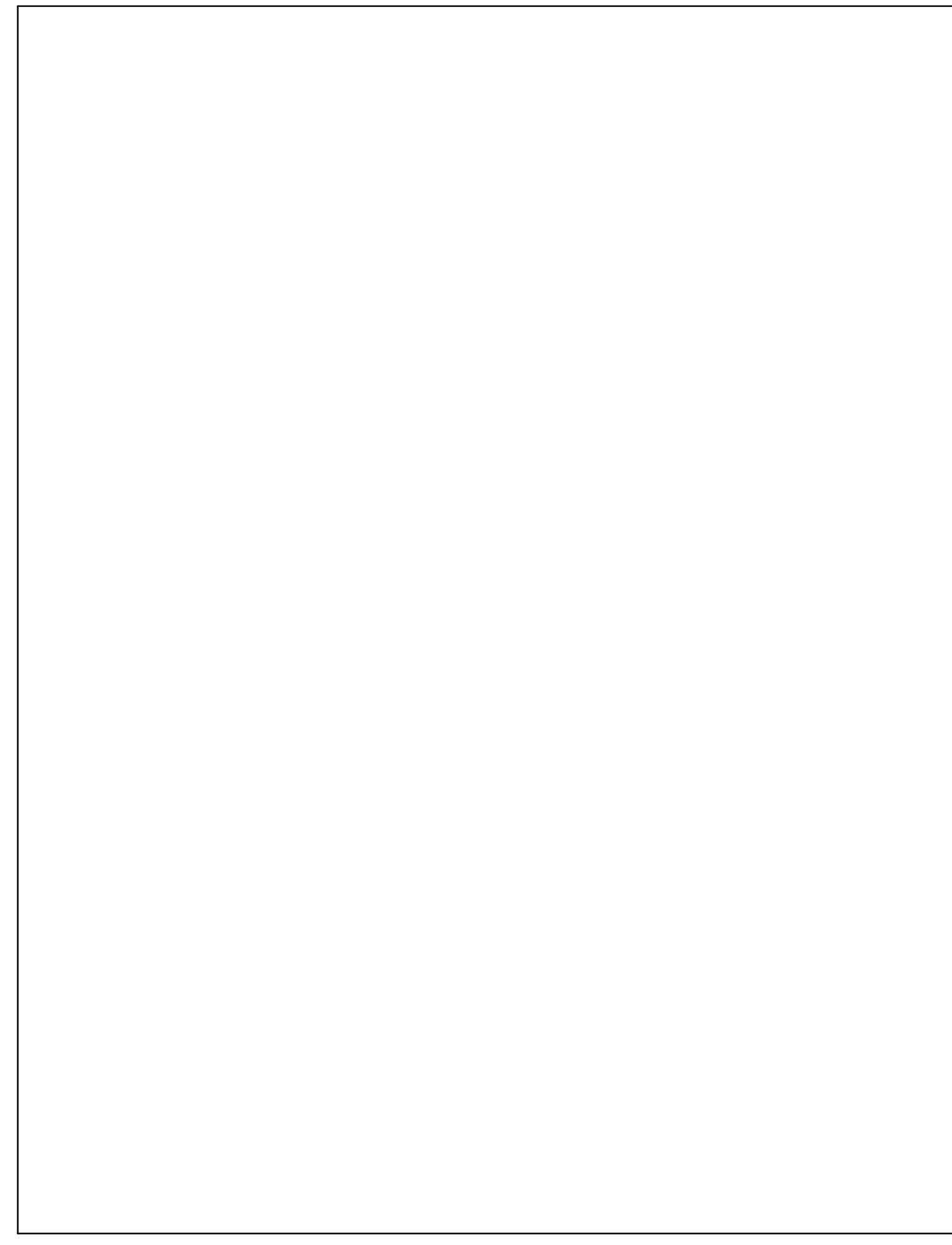
**5 GARBAGE ENCLOSURE ELEVATION**  
Scale: 1 : 50



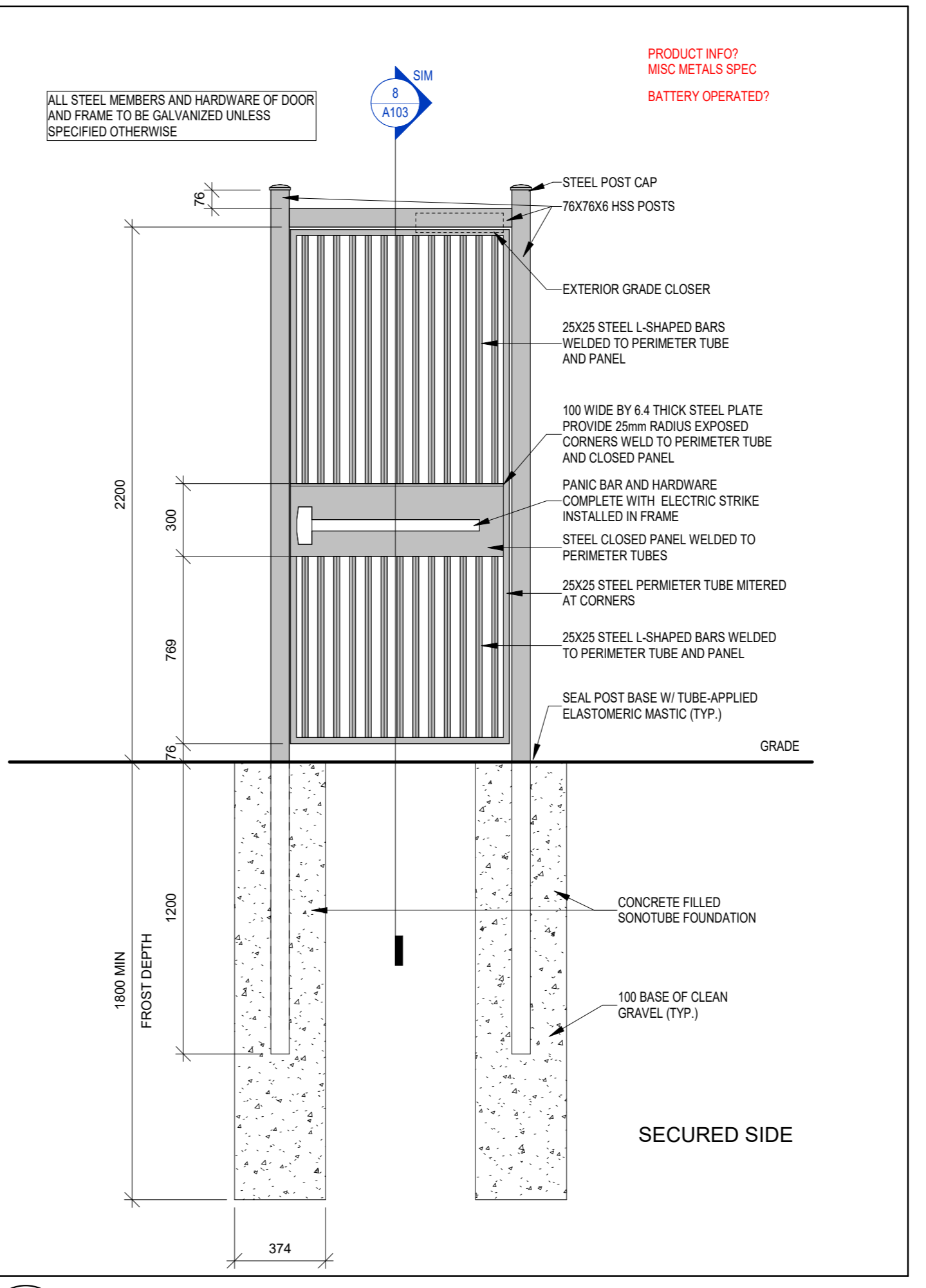
**6 BARRIER FREE CURB CUT**  
Scale: 1 : 25



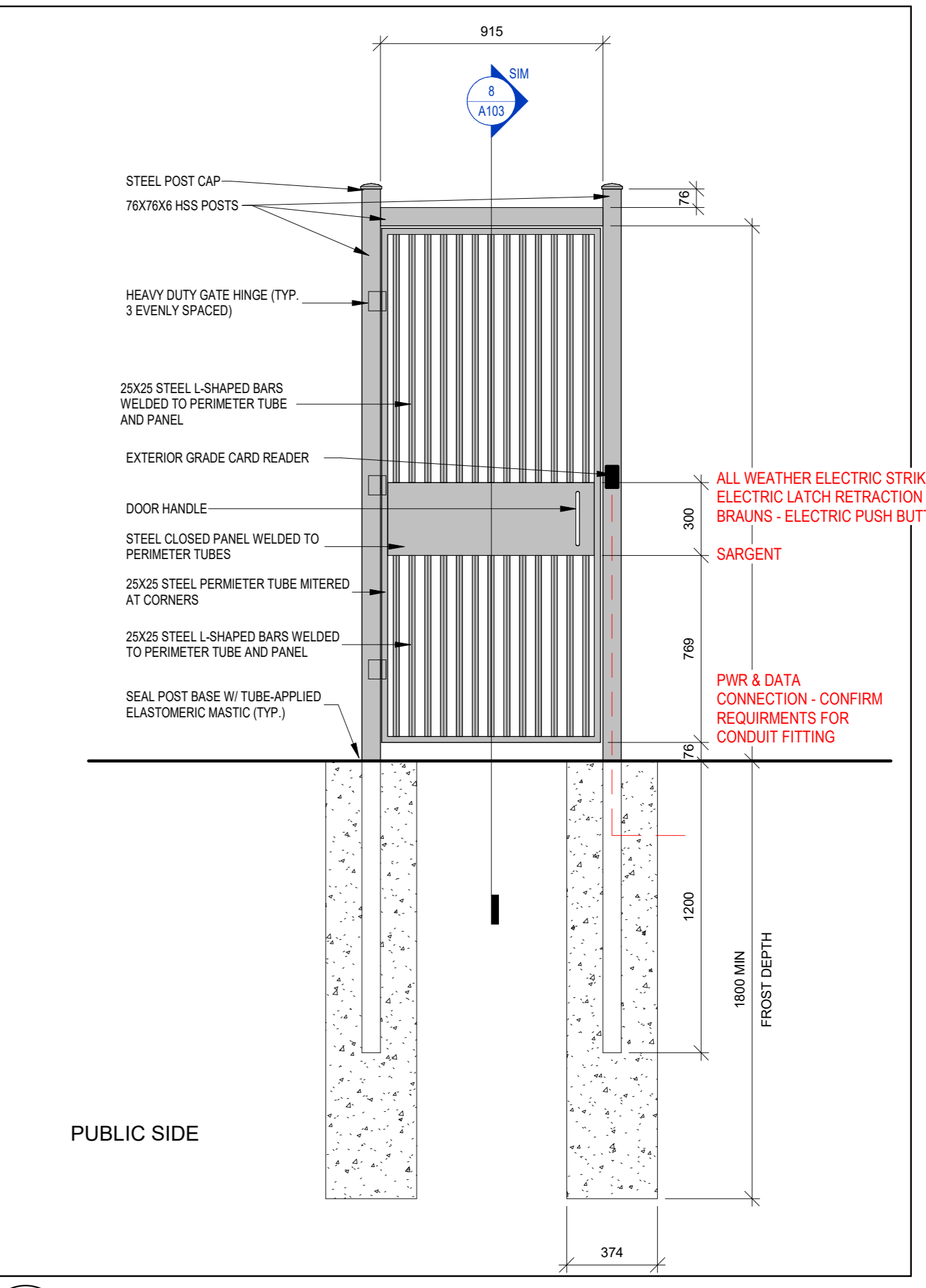
**7 PLAN - YARD GATE**  
Scale: 1 : 10



**8 SECTION - YARD GATE**  
Scale: 1 : 20



**9 ELEVATION - YARD GATE**  
Scale: 1 : 20



**10 SECTION - YARD GATE**  
Scale: 1 : 20

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5	100% OWNER REVIEW SET	2022-03-01
6	ISSUED FOR SITE PLAN CONTROL	2022-03-04

CLIENT  
**ENBRIDGE GAS**  
500 CONSUMERS ROAD, NORTH YORK, ON, M2J 1P8  
Tel: 1-877-982-7434

PROJECT  
**OTTAWA OPERATIONS CENTRE**  
2571 LANCASTER ROAD, OTTAWA, ON, K1B 4L5

TITLE  
**MISCELLANEOUS SITE DETAILS**

**WALTERFEDY**  
KITCHENER HAMILTON 800.665.1378 walterfedycan.com

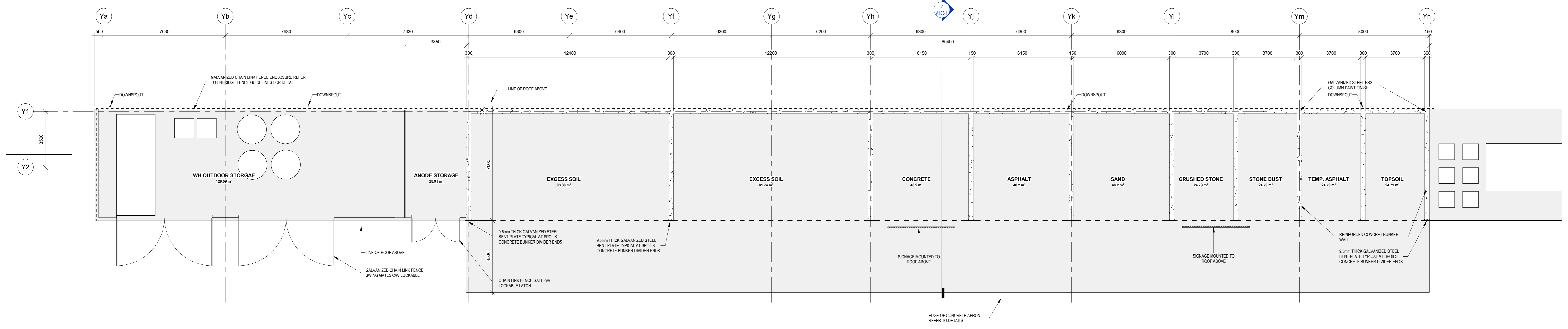


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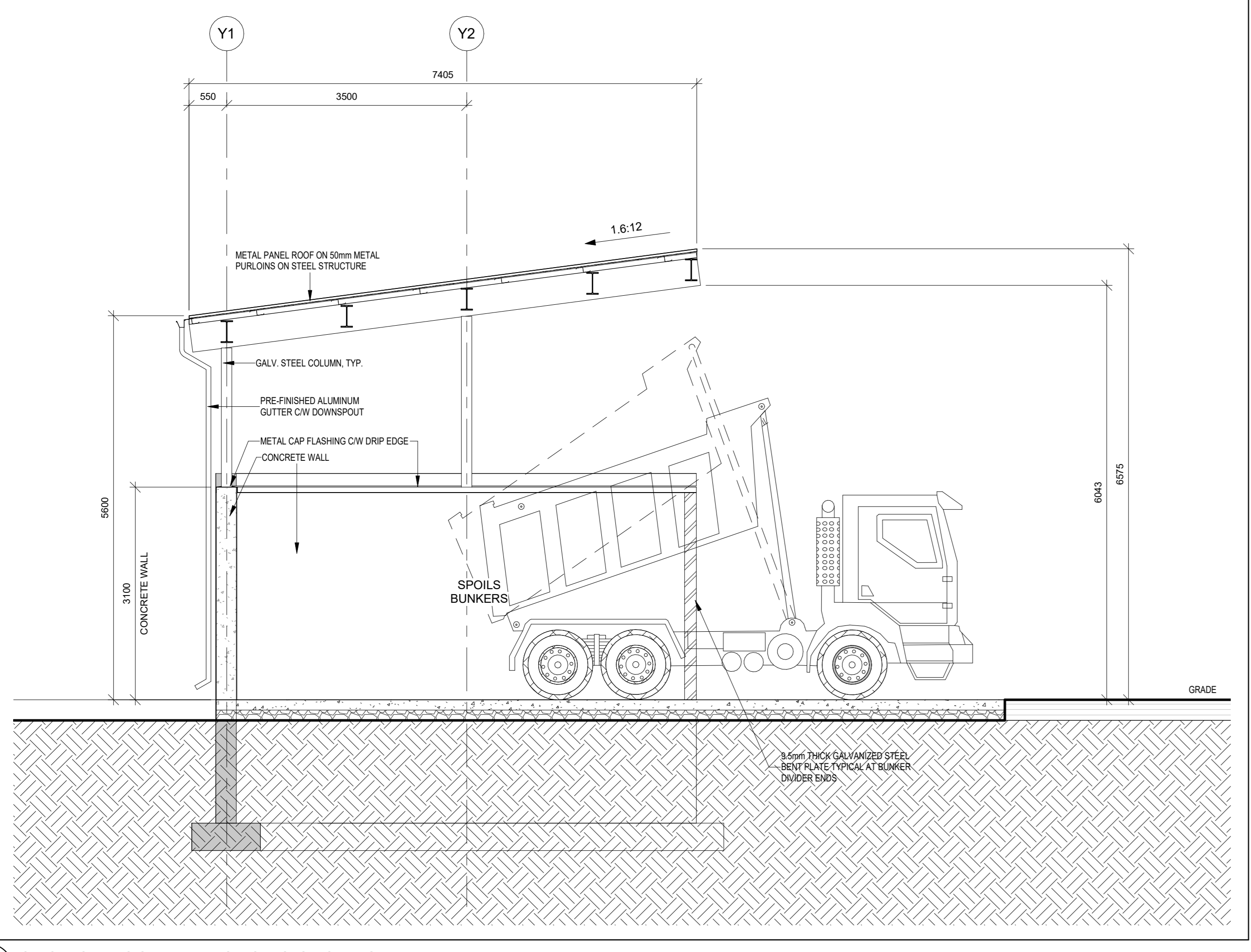
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DATE:	07/14/21		
PROJECT NO.:	2020-0666-10		
FILE:			
DRAWN BY:	Author		
CHECKED BY:	Checker		

**A103**

NOTE: ALL EXPOSED STEEL TO BE HOT DIPPED GALVANIZED



1 PLAN : COVERED SPOILS STORAGE  
 Scale: 1 : 100



2 SECTION : COVERED SPOILS STORAGE  
 Scale: 1 : 50

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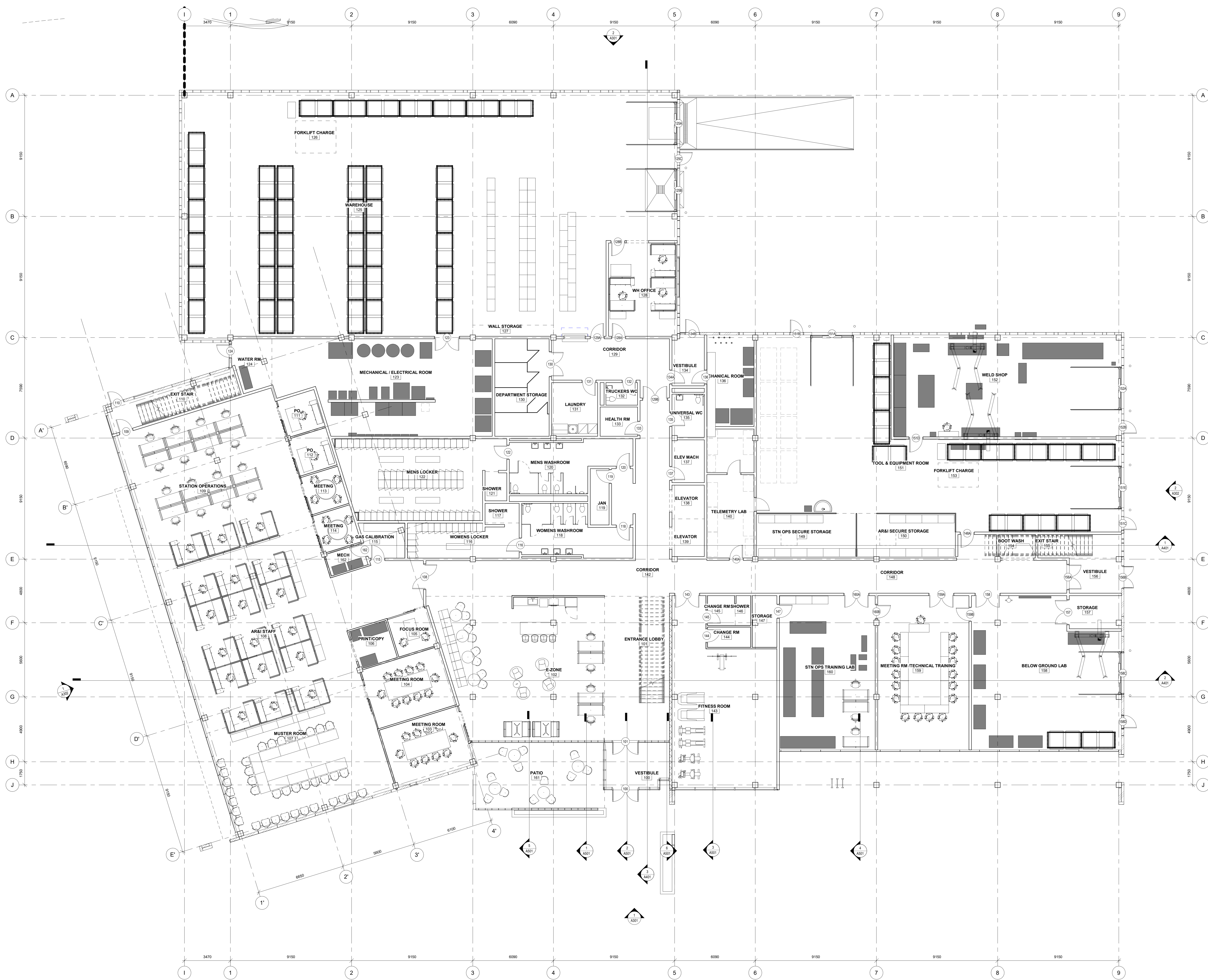


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DRAWN BY:	Author		
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**A103.1**



**GROUND FLOOR ROOM LEGEND**

- 100 VESTIBULE
- 101 ENTRANCE LOBBY
- 102 E-ZONE
- 103 MEETING ROOM
- 104 MEETING ROOM
- 105 FOCUS ROOM
- 106 PRINT/COPY
- 107 MUSTER ROOM
- 108 AR&I STAFF
- 109 STATION OPERATIONS
- 110 EXIT STAIR
- 111 PO
- 112 PO
- 113 MEETING
- 114 MEETING
- 115 GAS CALIBRATION
- 116 WOMENS LOCKER
- 117 SHOWER
- 118 WOMENS WASHROOM
- 119 JAN
- 120 MENS WASHROOM
- 121 SHOWER
- 122 MENS LOCKER
- 123 MECHANICAL / ELECTRICAL ROOM
- 124 WATER RM
- 125 WAREHOUSE
- 126 FORKLIFT CHARGE
- 127 WALL STORAGE
- 128 WH OFFICE
- 129 CORRIDOR
- 130 DEPARTMENT STORAGE
- 131 LAUNDRY
- 132 TRUCKERS WC
- 133 HEALTH RM
- 134 VESTIBULE
- 135 UNIVERSAL WC
- 136 MECHANICAL ROOM
- 137 ELEV MACH
- 138 ELEVATOR
- 139 ELEVATOR
- 140 TELEMETRY LAB
- 141 CORRIDOR
- 142 CORRIDOR
- 143 FITNESS ROOM
- 144 CHANGE RM
- 145 CHANGE RM
- 146 SHOWER
- 147 STORAGE
- 148 CORRIDOR
- 149 STN OPS SECURE STORAGE
- 150 AR&I SECURE STORAGE
- 151 TOOL & EQUIPMENT ROOM
- 152 WELD SHOP
- 153 FORKLIFT CHARGE
- 154 BOOT WASH
- 155 EXIT STAIR
- 156 VESTIBULE
- 157 STORAGE
- 158 BELOW GROUND LAB
- 159 MEETING RM / TECHNICAL TRAINING
- 160 STN OPS TRAINING LAB
- 161 PATIO
- 162 MECH
- 163 DOORWAY RM

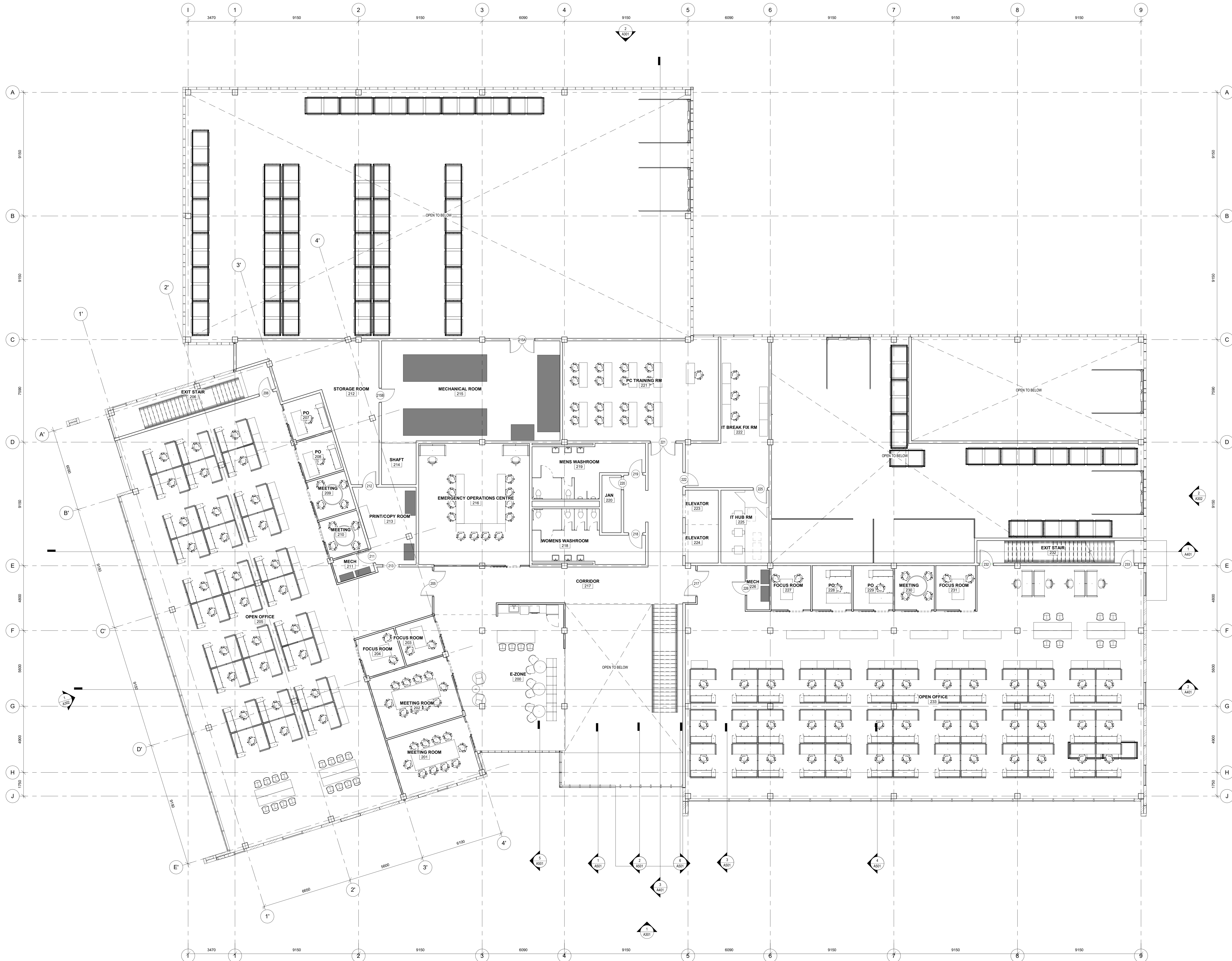
CLIENT: ENBRIDGE GAS  
 PROJECT: OTTAWA OPERATIONS CENTRE  
 2571 LANCASTER ROAD, OTTAWA, ON  
 TITLE: GROUND FLOOR PLAN  
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NO.	ISSUANCE	DATE
1	ISSUED FOR SITE PLAN CONTROL	2021-08-25

CLIENT: ENBRIDGE GAS  
 PROJECT: OTTAWA OPERATIONS CENTRE  
 2571 LANCASTER ROAD, OTTAWA, ON  
 TITLE: GROUND FLOOR PLAN

**WALTERFEDY**  
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SCALE	As Indicated	SHEET NO.
DATE	2021-08-25	A210
PROJECT NO.	2020-0666-10	
FILE		
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CHECKED BY:	SL, NRC	



**SECOND FLOOR ROOM LEGEND**

200	E-ZONE
201	MEETING ROOM
202	MEETING ROOM
203	FOCUS ROOM
204	FOCUS ROOM
205	OPEN OFFICE
206	EXIT STAIR
207	PO
208	PO
209	MEETING
210	MEETING
211	MECH
212	STORAGE ROOM
213	PRINT/COPY ROOM
214	SHaft
215	MECHANICAL ROOM
216	EMERGENCY OPERATIONS CENTRE
217	CORRIDOR
218	WOMENS WASHROOM
219	MENS WASHROOM
220	JAN
221	PC TRAINING RM
222	IT BREAK FIX RM
223	ELEVATOR
224	ELEVATOR
225	IT HUB RM
226	MECH
227	FOCUS ROOM
228	PO
229	PO
230	MEETING
231	FOCUS ROOM
232	EXIT STAIR
233	OPEN OFFICE



CLIENT LOGO

KEY PLAN

TRUE NORTH PROJECT NORTH

No.	ISSUANCE	DATE
1	ISSUED FOR SITE PLAN CONTROL	2021-08-25

CLIENT  
**ENBRIDGE GAS**

500 CONSUMERS ROAD, NORTH YORK, ON

PROJECT  
**OTTAWA OPERATIONS CENTRE**

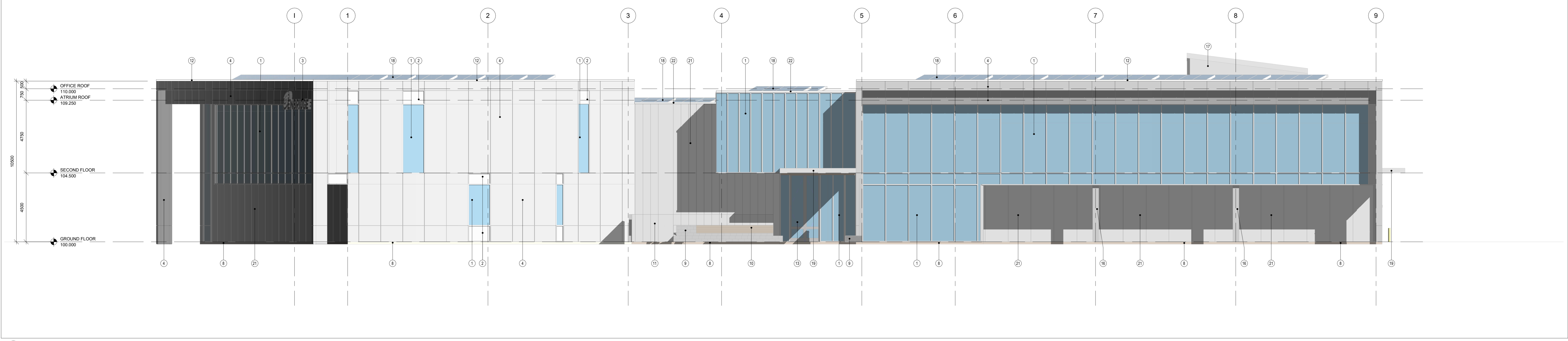
2571 LANCASTER ROAD, OTTAWA, ON

TITLE  
**SECOND FLOOR PLAN**

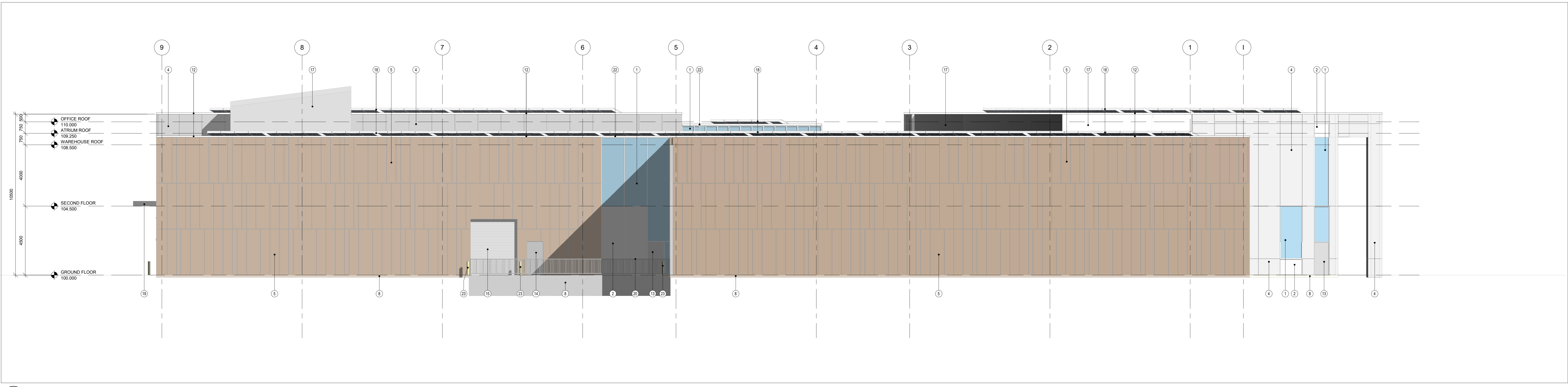


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DRAWN BY:	NRC, CE		
CHECKED BY:	SL, NRC		



1 BUILDING ELEVATION - SOUTH  
 A301 Scale: 1:100



2 BUILDING ELEVATION - NORTH  
 A301 Scale: 1:100



3 BUILDING RENDER - ENTRANCE VIEW  
 A301 Scale: NOT TO SCALE



4 BUILDING RENDER - STAFF PARKING VIEW  
 A301 Scale: NOT TO SCALE

- ELEVATION LEGEND**
- ① FIBREGLASS CURTAIN WALL FRAME CW SEALED TRIPLE GLAZED UNIT - GLAZING TYPE 1
  - ② FIBREGLASS CURTAIN WALL FRAME CW SEALED DOUBLE GLAZED SPANDREL PANEL
  - ③ ILLUMINATED BUILDING SIGNAGE ON METAL STANDOFFS
  - ④ PRE-FINISHED ALUMINUM COMPOSITE WALL PANEL COLOUR - LIGHT GREY (FIELD 1)
  - ⑤ PRE-FINISHED INSULATED METAL WALL PANEL COLOUR 1 - BRONZE (FIELD 2)
  - ⑥ PRE-FINISHED INSULATED METAL WALL PANEL COLOUR 2 - DARK BRONZE (ACCENT 1)
  - ⑦ PRE-FINISHED INSULATED METAL WALL PANEL COLOUR 3 - REFLECTIVE BRONZE (ACCENT 2)
  - ⑧ CONCRETE FOUNDATION RUBBED FINISH
  - ⑨ LIMESTONE MASONRY UNIT WALL
  - ⑩ WOOD LOOK ACCENT WALL PANEL
  - ⑪ GLASS PANEL WIND SCREEN
  - ⑫ PRE-FINISHED METAL CAP FLASHING CW DRIP EDGE, COLOUR TO MATCH WALL PANEL FIELD COLOUR
  - ⑬ ANODIZED ALUMINUM DOOR
  - ⑭ INSULATED HOLLOW METAL DOOR AND FRAME - HOT DIP GALVANIZED G90 PAINT FINISH
  - ⑮ PRE-FINISHED INSULATED METAL SECTIONAL OVERHEAD DOOR
  - ⑯ ALUMINUM COMPOSITE PANEL CLAD STEEL COLUMN
  - ⑰ PRE-FINISHED METAL SIDING PANEL, COLOUR - GREY
  - ⑱ PHOTOVOLTAIC PANEL SOLAR ARRAY
  - ⑲ PRE-FINISHED ALUMINUM COMPOSITE PANEL CLAD CANOPY
  - ⑳ G90 GALVANIZED STEEL RAILING/GUARD
  - ㉑ FIBREGLASS CURTAIN WALL FRAME CW SEALED TRIPLE GLAZED UNIT SET IN SILICONE JOINTS - GLAZING TYPE 2
  - ㉒ PRE-FINISHED METAL CAP FLASHING CW DRIP EDGE, COLOUR TO MATCH CURTAIN WALL FRAME
  - ㉓ CONCRETE FILLED STEEL PIPE BOLLARD, COLOUR - YELLOW

CLIENT  
**ENBRIDGE GAS**

PROJECT  
**OTTAWA OPERATIONS CENTRE**

2571 LANCASTER ROAD, OTTAWA, ON

TITLE  
**BUILDING ELEVATIONS**

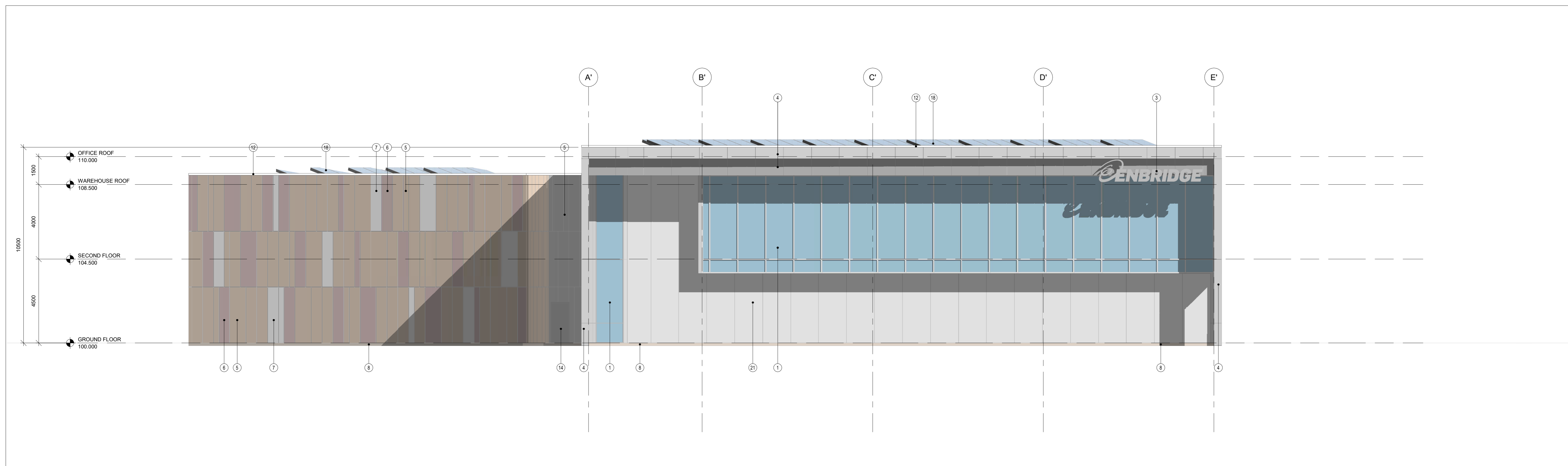
**WALTERFEDY**  
 KITCHENER HAMILTON 800.665.1378 walterfedy.com



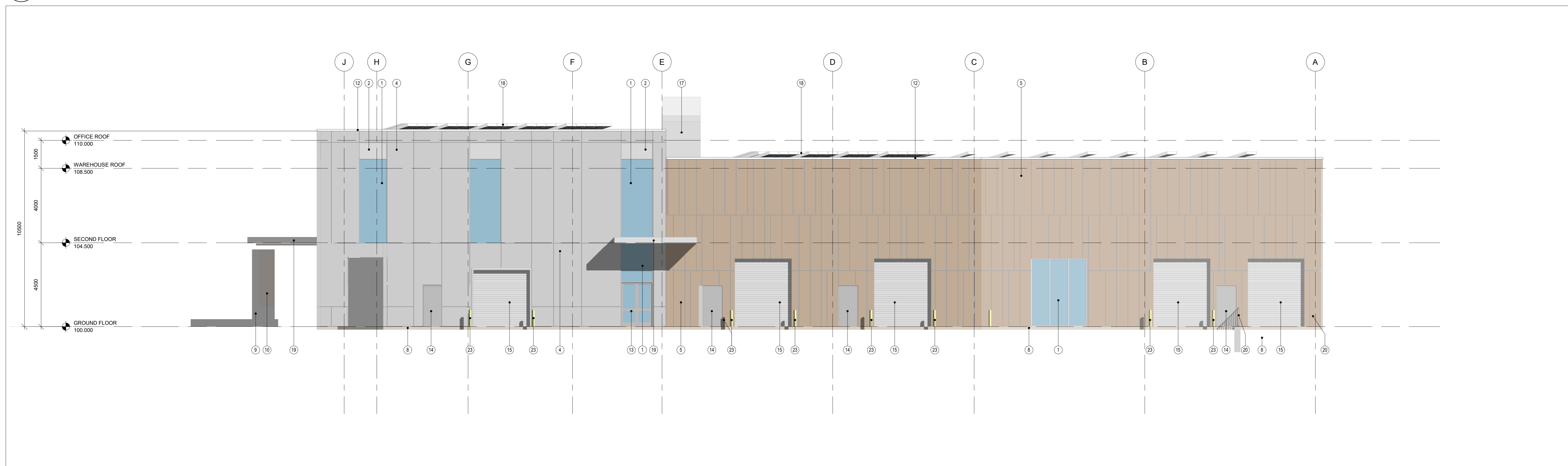
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FILE		
DRAWN BY	NRC, CE	
CHECKED BY	SL, NRC	

**A301**



1 BUILDING ELEVATION - WEST  
A302 Scale: 1:100



2 BUILDING ELEVATION - EAST  
A302 Scale: 1:100



3 BUILDING RENDER - STREET VIEW  
A302 Scale: NOT TO SCALE



4 BUILDING RENDER - STREET VIEW  
A302 Scale: NOT TO SCALE

- ELEVATION LEGEND**
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  - ⑨ LIMESTONE MASONRY UNIT WALL
  - ⑩ WOOD LOOK ACCENT WALL PANEL
  - ⑪ GLASS PANEL WIND SCREEN
  - ⑫ PRE-FINISHED METAL CAP FLASHING CW DRIP EDGE, COLOUR TO MATCH WALL PANEL FIELD COLOUR
  - ⑬ ANODIZED ALUMINUM DOOR
  - ⑭ INSULATED HOLLOW METAL DOOR AND FRAME, HOT DIP GALVANIZED G90, PAINT FINISH
  - ⑮ PRE-FINISHED INSULATED METAL SECTIONAL OVERHEAD DOOR
  - ⑯ ALUMINUM COMPOSITE PANEL CLAD STEEL COLUMN
  - ⑰ PHOTOVOLTAIC PANEL SOLAR ARRAY
  - ⑱ PRE-FINISHED ALUMINUM COMPOSITE PANEL CLAD CANOPY
  - ⑲ G90 GALVANIZED STEEL RAILINGS/GUARD
  - ⑳ FIBREGLASS CURTAIN WALL FRAME CW SEALED TRIPLE GLAZED UNIT SET IN SILICONE JOINTS - GLAZING TYPE 2
  - ㉑ PRE-FINISHED METAL CAP FLASHING CW DRIP EDGE, COLOUR TO MATCH CURTAIN WALL FRAME
  - ㉒ CONCRETE FILED STEEL PIPE BOLLARD, COLOUR - YELLOW



CLIENT LOGO

KEY PLAN

No.	ISSUANCE	DATE
1	ISSUED FOR SITE PLAN CONTROL	2021-08-25

CLIENT  
**ENBRIDGE GAS**

500 CONSUMERS ROAD, NORTH YORK, ON

PROJECT  
**OTTAWA OPERATIONS CENTRE**

2571 LANCASTER ROAD, OTTAWA, ON

TITLE  
**BUILDING ELEVATIONS**



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SCALE:	As Indicated	SHEET NO.:
DATE:	2021-08-25	
PROJECT NO.:	2020-0666-10	
FILE:		
DRAWN BY:	NRC, CE	
CHECKED BY:	SL, NRC	

**A302**