

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
8	ISSUED FOR SITE PLAN CONTROL	2022-03-04
7	100% OWNER REVIEW SET	2022-03-07
9	ISSUED FOR BID & PERMIT	2022-03-10
10	ISSUED FOR PERMIT	2022-05-10
11	ISSUED FOR SITE PLAN CONTROL	2022-05-10



**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>	

THIS PLAN IS APPROVED BY THE CITY OF OTTAWA UNDER SECTION 41 OF THE PLANNING ACT THIS 26 DAY OF SEPTEMBER, 2022.

*Lily Xu*

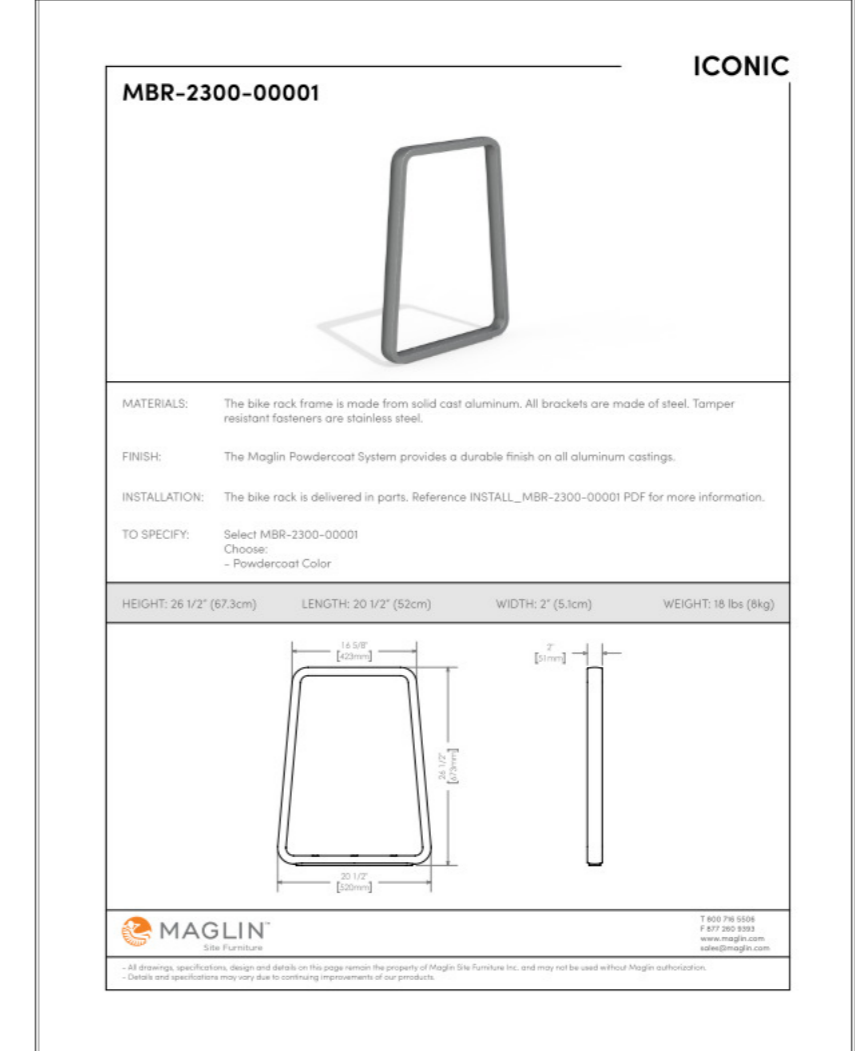
LILY XU, MCIP, RPP, MANAGER  
DEVELOPMENT REVIEW SOUTH  
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**SITE STATISTICS**

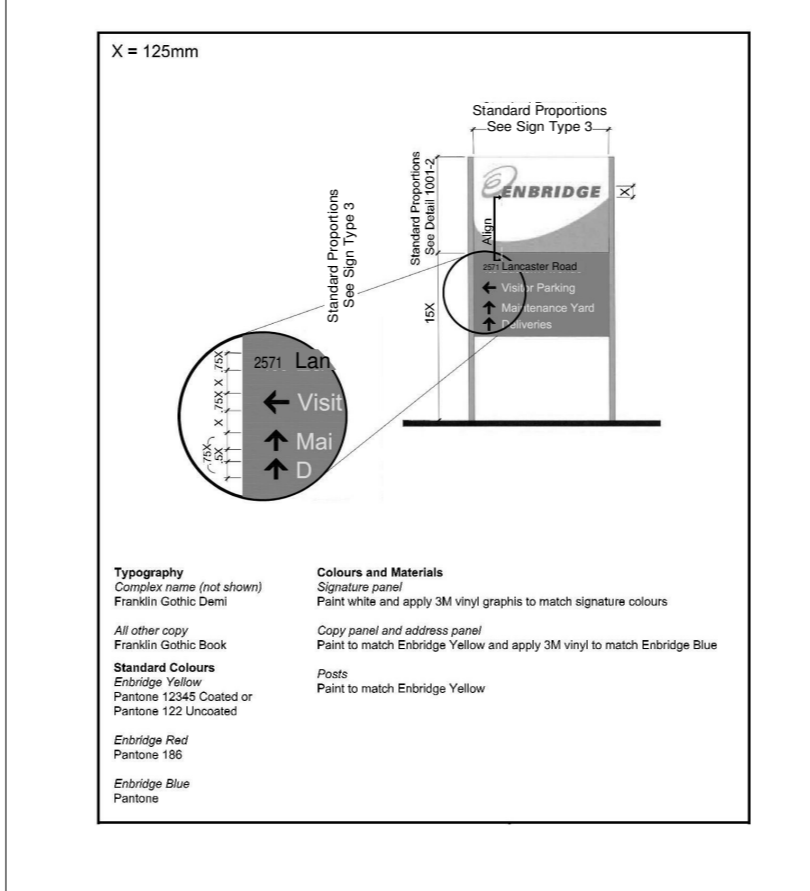
Category	Proposed	Required
<b>Site Description:</b>	Part of Lot 25, Concession 3 Ottawa Front and Part of Block "B" Registered Plan AM-121	
<b>Assigned Address:</b>	2571 Lancaster Rd, Ottawa, Ontario	
<b>Zoning By-Law:</b>	Ottawa Zoning By-law 2008-250	
<b>Permitted Use:</b>	Proposed	Required
<b>Zoning Category:</b>	Office / Warehouse Use in and B1 Heavy	Permitted
<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 service. (source: public (by law 2011))	
<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 B1 Zone. Zone Change will be approved for storage in its portion of the site.
<b>Areas:</b>	Proposed	Required
<b>Lot Area:</b>	3.30	0.8 ha
<b>Building Area:</b>	5309	
<b>Industrial Area:</b>	557	
<b>Warehouse Area:</b>	723	
<b>Office Area:</b>	3829	
<b>Parking:</b>	Proposed	Required
<b>Shops / Warehouse:</b>	30	5
<b>Office Area:</b>	98	92
<b>Parking total:</b>	108	97
<b>Accessible Parking (Min):</b>	6	4
<b>Type A:</b>	3	2
<b>Type B:</b>	3	2
<b>Bicycle Parking (Min):</b>	6	4
<b>Loading Spaces (Min):</b>	2	2
<b>Site Coverage:</b>	Proposed	Required
<b>Lot Coverage (Max):</b>	18%	65%
<b>% Landscape area (Min):</b>	12%	30%
<b>Landscape Buffer to Street (Min):</b>	7.5	1.5
<b>% Outdoor Storage:</b>	3%	0% in B1, Permitted in B1
<b>% Utility Service Yard:</b>	72%	N/A
<b>Floor Space Index:</b>	0.16	2
<b>Setbacks:</b>	Proposed	Required
<b>Front Yard:</b>	7.5	7.5
<b>Interior Side Yard:</b>	17.4 & 58.2	7.5
<b>Exterior Side Yard:</b>	N/A	7.5
<b>Rear Yard:</b>	7.5	7.5
<b>Open Storage:</b>	3	0
<b>Canopy Front Yard Setback:</b>	N/A	3.75
<b>Height:</b>	Proposed	Required
<b>Max Principal Bldg (m):</b>	30.5	18
<b>Max Accessory Bldg (m):</b>	6	6
<b>Parking Dim's:</b>	Proposed	Required
<b>Standard (m):</b>	5.8m x 2.75m	5.5m x 2.7m
<b>Type A:</b>	5.8m x 3.4m	5.2m x 3.4m
<b>Type B:</b>	5.8m x 3.4m	5.2m x 2.4m
<b>Loading Space Dim's:</b>	12m x 3.5m x 2	12m x 3.5m x 2
<b>Bicycle Space:</b>	1.8m x 0.6m	1.8m x 0.6m
<b>Conservation Authority:</b>	Rideau River Conservation Authority	Not a Regulated Zone

**LEGEND**

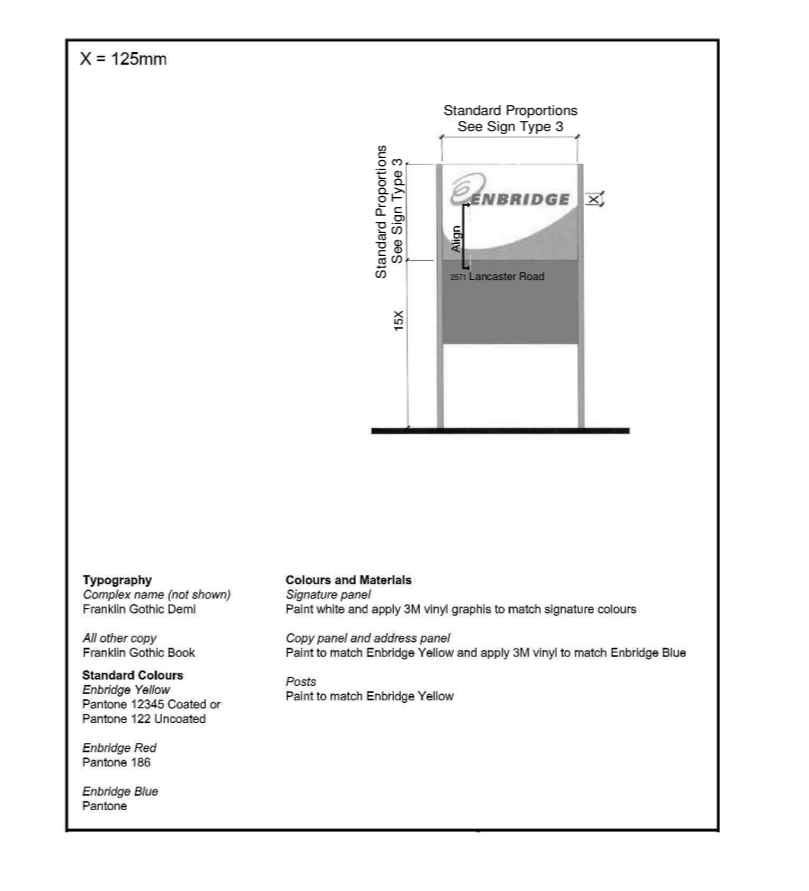
- EX FH: EXISTING FIRE HYDRANT
- EX CB: EXISTING CATCH BASIN
- EX MH: EXISTING MAN HOLE
- MD: 200mm DIA. CONCRETE FILLED STEEL PIPE BOLLARD, PAINTED YELLOW
- MD: MAN DOOR
- OD: OVERHEAD DOOR
- EV: ELECTRICAL VEHICLE CHARGING STATION C/W TWO 150mm DIA X 1000mm HIGH CONCRETE FILLED STEEL BOLLARDS
- BH: VEHICLE BLOCK HEATER
- ACCESSIBLE PARKING PERMIT - RB-93
- NO PARKING FIRE ROUTE DOUBLE ARROW - FBR-1
- ELECTRIC VEHICLE PARKING - EV-1
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- REINFORCED CONCRETE
- RIVERSTONE
- SODDED AREA



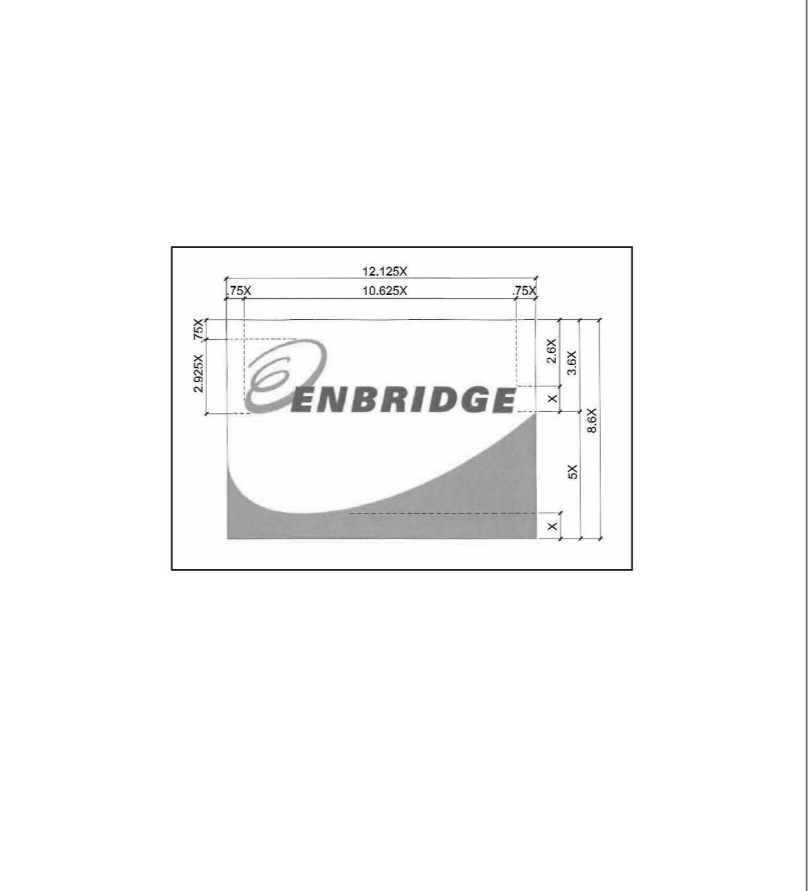
BIKE RACK DETAIL  
SCALE: NOT TO SCALE



SIGN - TYPE 1  
SCALE: NOT TO SCALE



SIGN - TYPE 2  
SCALE: NOT TO SCALE



SIGN - TYPE 3  
SCALE: NOT TO SCALE