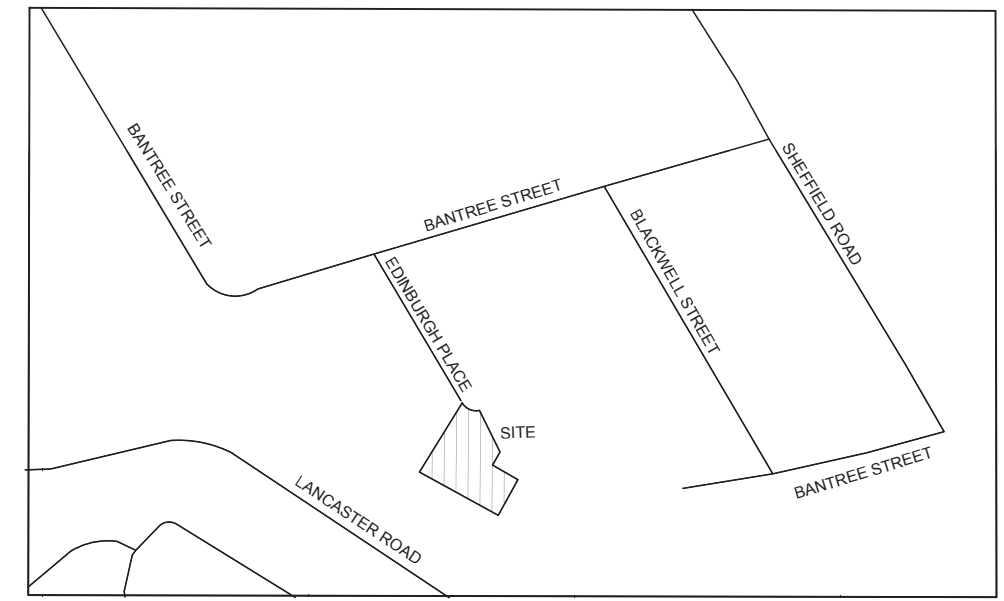


APPROVED
By Lily Xu at 9:01 am, Oct 16, 2023

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

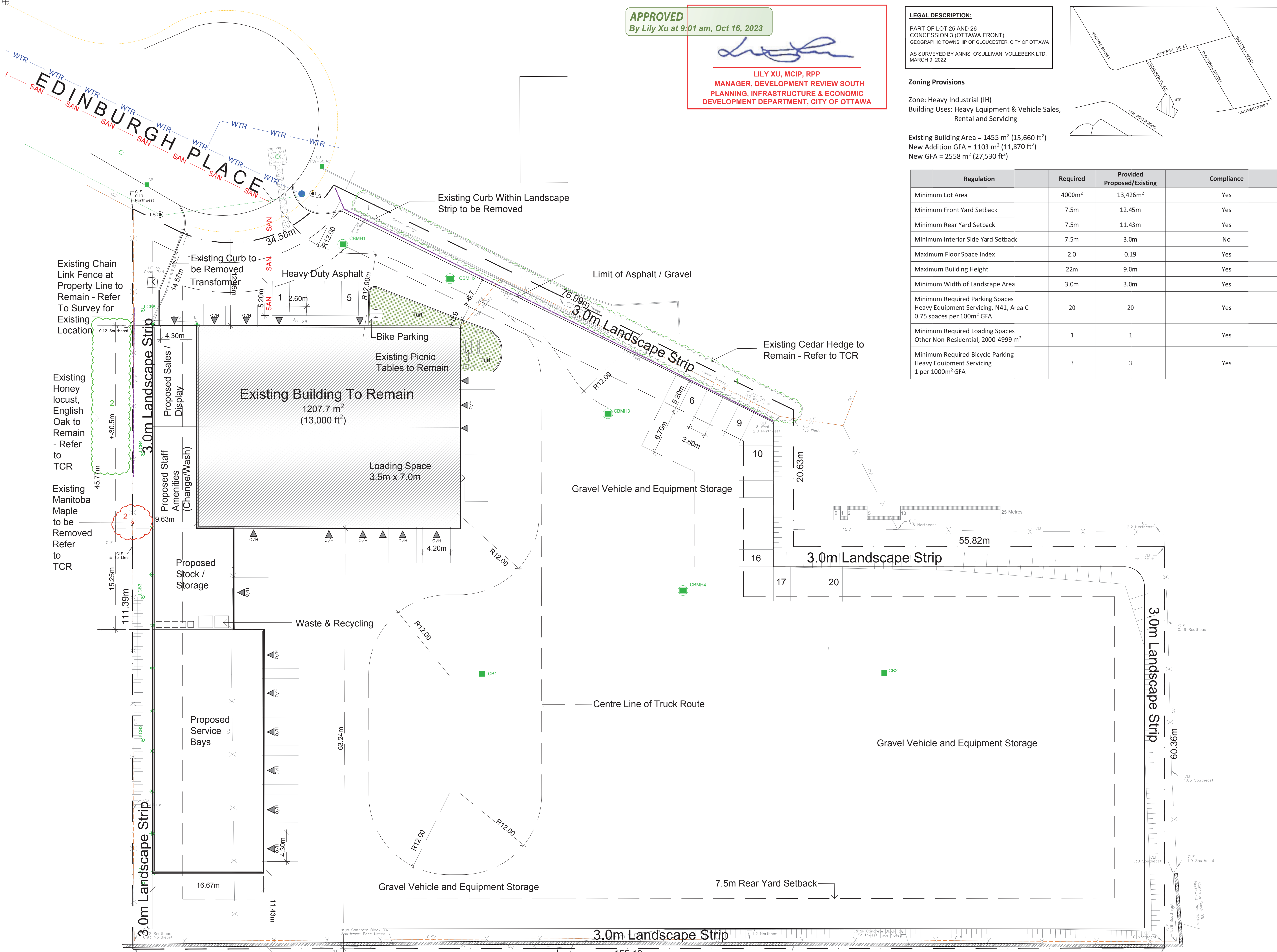
LEGAL DESCRIPTION:
PART OF LOT 25 AND 26
CONCESSION 3 (OTTAWA FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA
AS SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
MARCH 9, 2022



Zoning Provisions
Zone: Heavy Industrial (IH)
Building Uses: Heavy Equipment & Vehicle Sales,
Rental and Servicing

Existing Building Area = 1455 m² (15,660 ft²)
New Addition GFA = 1103 m² (11,870 ft²)
New GFA = 2558 m² (27,530 ft²)

Regulation	Required	Provided Proposed/Existing	Compliance
Minimum Lot Area	4000m ²	13,426m ²	Yes
Minimum Front Yard Setback	7.5m	12.45m	Yes
Minimum Rear Yard Setback	7.5m	11.43m	Yes
Minimum Interior Side Yard Setback	7.5m	3.0m	No
Maximum Floor Space Index	2.0	0.19	Yes
Maximum Building Height	22m	9.0m	Yes
Minimum Width of Landscape Area	3.0m	3.0m	Yes
Minimum Required Parking Spaces Heavy Equipment Servicing, N41, Area C 0.75 spaces per 100m ² GFA	20	20	Yes
Minimum Required Loading Spaces Other Non-Residential, 2000-4999 m ²	1	1	Yes
Minimum Required Bicycle Parking Heavy Equipment Servicing 1 per 1000m ² GFA	3	3	Yes



#	Revision	Date
0	REVIEW/COORDINATION	OCTOBER 2022
1	FIRST SUBMISSION SPC	DECEMBER 19 2022
2	SECOND SUBMISSION SPC	APRIL 28 2023
3	THIRD SUBMISSION SPC	JUNE 5 2023

SITE PLAN LEGEND

- Existing Building(s)
- Proposed Building(s)
- Property Lines
- Setback Lines
- Fence
- Proposed Concrete Curb
- Slope at 3:1 Unless Specified
- Existing Exterior Door (O/H indicates Overhead Door)
- Proposed Exterior Door (O/H indicates Overhead Door)
- Retaining Wall
- Fire Hydrant
- Light Standard Base
- Roofwater Downspout
- Catch Basin Man Hole
- Catch Basin
- Landscape Catch Basin
- Bike Rack Anchor to Concrete

BELOW GRADE SERVICES REFER TO CIVIL /CUP

- WTR U/G Water Service
- SAN U/G Sanitary Service
- U/G Gas Service
- O/H Hydro Service

BBS
BUILDING A REPUTATION ON EXCELLENCE
BBS CONSTRUCTION (ONTARIO) LTD.
1805 WOODWARD DRIVE,
OTTAWA, ON K2C 0P9 CANADA
TEL: 613-226-8830 FAX: 613-226-7709

Design Builder
Annis O'Sullivan Vollebakk Ltd.
14 Concourse Gate # 500 Nepean K2E 7S8
613 727 0850

Surveyor
McIntosh Perry Consulting
115 Walgreen Rd, Carp, ON K0A 1L0
613 836 2184

Planner
McIntosh Perry Consulting
115 Walgreen Rd, Carp, ON K0A 1L0
613 836 2184

Property Owner
1120952 Ontario Inc.
2628 Edinburgh Place Ottawa K1B 5M1
613 748 9000
Gino J. Aiello | landscape architect GJALA.com
GJA Inc. Gino@GJALA.com (613) 286 5130
110 Denbary Road Unit # 11 Ottawa Ontario K2F 0Z2

Project
OEH Service Garage Expansion
2628 EDINBURGH PLACE

SITE PLAN
SP1
Scale: 1:250
D07-12-22-0184