

IL9 Zoning Provisions

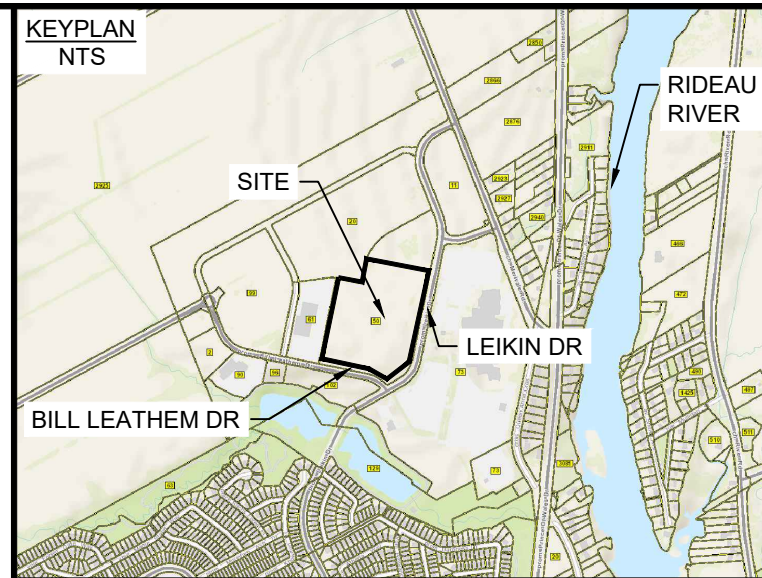
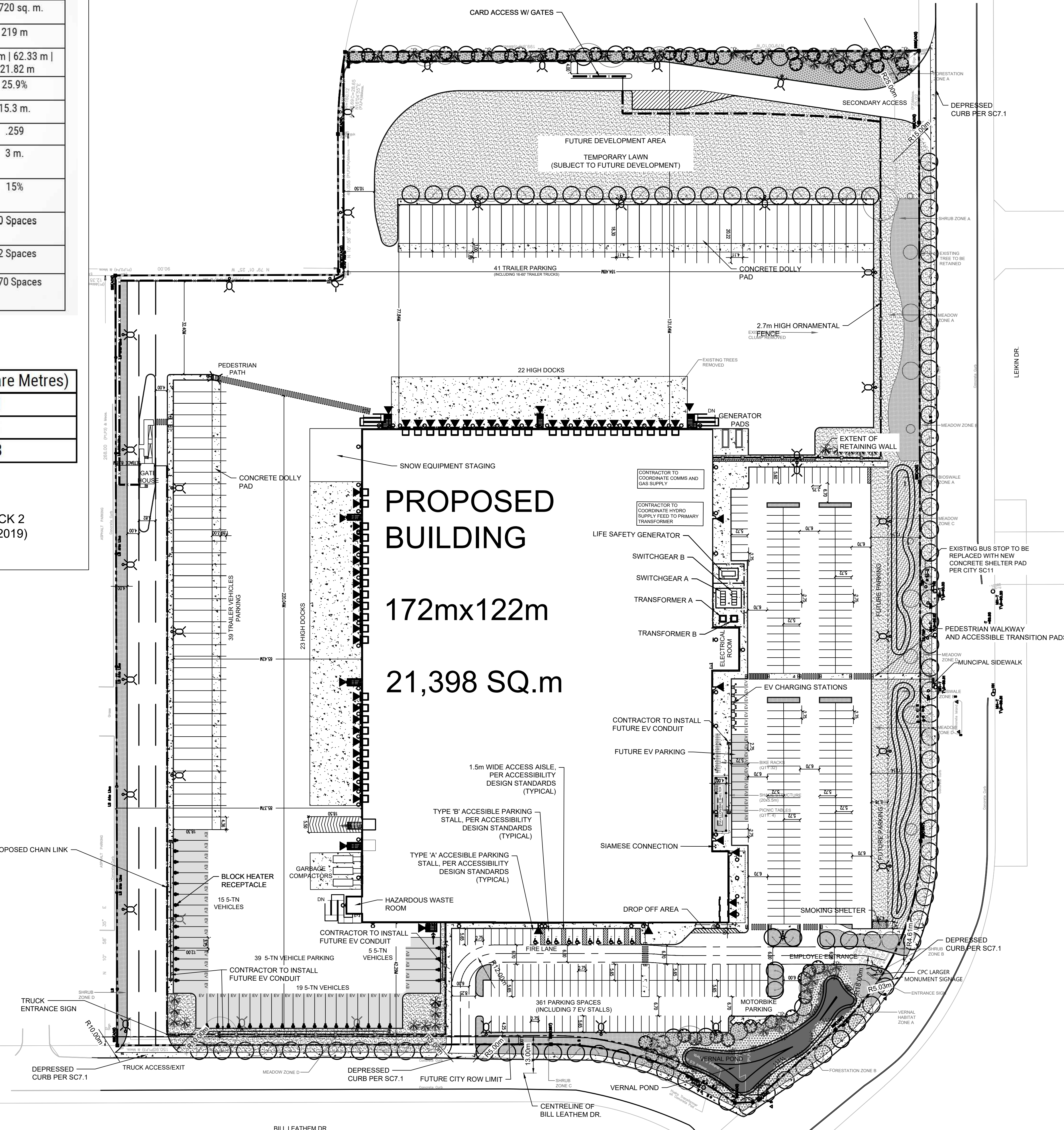
Zoning Provisions	Standards	Provided
Minimum Lot Area	3,000 sq. m.	90,720 sq. m.
Minimum Lot Width	50 m.	219 m
Minimum Front, Corner Side, and Rear Yard Setback	6 m.	42.4 m   62.33 m   121.82 m
Maximum Lot Coverage	60%	25.9%
Maximum Building Heights	22 m.	15.3 m.
Maximum Floor Space Index	2	.259
Minimum Width of Landscaped Area Abutting a Street	3 m.	3 m.
Minimum Landscaped Area in Parking Lots	15%	15%
Industrial Parking - per 100m of gfa - up to 5000 m2	.8 (40 spaces)	40 Spaces
Industrial Parking - per 100m of gfa - over 5000 m2	.4 (52 spaces)	52 Spaces
Office Parking - per 100m of gfa	2.4 (138 spaces)	270 Spaces

BICYCLE PARKING INFORMATION  
32 BICYCLE PARKING SPACES PROVIDED  
REFER TO L1.1 FOR DETAILS

Building Statistics	Floor Area (Square Metres)
Warehouse	18,031
Office	5,768
Total	21,398

SURVEY INFORMATION

PROPERTY BOUNDARY INFORMATION FROM PLAN OF SURVEY OF BLOCK 2 REGISTERED PLAN 4M-1354, BY AOV LTD. (SURVEY COMPLETED 18-09-2019)



LEGEND

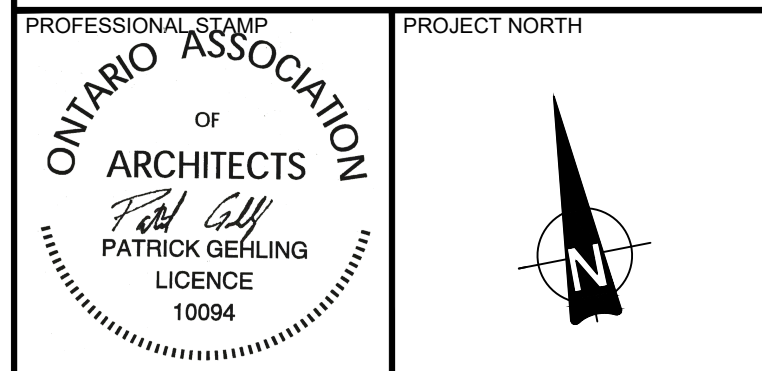
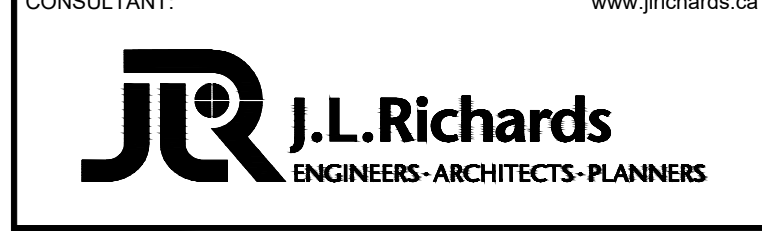
- PROPERTY LINE
- FUTURE CITY ROW LIMIT
- REFORESTATION AREA
- SHRUB AREA
- MEADOW AREA
- BIOSWALE AREA
- VERNAL HABITAT AREA
- FUTURE EV PARKING
- 2.7m HIGH PROPOSED CHAIN LINK FENCE
- 1.8m HIGH PROPOSED CHAIN LINK FENCE
- TACTILE WALKING SURFACE INDICATOR
- BUILDING ACCESS
- ELECTRIC VEHICLE STALL
- BLOCK HEATER RECEPTACLE
- RETAINING WALL
- CANTILEVER
- ELECTRIC VEHICLE CHARGING STATION
- BUILDING MOUNTED LIGHT
- POLE MOUNTED OUTDOOR LIGHT
- PROPOSED LARGE DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS TREE
- PROPOSED LARGE CONIFEROUS TREE

No.	ISSUE / REVISION	DDMMYY
3	ADDRESS CITY COMMENTS PER SECOND REVIEW	20/10/23
2	ADDRESS CITY COMMENTS	07/09/23
1	ISSUED FOR SITE PLAN CONTROL	28/06/23
0	ISSUED FOR SITE PLAN CONTROL	16/06/23

THESE DRAWINGS HAVE BEEN PRODUCED BY J.L. RICHARDS & ASSOCIATES LIMITED AND ARE SUBJECT TO COPYRIGHT AND USE RESTRICTIONS SET OUT IN THE APPLICABLE PROJECT CONTRACT. ANY USE, REUSE, OR MODIFICATION OF THESE DRAWINGS FOR PURPOSES OTHER THAN THE ORIGINAL PROJECT OR EXECUTION OF THE DESCRIBED WORK IS NOT PERMITTED OR ENDORSED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF J.L.R. J.L.R. MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF THE SUITABILITY OR FITNESS OF THESE DRAWINGS FOR ANY OTHER PURPOSE, AND ANY PARTY WHICH CHOOSES TO USE, MODIFY, OR OTHERWISE RELY ON THESE DRAWINGS WITHOUT J.L.R.'S AUTHORIZATION ACCEPTS THESE LIMITATIONS AND DOES SO AT THEIR SOLE RISK AND WITHOUT LIABILITY TO J.L.R.

VERIFY SHEET SIZE AND SCALES. THE BAR TO THE RIGHT IS 25mm IF THIS IS A FULL SIZE DRAWING.

SCALE: 1:750



PROJECT:  
CANADA POST CORPORATION  
OTTAWA PROCESSING CENTRE  
50 LEIKIN DRIVE  
OTTAWA, ONTARIO

DRAWING:  
SITE PLAN

DESIGN: AW	DRAWING #:
DRAWN: NQ	C01
CHECKED: LJ	
JLR #: 31940-000	

File Location: P:\1310003\1940-000 - CFC Ottawa and Vancouver Processing Centre-Production\1-Civil\131940-000 C SITE PLAN.dwg

PLOT DATE: October 19, 2023 2:03:48 PM  
CITY PLAN No. 19018 CITY FILE No. DO7-12-23-0082