

B1
A101
GARBAGE ENCLOSURE
 1:50

APPROVED
 By Lily Xu at 2:50 pm, Jun 24, 2024

LILY XU, MCIP, RPP
 MANAGER, DEVELOPMENT REVIEW SOUTH
 PLANNING, DEVELOPMENT, AND BUILDING SERVICES
 DEPARTMENT, CITY OF OTTAWA

SITE DATA

LEGAL DESCRIPTION:
 PART OF LOT 11
 GORE BETWEEN CONCESSIONS 2 & 3 (RIDEAU FRONT) PART OF THE ROAD ALLOWANCE BETWEEN THE GORE BETWEEN CONCESSIONS 2 & 3 (RIDEAU FRONT) AND CONCESSION 3 (RIDEAU FRONT)
 PART OF LOT 11
 CONCESSION 3 (RIDEAU FRONT)
 GEOGRAPHIC TOWNSHIP OF GLOUCESTER
 CITY OF OTTAWA

REFERENCE LEGAL SURVEY V-64536 BY FAIRHALL MOFFATT & WOODLAND LTD DATED 2023 11 08

ZONING DESIGNATION:
 T1A AIR TRANSPORTATION FACILITY ZONE

USE:
 TRUCK TRANSPORT TERMINAL/CARGO FACILITY

REQUIRED SETBACKS:

FRONT YARD (m)	REQUIRED 7.5	ACTUAL 42.9
REAR YARD (m)	REQUIRED 7.5	ACTUAL 10.3
SIDE YARD (m)	REQUIRED 7.5	ACTUAL 19.3 & 34.5
INTERIOR SIDE YARD (m)	REQUIRED 7.5	ACTUAL N/A
MINIMUM LOT WIDTH (m)	REQUIRED 128.617.5	ACTUAL -
MINIMUM LOT AREA (m ²)	REQUIRED -	ACTUAL 17,306
FLOOR SPACE INDEX (Maximum)	REQUIRED 1.0 (2.0 FOR OFFICES)	ACTUAL 0.27

REQUIRED PARKING (Area C of ZBL):	
OFFICE (2.4 SPACES/100m ² OF GFA)	REQUIRED 45
	ACTUAL 77
WAREHOUSE (0.8 SPACES/100m ² OF GFA)	REQUIRED 25
	ACTUAL 25
TOTAL	REQUIRED 70
	ACTUAL 102
NUMBER OF H/C SPACES	REQUIRED 2
	ACTUAL 5
BICYCLE PARKING (1/2,000m² OF WAREHOUSE) (1/250m² OF OFFICE)	REQUIRED 11
	ACTUAL 12

REQUIRED LOADING SPACE:
 ONE VEHICLE LOADING SPACE IS REQUIRED FOR LIGHT INDUSTRIAL USE, OVER 5000m² OF GROSS FLOOR AREA.

BUILDING DATA

BUILDING AREA (m ²)	4,063
BUILDING GROSS FLOOR AREA (m ²)	5,249
LEVEL 1 (m ²)	4,063
LEVEL 2 (m ²)	1,186
AREA OF OFFICE (m ²)	2,372
AREA OF CARGO WAREHOUSE (m ²)	2,877

LEGEND

- GRASS AREA
- ASPHALT PAVING
- CONCRETE WALKWAY
- TWSI
- PLANTING
- PROPERTY LINE
- SETBACK LINE
- CENTRELINE
- OVERHEAD LINE
- FH FIRE HYDRANT
- LS LIGHT STANDARD

IDEA

**INTEGRATED DESIGN
 ENGINEERING + ARCHITECTURE**

595 BYRON AVE., OTTAWA, ONT. K2A 4C4
 T 613.728.0008 E info@integrateddesign.ca
 ARCHITECT | CHRIS WARNER-SMITH
 MECHANICAL ENGINEER | LIAM RISING
 ELECTRICAL ENGINEER | NICK FRAYN

CANADIAN NORTH

20 COPE DRIVE, KANATA, ON, K2M 2V8
 T 613.282.1369 E dshepherd@canadiannorth.com
 PROJECT MANAGER | DANIEL SHEPHERD

**JENNINGS
 REAL ESTATE**

402-141 LAURRIER AVENUE W., OTTAWA, ON, K1P 5J3
 T 343.961.8380 E admin@jenningsdevelopment.com
 PROJECT MANAGER | CHRIS PACKMAN

**Robinson
 Consultants**

210-350 PALLADIUM DRIVE, OTTAWA, ON, K2V 1A8
 T 613.592.6060 E smccaughey@rcsl.com
 CIVIL ENGINEER | STEPHEN MCCAUGHEY

**D+M
 STRUCTURAL
 ENGINEERING**

110-333 PRESTON STREET, OTTAWA, ON, K1S 5N4
 T 613.651.9490 E collin@dm-structural.ca
 STRUCTURAL ENGINEER | COLIN DAVIES

JAMES B. LENNOX & ASSOCIATES INC.

LANDSCAPE ARCHITECTS

3332 CARLING AVENUE, OTTAWA, ON, K2H 5A8
 T 613.722.5168 E j@jbla.ca
 LANDSCAPE ARCHITECT | JAMES LENNOX

SEAL OF THE ONTARIO ASSOCIATION OF ARCHITECTS
 OF ARCHITECTS
 CHRISTOPHER J. WARNER-SMITH
 LICENCE 10122

GENERAL NOTES
 DO NOT SCALE DRAWINGS.
 CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES.

TRUE NORTH

8	2024-04-03	ISSUED FOR SITE PLAN CONTROL
7	2024-04-02	ISSUED FOR PHASE 3 SPA UPDATE
6	2024-02-29	ISSUED FOR PHASE 3 SPA
5	2024-01-11	ISSUED FOR SPA
4	2023-12-15	ISSUED FOR OIAA REVIEW
3	2023-11-14	ISSUED FOR CLIENT REVIEW UPDATE
2	2023-10-31	ISSUED FOR CLIENT REVIEW
1	2023-10-13	ISSUED FOR PRE-APPLICATION CONSULTATION

NO.	DATE	DESCRIPTION
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REVISIONS

PROJECT

CANADIAN NORTH YOW HQ

145 Thad Johnson Pvt,
 Ottawa, ON K1V 0R4

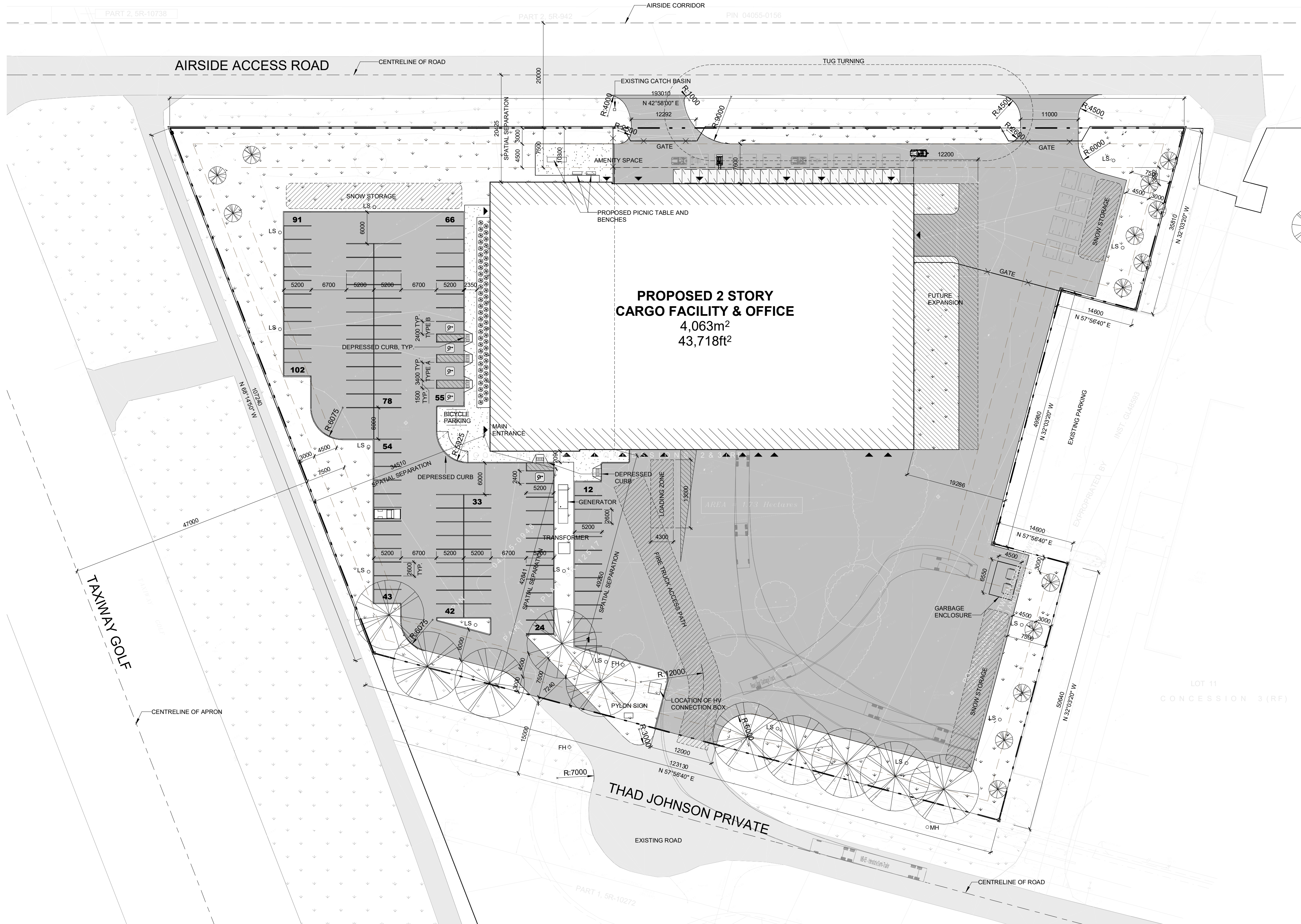
IDEA # 23566 CLIENT #

SHEET NAME

PROPOSED SITE PLAN

DATE 2024-02-29	SCALE AS NOTED.
CHECKED BY CWS	DRAWN BY ND
SHEET No.	

A101



A1
A101
PROPOSED SITE PLAN
 1:400

0 m 10 m 20 m