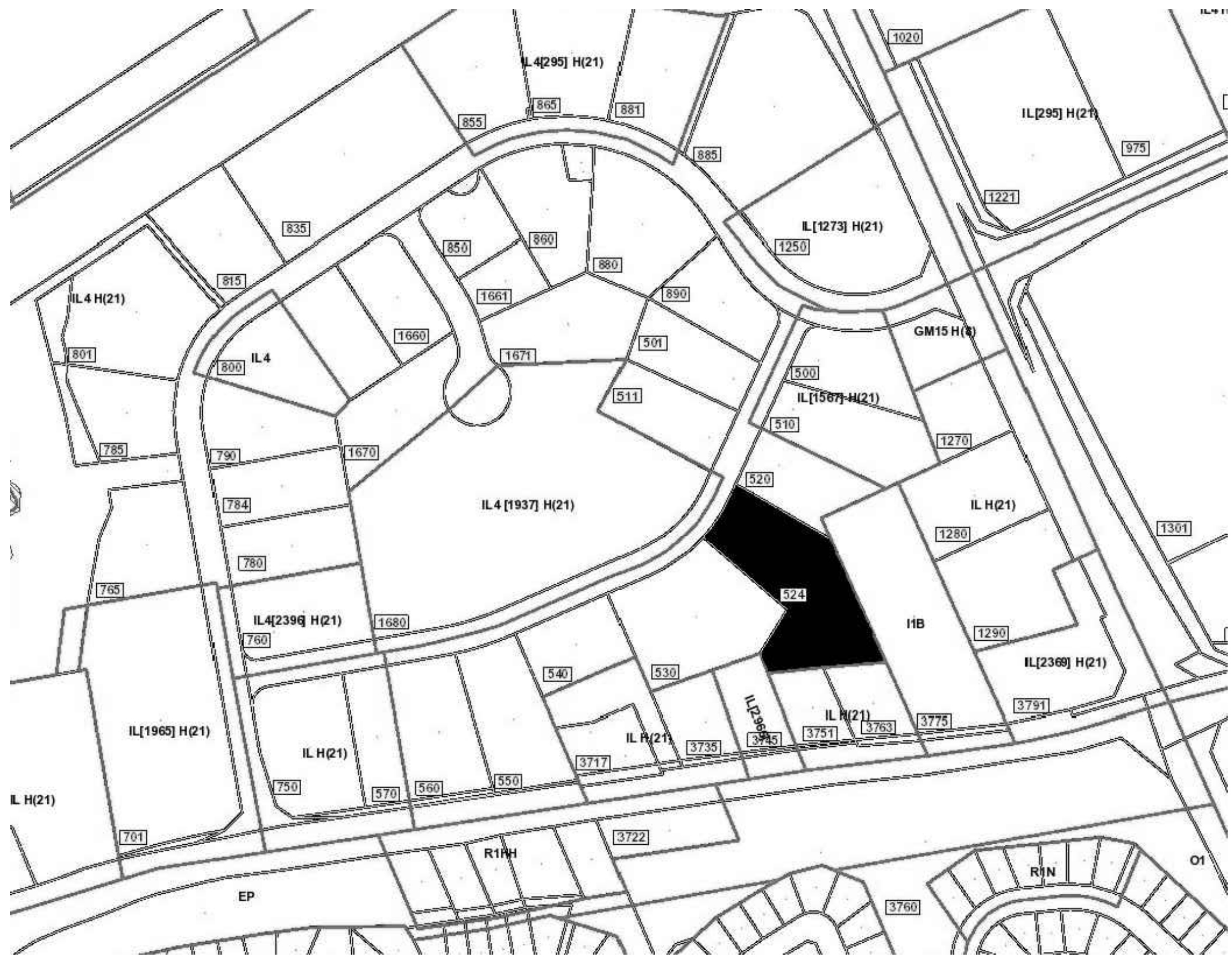




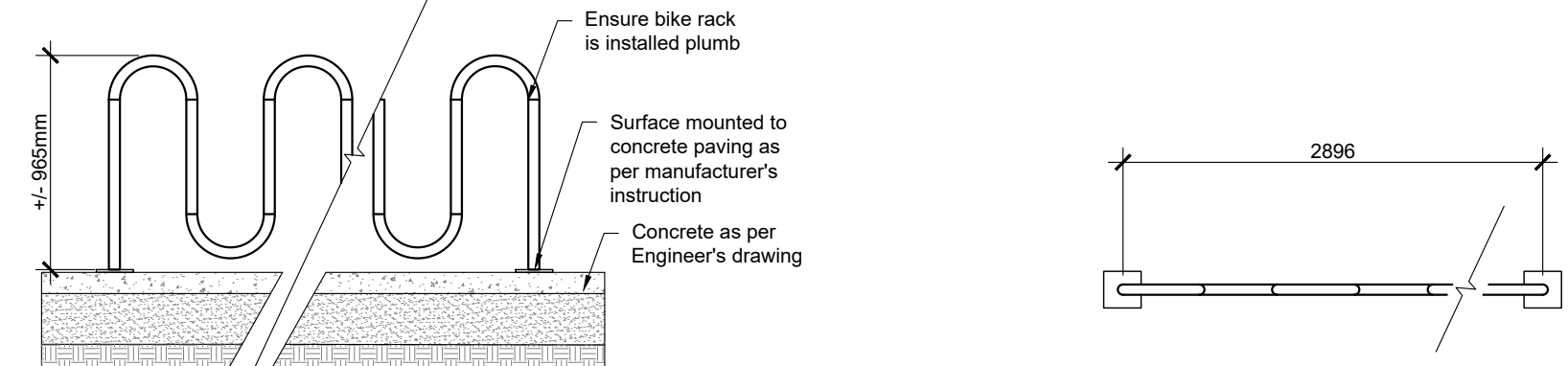
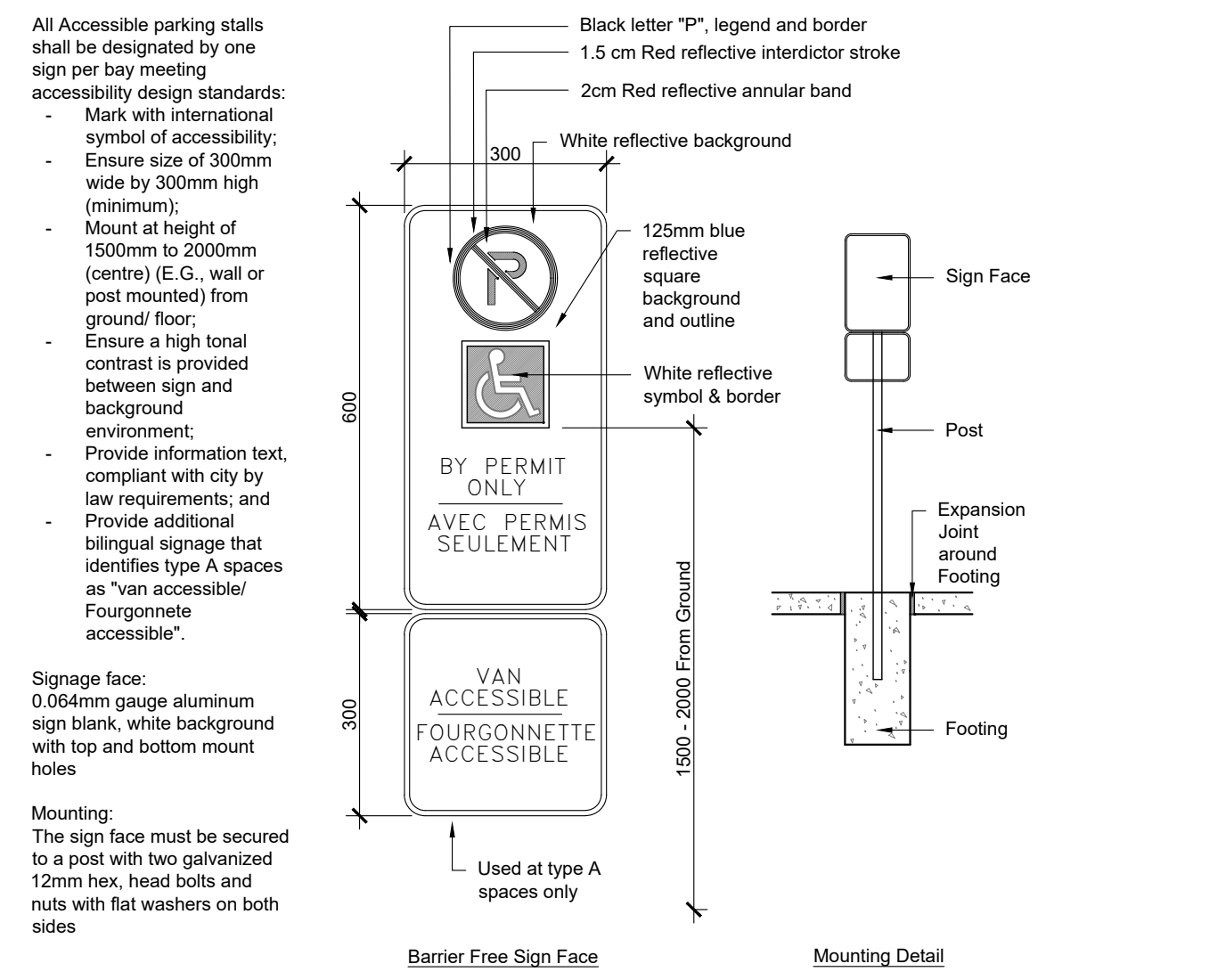
Building Analysis		
<b>Building Area:</b>		
Ground Floor Area:	2000.8m <sup>2</sup>	(21537 sqft)
Mezzanine Floor Area:	241.18m <sup>2</sup>	(2596 sqft)
Gross Floor Area:	2241.98m <sup>2</sup>	(24132.47 sqft)

O.B.C. Requirements		
3.2.2.70		
<b>Classification:</b>		
Group F, Div2, up to 4 Storeys		
<b>No. of Storeys:</b>		
1		
<b>No. of Facing Streets:</b>		
1		
<b>Sprinkler System:</b>		
No		
<b>Maximum Area:</b>		
3200m <sup>2</sup>		
<b>Construction:</b>		
Combustible or Noncombustible Construction		

Mechanism	Provision	Provided
Minimum lot area	2000m <sup>2</sup>	8520m <sup>2</sup>
Minimum lot width	n/a	44.83m
Maximum lot coverage	65%	23.48%
Minimum front yard setback	7.5m	7.7m
Minimum corner side yard setback	7.5m	n/a
Minimum interior side yard setback	Where abutting Institutional Zone: 15m Otherwise 7.5m	20.18m Abutting IL Zone: 7.65m
Minimum rear yard setback	Where abutting Institutional Zone: 15m Otherwise 7.5m	n/a Abutting IL Zone: 39.42m
Maximum floor space index	2	0.26
Maximum building height	21m	7m
Minimum width of landscaped area	Where abutting street: 3m Where abutting Institutional Zone: 3m Otherwise: n/a	5.25m 3m Abutting IL Zone: 0.56m
Minimum required parking	Light Industrial (Area C on Schedule 1A): 0.8 per 100m <sup>2</sup> Accessible Type A (3.4m wide) Accessible Type B (2.4m wide) Light Industrial (2000 - 4999m <sup>2</sup> ) Office (350 - 999m <sup>2</sup> ) Oversized (0 - 5000m <sup>2</sup> )	18 (2241.98m <sup>2</sup> ) 1 2 1 0 1
Minimum loading spaces	Light Industrial (2000 - 4999m <sup>2</sup> ) Office (350 - 999m <sup>2</sup> ) Oversized (0 - 5000m <sup>2</sup> )	1 0 3
Minimum bicycle parking	Light Industrial: 1 per 1500m <sup>2</sup> Office: 1 per 250m <sup>2</sup>	1 10
Minimum parking space dimensions	2.6 m x 5.2 m	2.6 m x 5.2 m
Minimum loading spaces	Light Industrial (1000 - 10000m <sup>2</sup> ) Oversize (for buildings over 5000m <sup>2</sup> )	1 0
Minimum loading space dimensions	Parallel: 3.5m x 9m Other: 3.5m x 7m	3 2
Oversize loading space dimensions	4.3m x 13m	4.3m x 13m
Minimum 2-way access lane	6.7m	6.7m

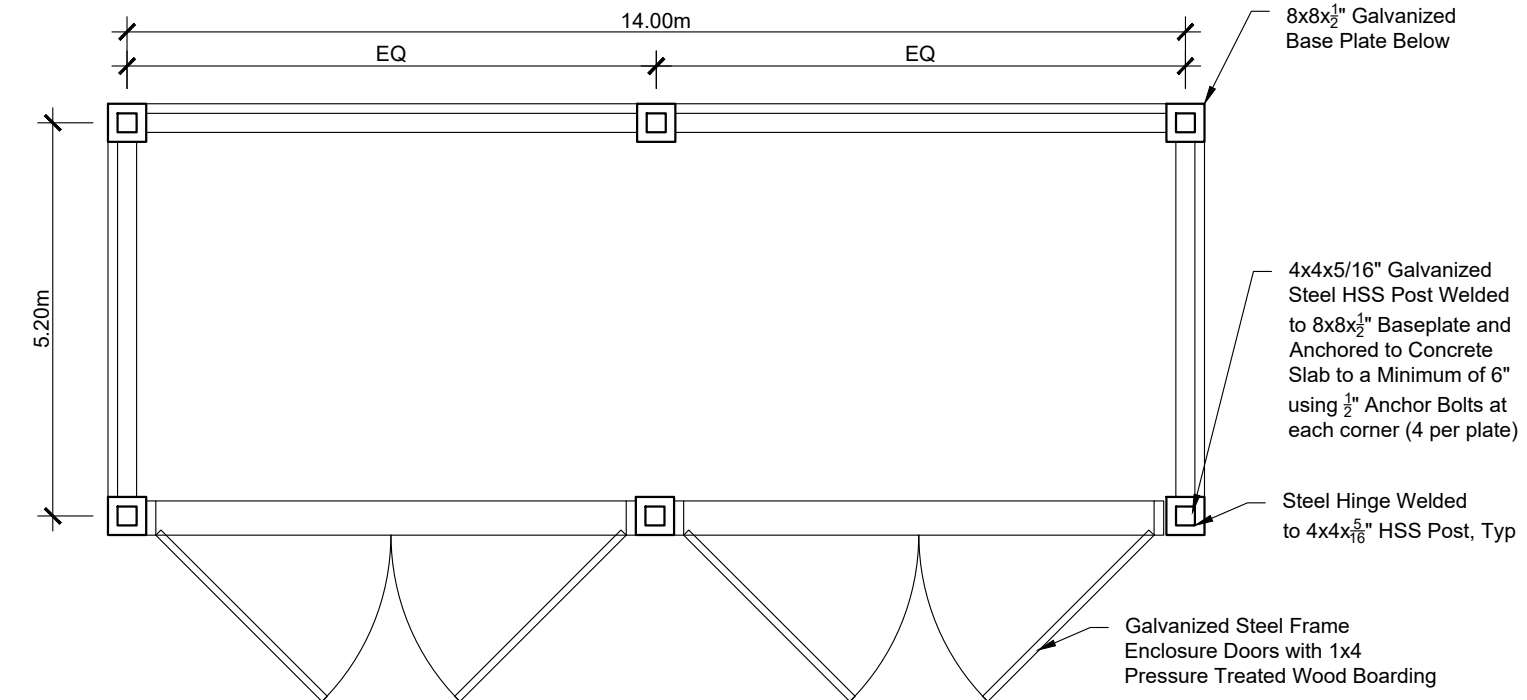


2 KEY PLAN  
SCALE: NTS

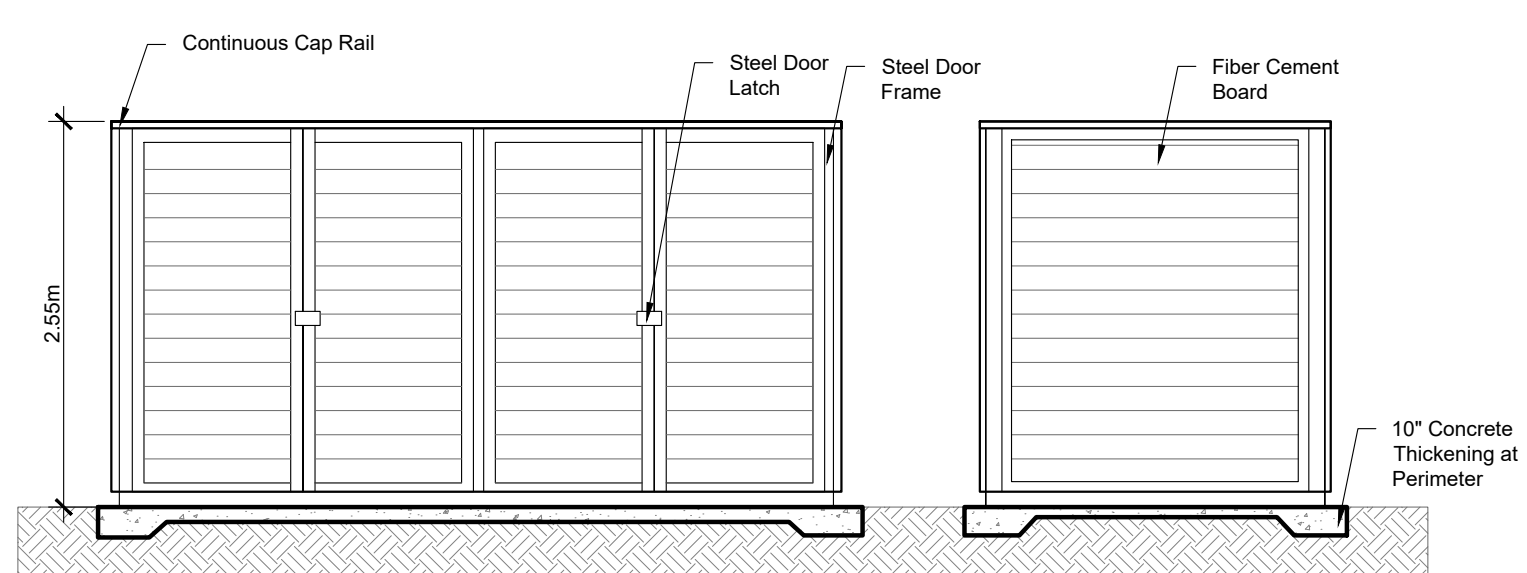


3 BIKE RACK ELEVATION  
SCALE: NTS

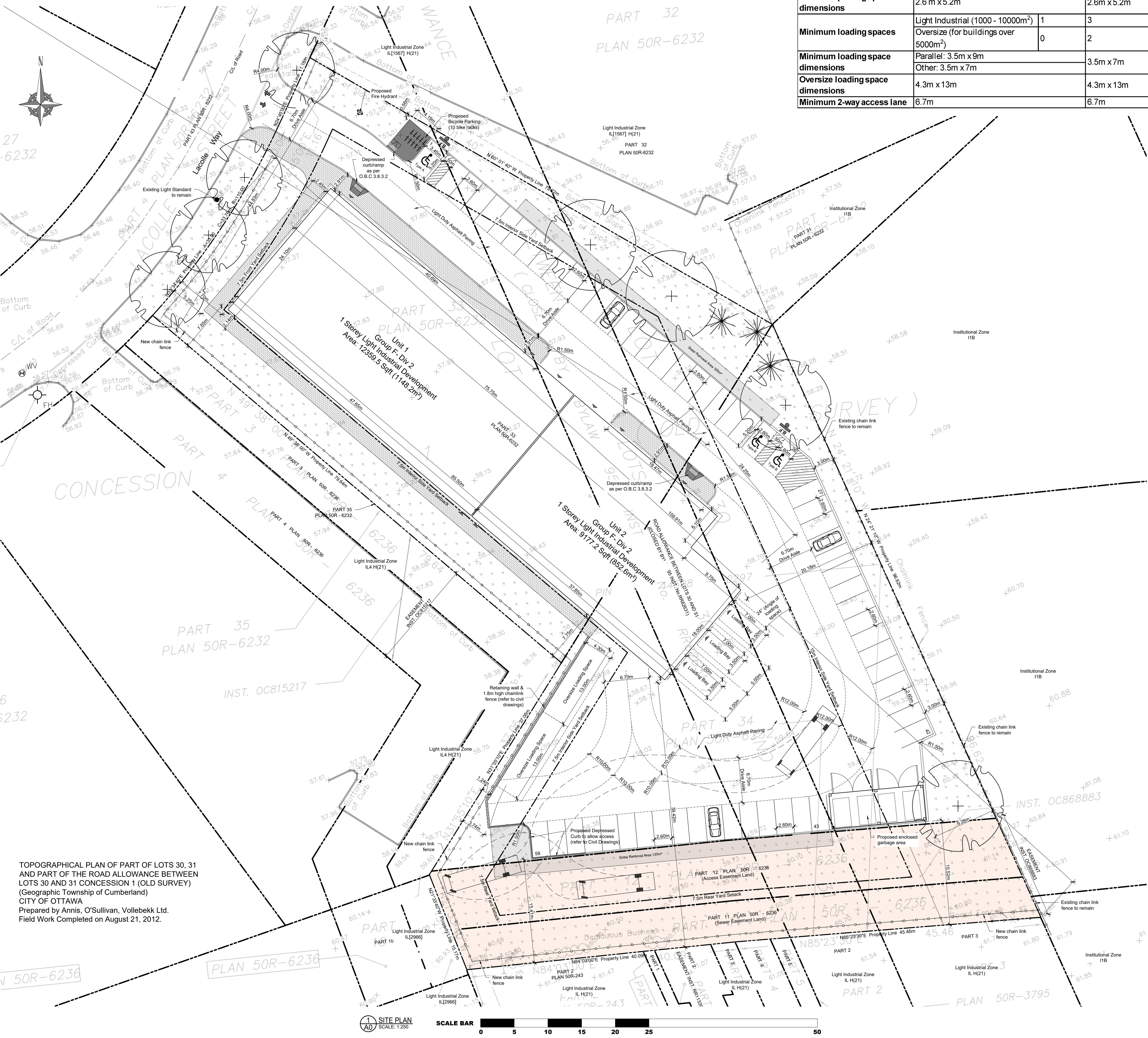
4 BIKE RACK PLAN  
SCALE: 1:50



5 GARBAGE PLAN  
SCALE: 1:100



6 GARBAGE ELEVATION  
SCALE: NTS



TOPOGRAPHICAL PLAN OF PART OF LOTS 30, 31 AND PART OF THE ROAD ALLOWANCE BETWEEN LOTS 30 AND 31 CONCESSION 1 (OLD SURVEY)  
(Geographic Township of Cumberland)  
CITY OF OTTAWA  
Prepared by Annis, O'Sullivan, Vollebakk Ltd.  
Field Work Completed on August 21, 2012.

1 SITE PLAN  
SCALE: 1:250

SCALE BAR  
0 5 10 15 20 25 30 35 40 45 50

#### GENERAL NOTES:

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Note:  
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#### SEAL:



#### LEGEND:

Item	Description
	Sodded Areas (Landscape Design by Others)
	Concrete Pad
	Permeable Pavers
	Two way traffic
	Entrance to Building
	Fire Route Sign as per City Standard
	Barrier Free Parking Sign

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6	Re-issued for Site Plan Application	11 Feb. 2025

#### SITE ADDRESS:

524 Lacolle Way  
Ottawa, ON K4A 0N9

#### OWNER INFORMATION:

Patrice Houle Holdings Inc.  
2380 Old Highway 17  
Rockland, ON K4K 1K7

#### ARCHITECTS:

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Email: nicole@ignitearchitecture.ca

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Ottawa, ON K1V 9G2  
www.lrj.ca (613) 542-3434

#### SURVEYORS

**ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**  
533 Bloor Street West  
Toronto, Ontario M5G 1A5  
Phone: (416) 593-1111

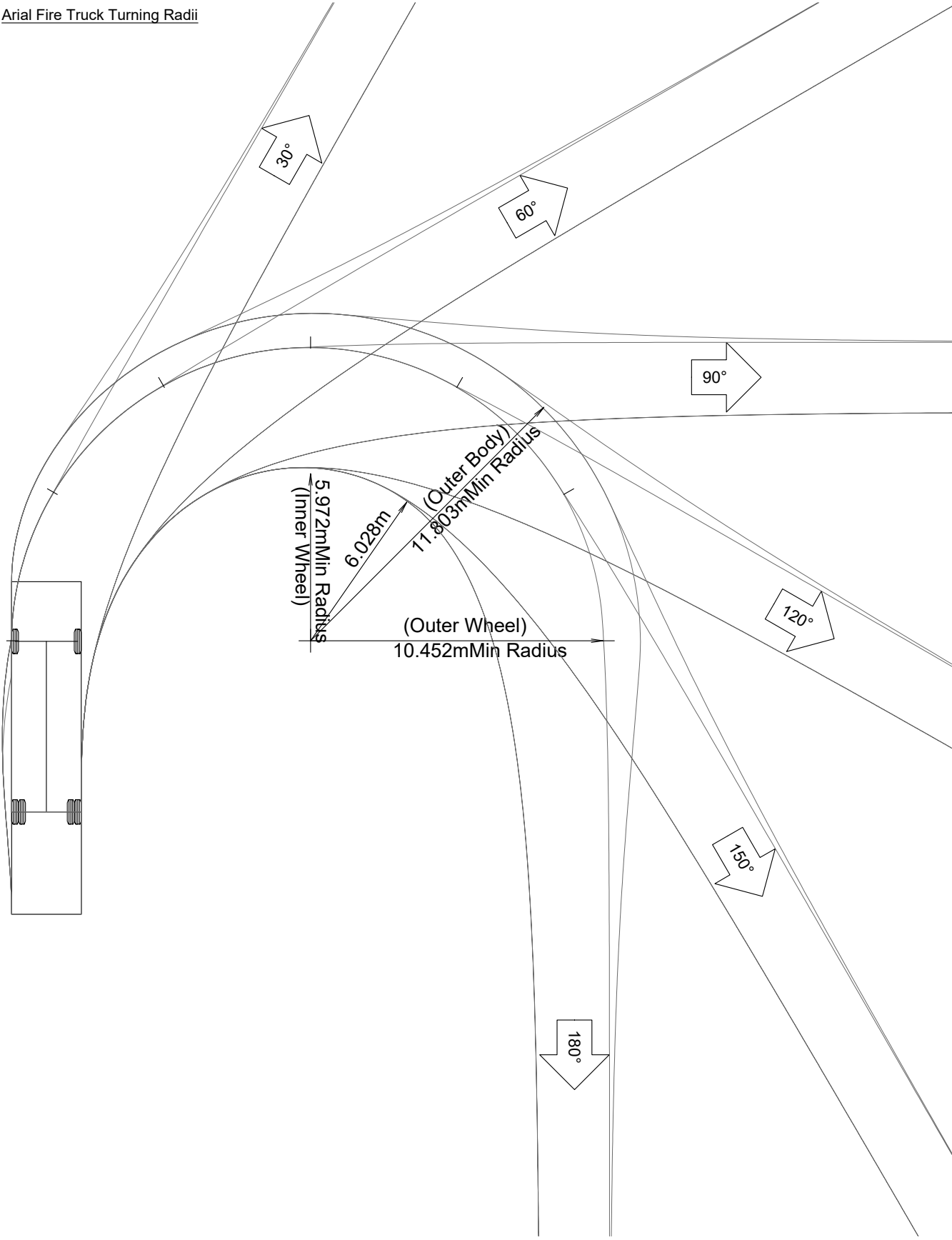
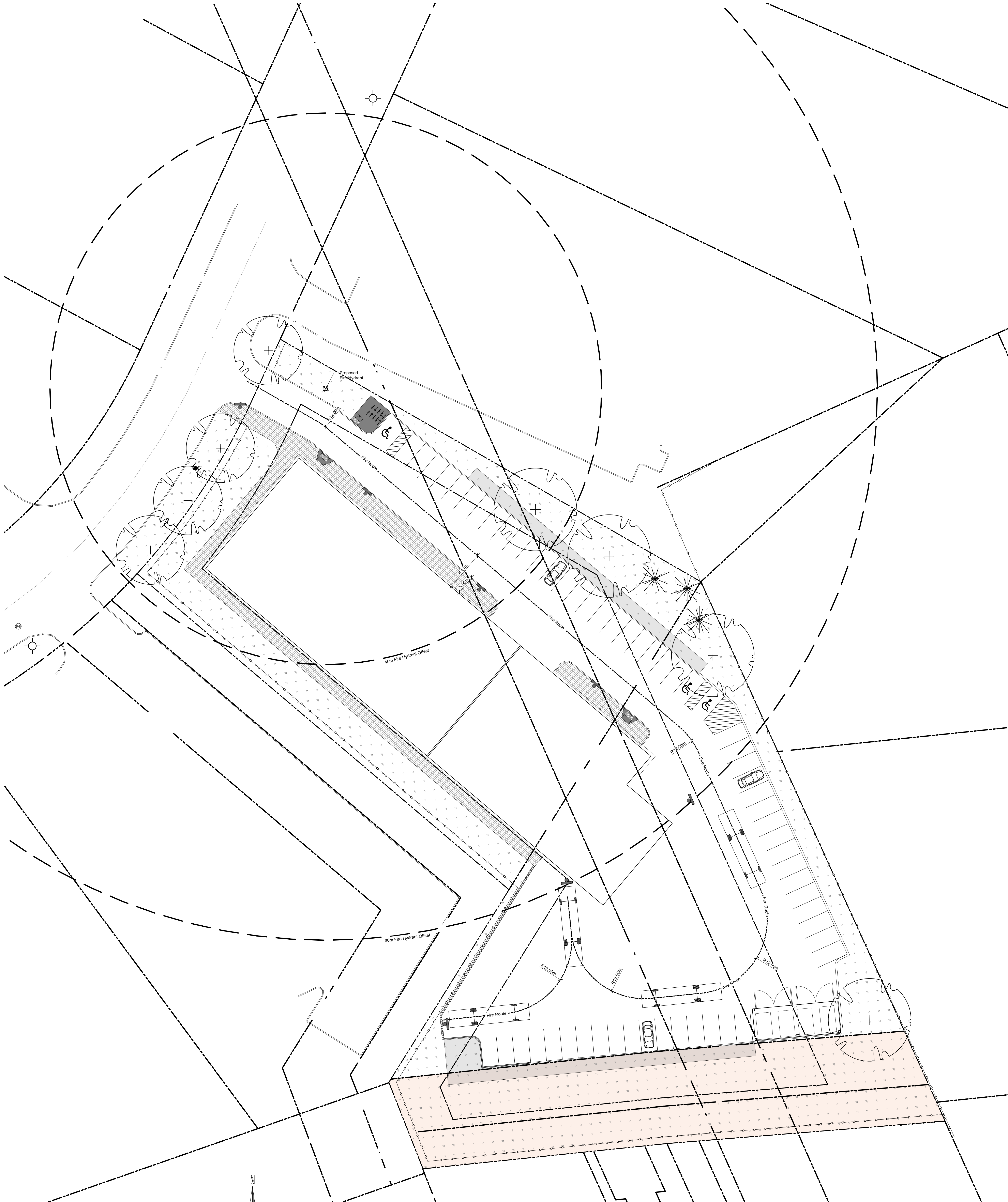
#### DRAWING TITLE:

#### SITE PLAN

PROJECT:	DWG NO:
----------	---------

2412 A0



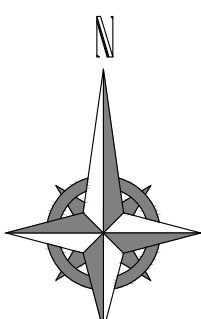
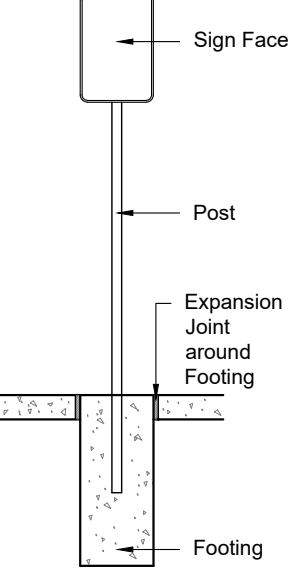
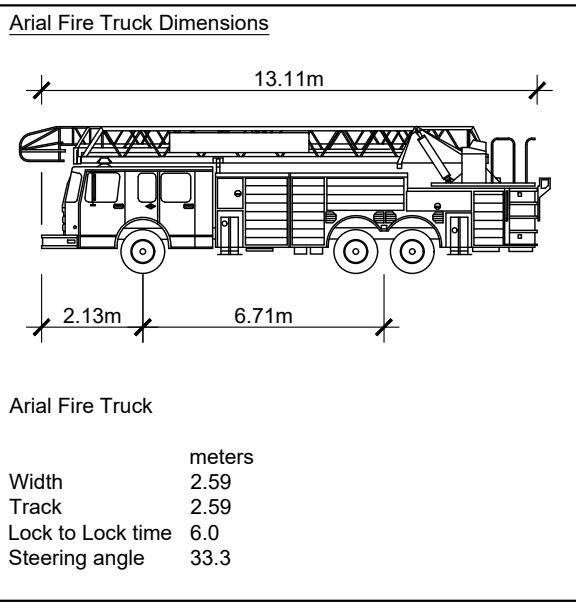


As per BYLAW 2003-499, Schedule B- Fire Routes, a sign prohibiting parking in a fire route shall:

- Be not less than 450mm in height and not less than 300mm in width.
- Bear the markings and message that the area is a fire route where parking is prohibited and include double arrows, except at the end of a fire route where single arrows shall be included.
- Include in black letters of a min height of 40mm, the English language message "Fire Route" and the French language message "Routier Des Pompiers" before the message "Fire Route".
- Have the design as thus illustrated.
- Be located no more than 25.0m apart unless otherwise specifically approved.
- Have the lower edge of each sign be between 2.0m and 2.5m above grade.

Signage face:  
0.64mm gauge aluminum sign blank, white background with top and bottom mount holes

Mounting:  
The sign face must be secured to a post with two galvanized 12mm hex, head bolts and nuts with flat washers on both sides



FIRE ACCESS PLAN  
SCALE: 1:250



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SEAL:

ONTOARIO ASSOCIATION OF ARCHITECTS  
NICOLE CHILTON-JONES  
LICENCE 9766

LEGEND:

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	Tactile Attention Indicator as per O.B.C. 3.8.3.18
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Ignite Architecture Inc.  
533 Landswood Way  
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Phone: 613 - 912 - 1832  
Email: nicole@ignitearchitecture.ca

ENGINEERS:

**LRJ**  
ENGINEERING & DESIGN  
5430 Carleton Place  
Ottawa, ON K1J 9G2  
www.lrj.ca (613) 542-3434

SURVEYORS:

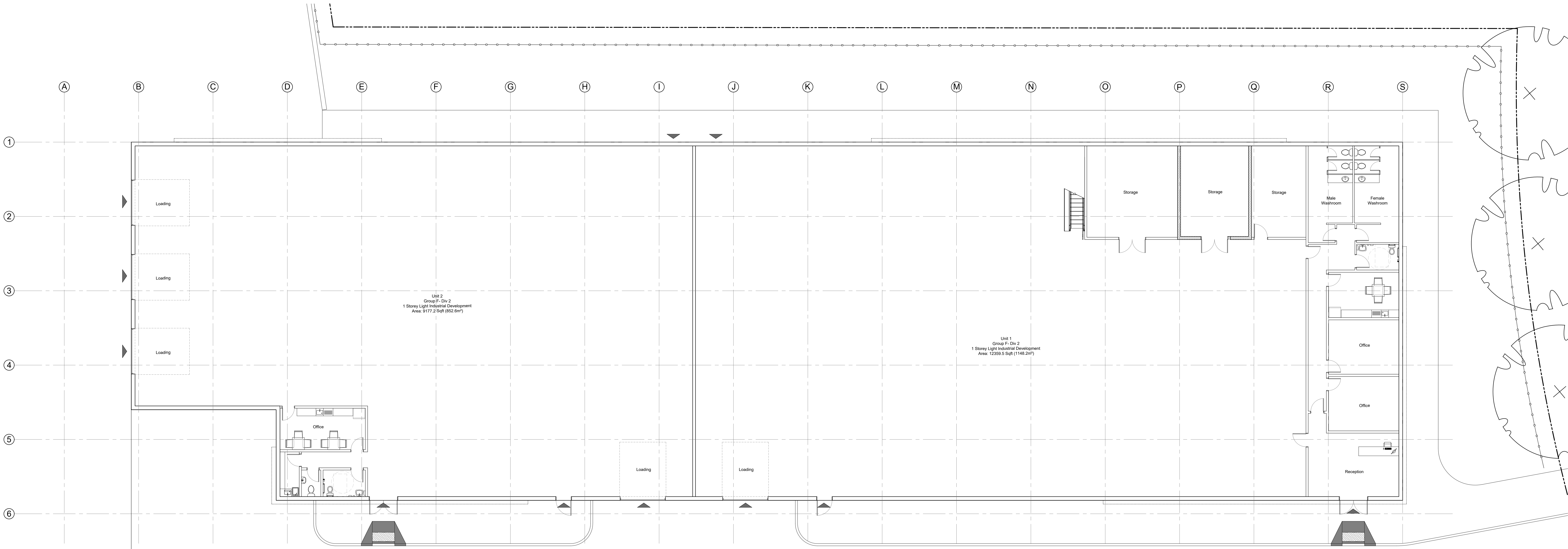
**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
215 Bay St. 20th Floor  
Ottawa, Ontario K1P 5H9  
Phone: (613) 463-2861 / Fax: (613) 463-2220

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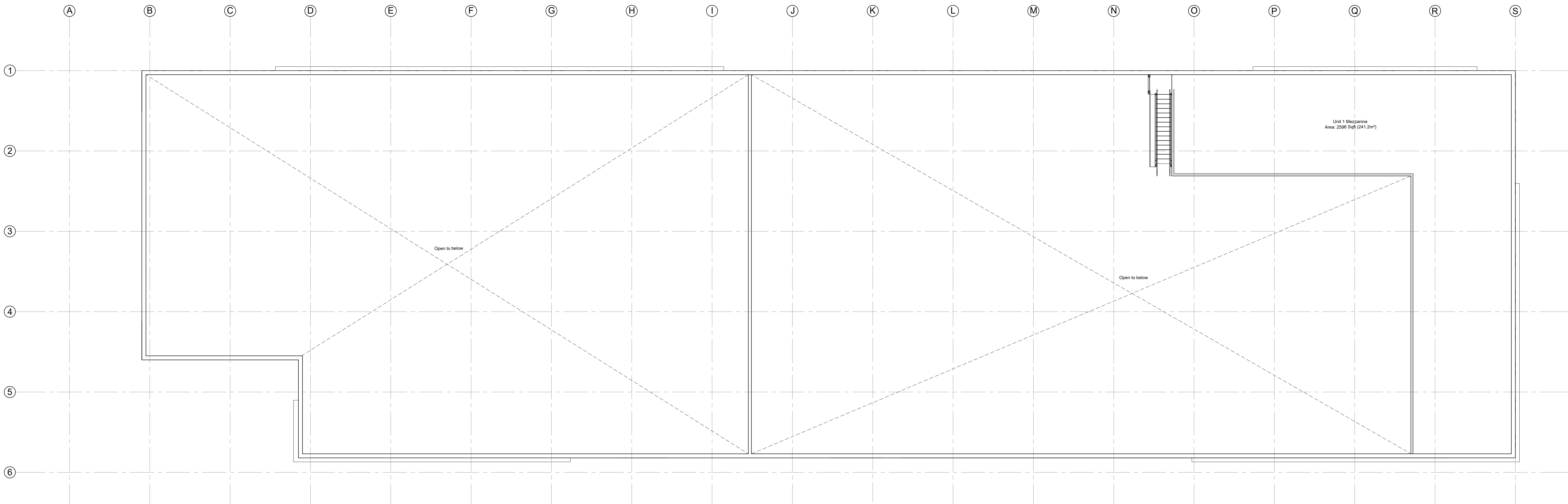
FIRE ACCESS ROUTE

PROJECT:	DWG NO:
2412	A1





1 GROUND FLOOR PLAN  
SCALE: 1/100



1 MEZZANINE FLOOR PLAN  
SCALE: 1/100

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P.O. Box 178, 200 West Beaver Creek  
Richmond Hill, Ontario L4B 1R9  
Phone: (905) 403-2867 / Fax: (905) 403-2220

DRAWING TITLE:

PLANS

PROJECT:

2412

DWG NO:

A2





A NORTH - EAST ELEVATION- LACOLLE WAY  
SCALE: NTS



B NORTH - WEST ELEVATION- LACOLLE WAY  
SCALE: NTS

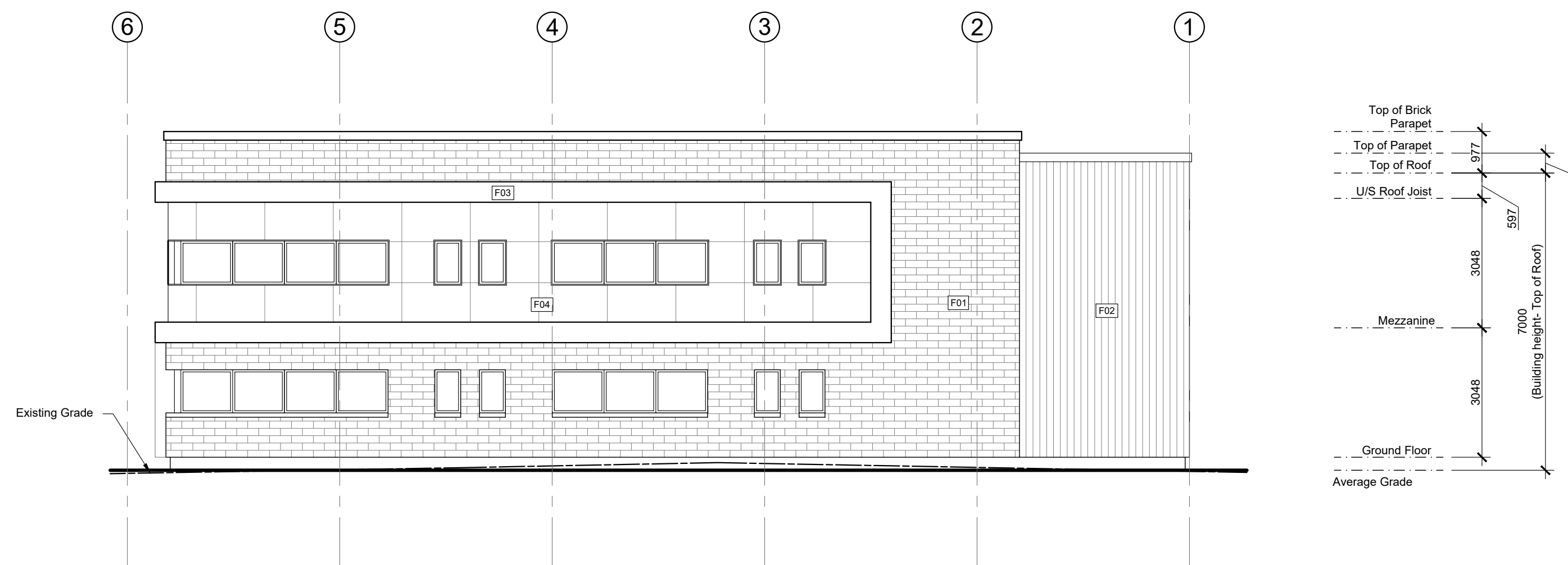


C SOUTH - EAST ELEVATION  
SCALE: NTS

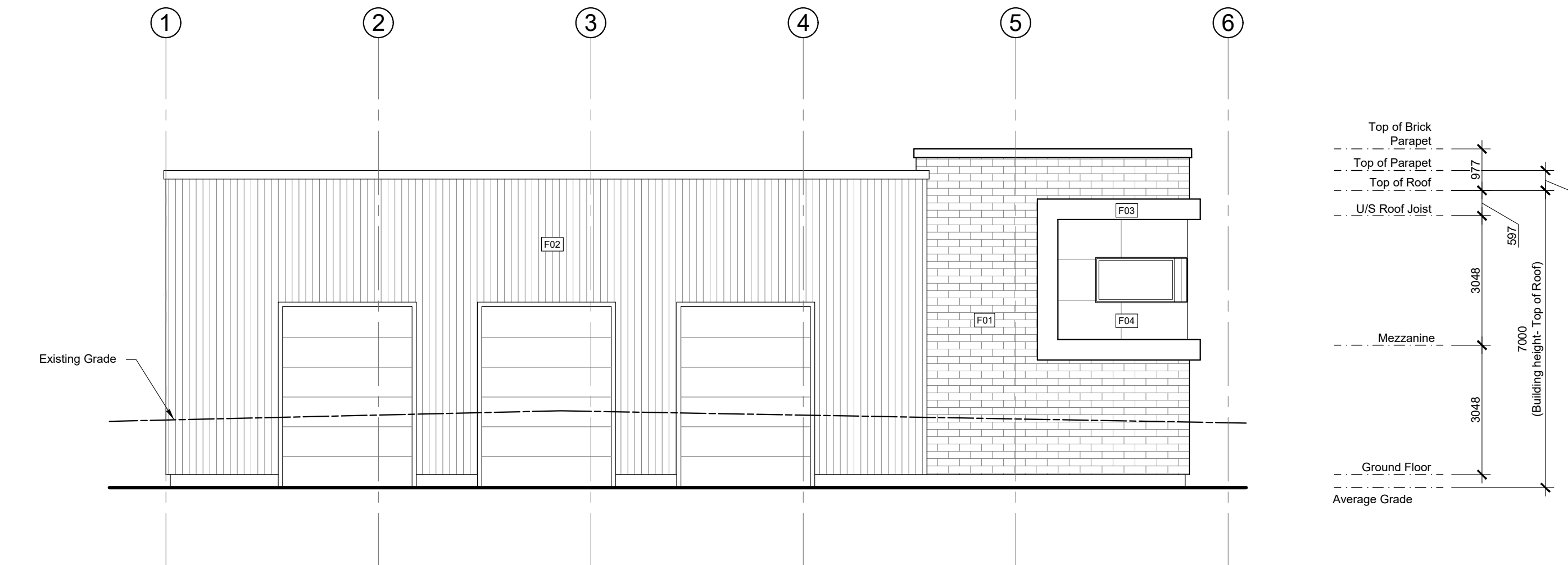


D SOUTH - WEST ELEVATION  
SCALE: NTS

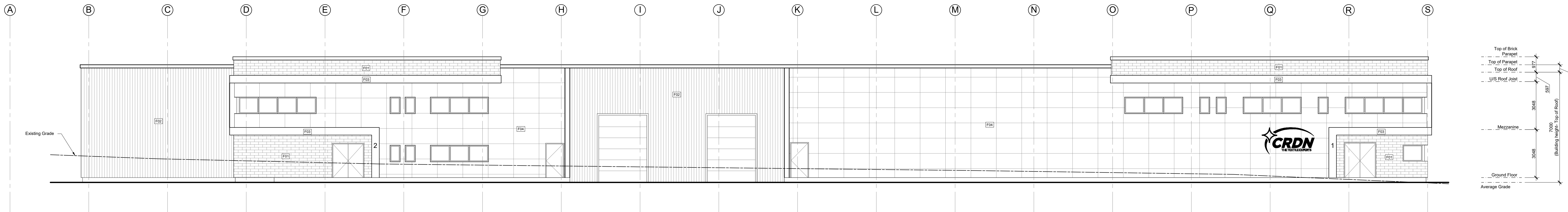
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F02 ALUMINIUM SIDING  
F03 ALUMINIUM PANELS - URETHANE COATING  
F04 JAMES HARDIE FIBRE CEMENT PANELS - HARDIE PANEL



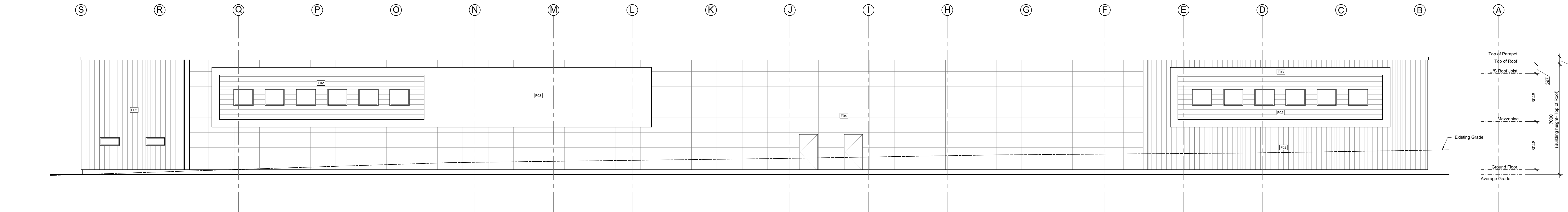
1 NORTH ELEVATION- LACOLLE WAY  
SCALE: 1:100



2 SOUTH ELEVATION  
SCALE: 1:100



3 EAST ELEVATION  
SCALE: 1:100



4 WEST ELEVATION  
SCALE: 1:100

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Ottawa, ON K1V 9G2  
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Land Surveyors  
P.O. Box 178, 200 West Beaver Creek  
Richmond Hill, ON L4B 1N9  
Phone: (905) 403-2067 / Fax: (905) 403-2020

#### DRAWING TITLE:

ELEVATIONS &  
PERSPECTIVES

#### PROJECT:

2412

#### DWG NO:

A3