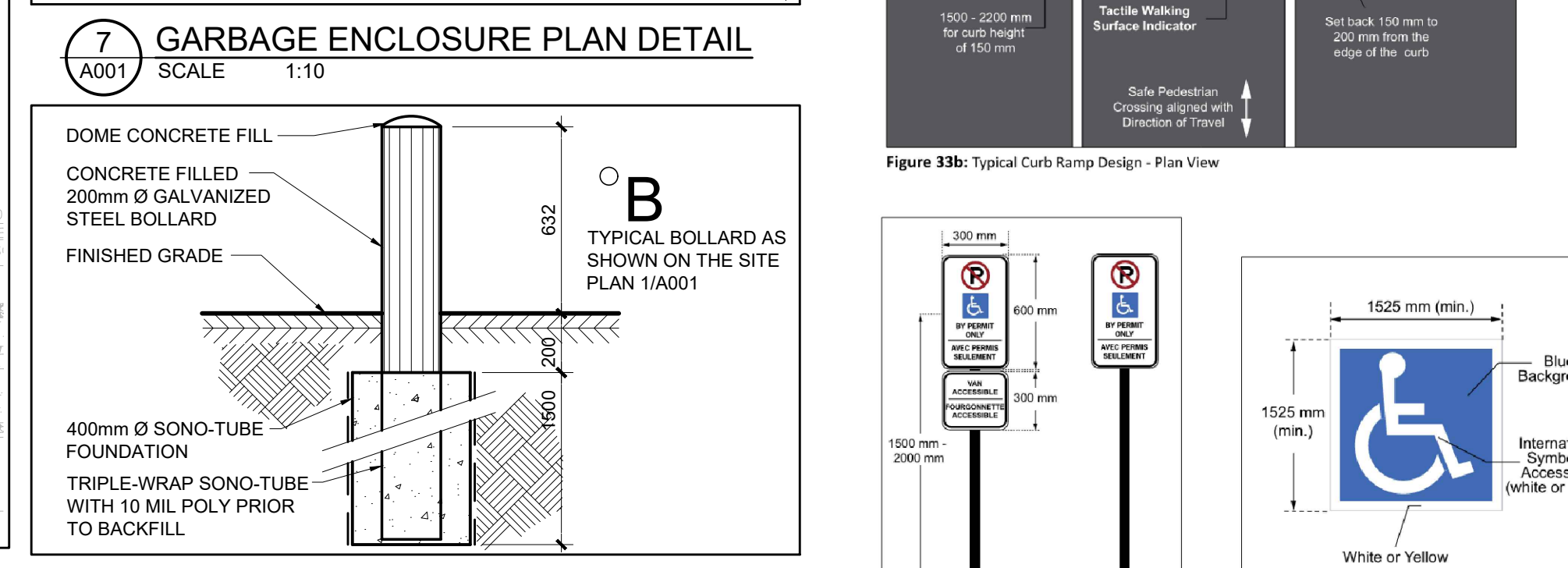
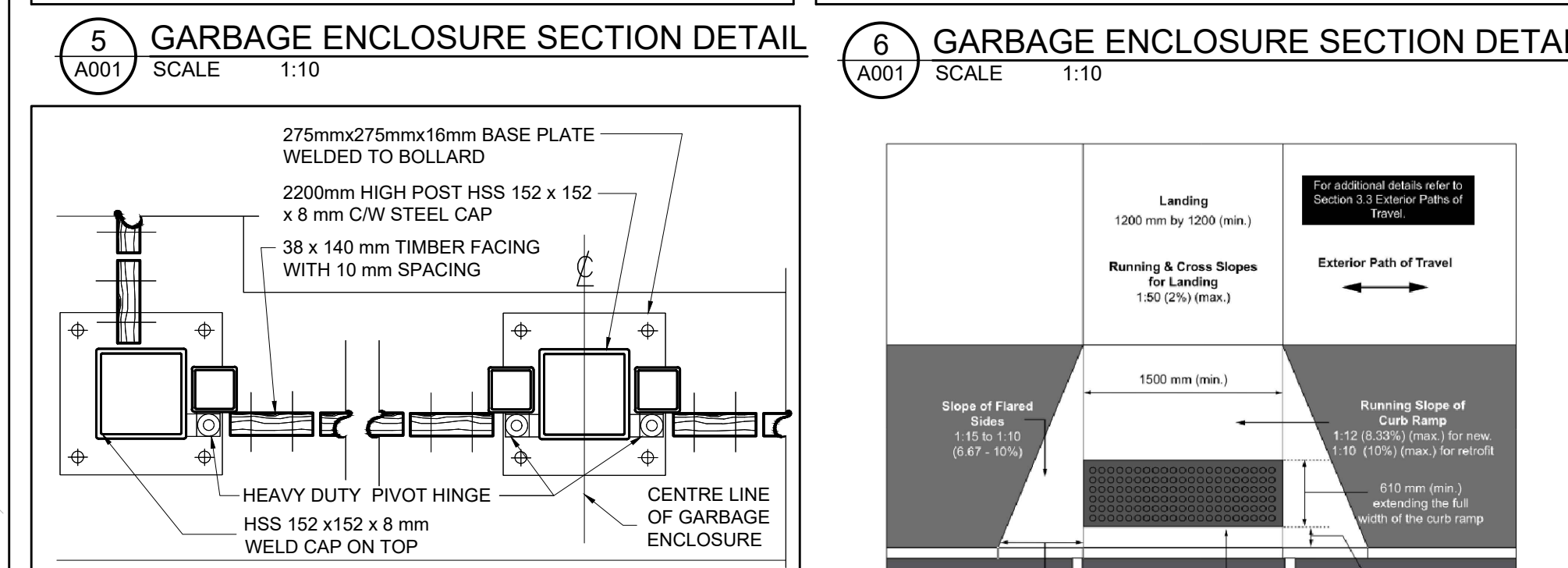
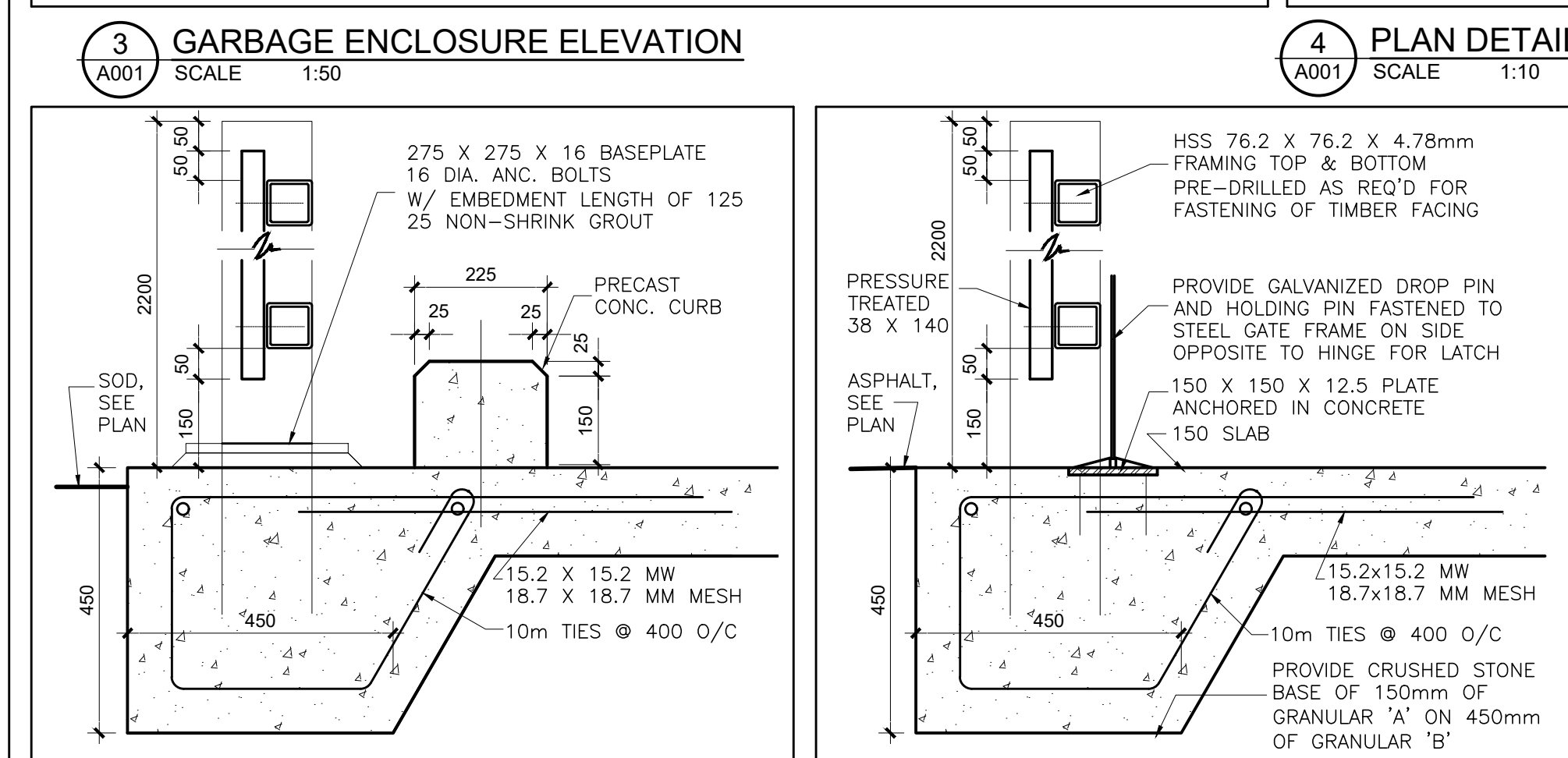
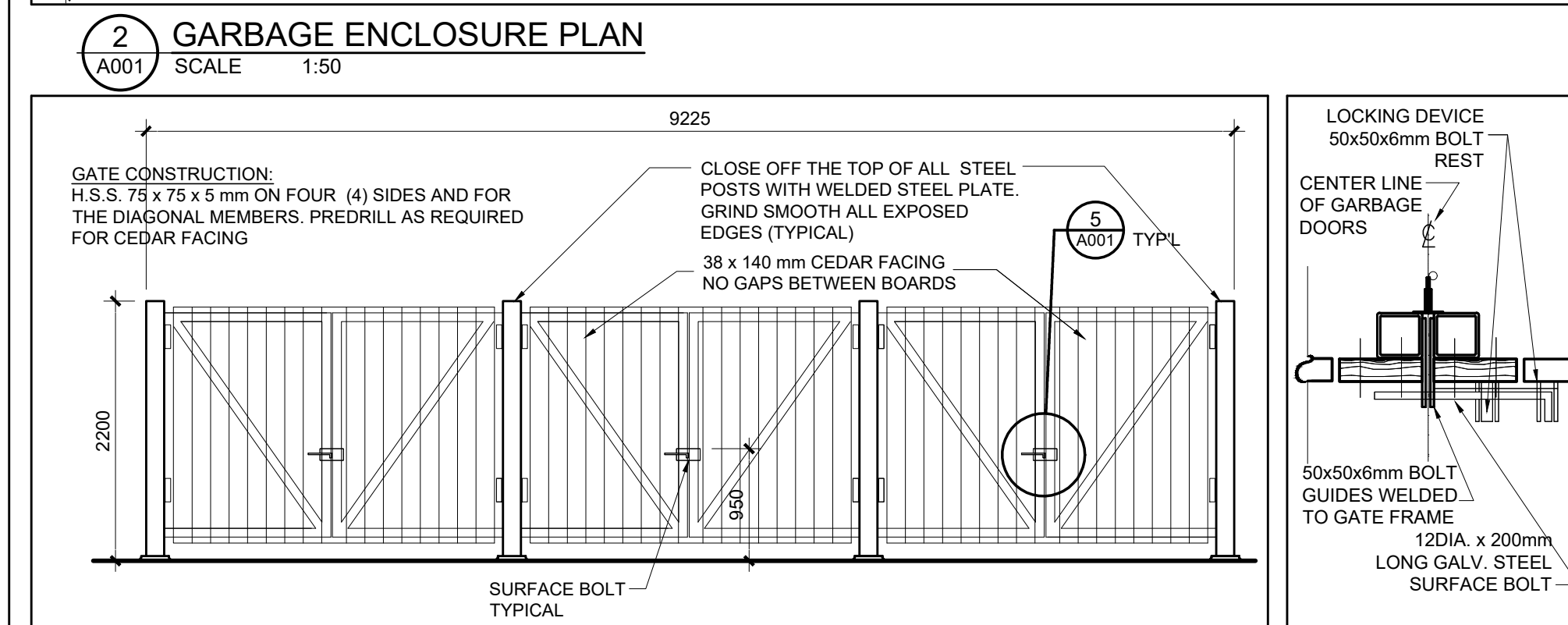
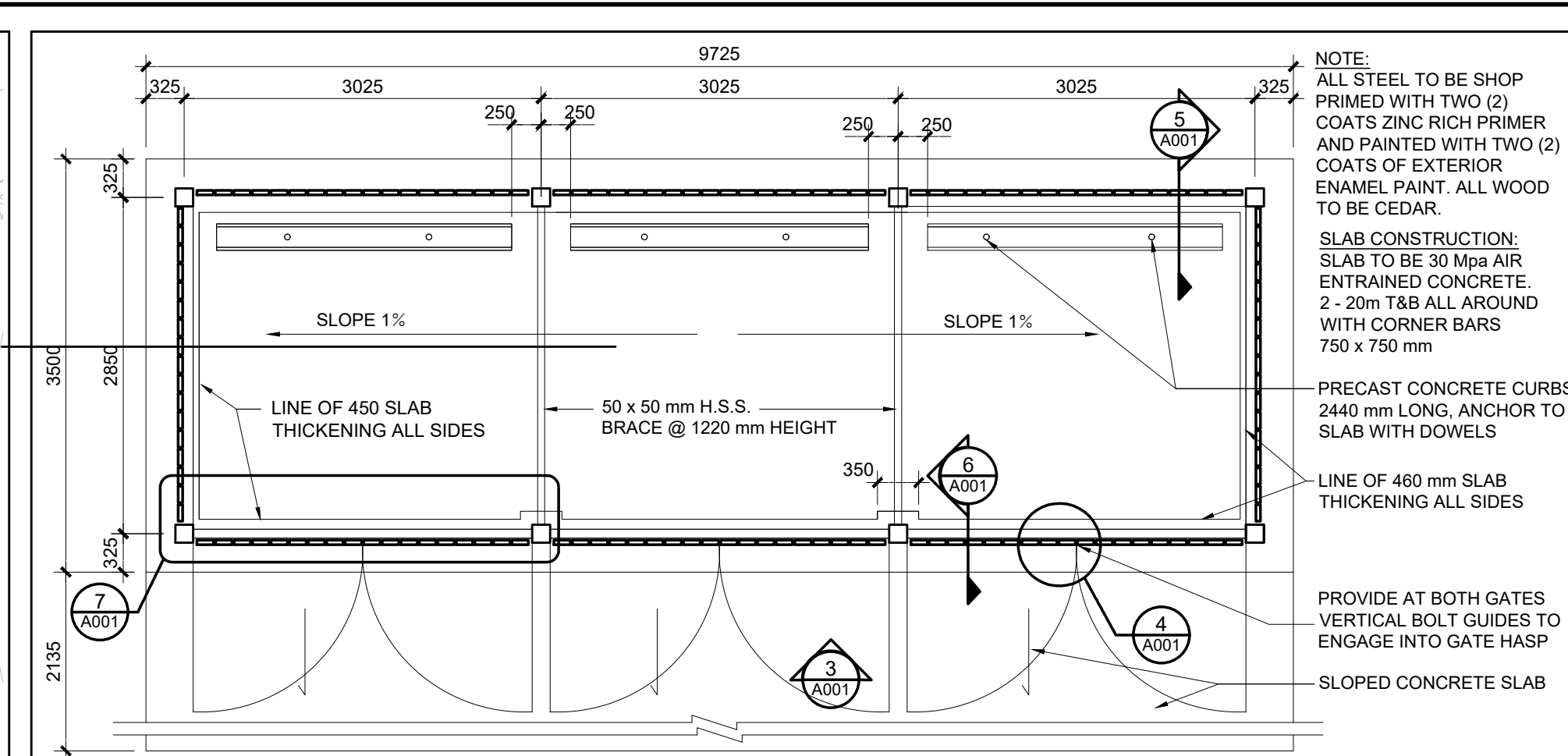
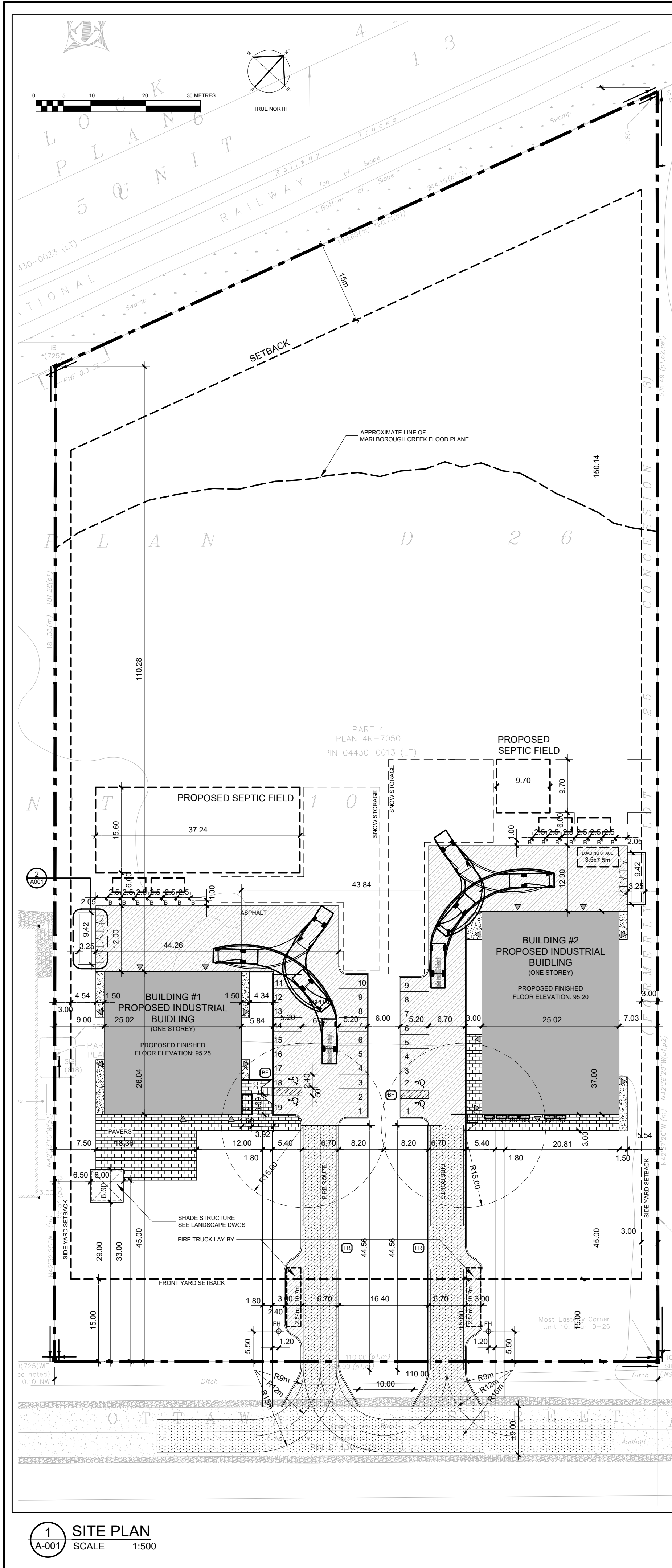
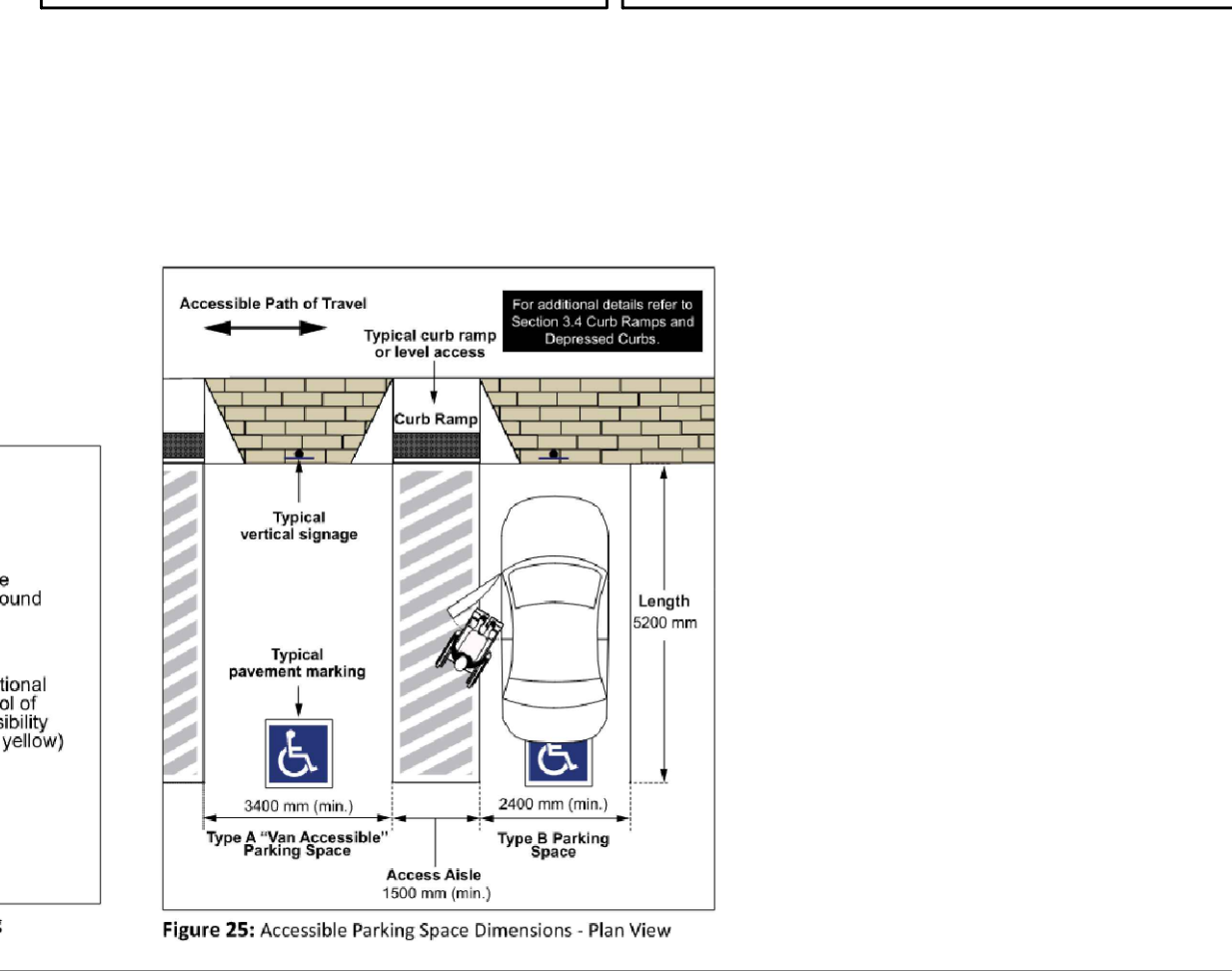




ZONING INFORMATION		
NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250		
ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	R3 (385) RURAL GENERAL INDUSTRIAL ZONE	BUILDING #1: WAREHOUSE, RETAIL STORE, BAR (25%) BUILDING #2: WAREHOUSE
MIN. LOT WIDTH	30.0 m	110.0 m
MIN. LOT AREA	2,000 m ²	22,680 m ² (± 5.6 Acres)
MIN. FRONT YARD SETBACK	15.0 m	45.0 m
MIN. REAR YARD SETBACK	15.0 m	110.0 m
MIN. INTERIOR SIDE YARD SETBACK	3.0 m	9.0 m
MAX. LOT COVERAGE	35%	2.85%
PARKING LANDSCAPE BUFFER	FOR A PARKING LOT CONTAINING 10-100 SPACES: ABUTTING A STREET = 3 m NOT ABUTTING A STREET = 1.5 m	ABUTTING A STREET 3 m NOT ABUTTING A STREET 3 m
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	2.6m WIDTH x 5.2m LENGTH
PARALLEL PARKING SPACE	2.6m WIDTH x 6.7m LENGTH	2.6m WIDTH x 6.7m LENGTH
ACCESSIBLE PARKING SPACE	3.4x5.2m (A); 2.4x5.2m(B)	3.4x5.2m (A); 2.4x5.2m(B)
PARKING REQUIREMENTS	BUILDING#1: LIGHT INDUSTRIAL USE (N49): 0.8 PER 100 m ² OF GFA (3.45 REQUIRED) RETAIL STORE (N79): 3.4 PER 100m ² OF GFA (2.75 REQUIRED) BAR (N15): 6 PER 100m ² OF GFA (6.48 REQUIRED) TOTAL REQUIRED: 12.725 BUILDING#2: LIGHT INDUSTRIAL USE (N49): 0.8 PER 100 m ² OF GFA (3.45 REQUIRED) RETAIL STORE (N79): 3.4 PER 100m ² OF GFA (2.75 REQUIRED) BAR (N15): 6 PER 100m ² OF GFA (6.48 REQUIRED) TOTAL REQUIRED: 12.725	BUILDING#1: 19 PARKING SPACES BUILDING#2: 9 PARKING SPACES
BARRIER FREE ACCESSIBLE	AS PER CITY OF OTTAWA ACCESSIBILITY DESIGN STANDARDS, PARAGRAPH 3.1.2, TABLE 3 1 TYPE 'A', 1 TYPE 'B'	BUILDING#1: 2 ACCESSIBLE PARKING SPACES (1xTYPE 'A' + 1xTYPE 'B') BUILDING#2: 2 ACCESSIBLE PARKING SPACES (1xTYPE 'A' + 1xTYPE 'B')
LOADING SPACES	GFA 350-999m ² - 0 required	0 PROVIDED
BICYCLE PARKING RATE	BUILDING#1: LIGHT INDUSTRIAL USE: 1 PER 1,000 m ² OF GFA (0.4385 REQUIRED) RETAIL STORE: 1 PER 250 m ² OF GFA (0.32 REQUIRED) BAR: 1 PER 1,500 m ² OF GFA (0.072) TOTAL REQUIRED: 0.8285 BUILDING#2: LIGHT INDUSTRIAL USE: 1 PER 1,000 m ² OF GFA (0.4385 REQUIRED)	BUILDING#1: 6 BICYCLE SPACES BUILDING#2: 6 BICYCLE SPACES

PROJECT INFORMATION (BUILDING#1):		
BUILDING CLASSIFICATION: THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2024 (CURRENT EDITION) PART 3		
MAJOR OCCUPANCY: GROUP F, DIVISION 2, SPRINKLERED, UP TO TWO STOREY (3.2.2.72)		
MINOR OCCUPANCIES: GROUP E, AND GROUP D		
BUILDING STATISTICS: BUILDING AREA (FOOTPRINT): 623 sq.m. BUILDING GFA: 738 sq.m. NUMBER OF STOREYS: 1 (+MEZZANINE) BUILDING SPRINKLERED: YES # OF STREET ACCESS ROUTES: 1 CONSTRUCTION TYPE: NON-COMB. FLOOR ASSEMBLY & F.R.R.: 1 HOUR		
PROJECT INFORMATION (BUILDING#2):		
BUILDING CLASSIFICATION: THE BUILDING IS CLASSIFIED AND DESIGNED TO CONFORM TO THE ONTARIO BUILDING CODE 2024 (CURRENT EDITION) PART 3		
MAJOR OCCUPANCY: GROUP F, DIVISION 2, SPRINKLERED, UP TO TWO STOREY (3.2.2.72)		
MINOR OCCUPANCIES: GROUP D		
BUILDING STATISTICS: BUILDING AREA (FOOTPRINT): 925 sq.m. BUILDING GFA: 1,042 sq.m. NUMBER OF STOREYS: 1 (+MEZZANINE) BUILDING SPRINKLERED: YES # OF STREET ACCESS ROUTES: 1 CONSTRUCTION TYPE: NON-COMB. FLOOR ASSEMBLY & F.R.R.: 1 HOUR		
TOPOGRAPHICAL PLAN INFORMATION:		
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN, PLAN OF SURVEY OF PART OF UNIT 10, INDEX PLAN D-26, GEOGRAPHIC TOWNSHIP OF GOULBOURN, CITY OF OTTAWA		
PREPARED BY EGIS SURVEYING INC., JULY 9, 2024		



OWNER:

99117756 CANADA INC. c/o JACK GULAS
411 LEGGET DRIVE, SUITE 710, OTTAWA, ONTARIO, K2K 3C9

KEY PLAN

3	ISSUED FOR SPA	29JUL25
2	ISSUED FOR SPA	15MAY25
1	ISSUED FOR SITE PLAN CONTROL	07OCT24
no.	revision	date

N45 ARCHITECTURE INC.
71 Bank Street, 7th floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0095 fax 613.224.9811

project
FOXRUN RICHMOND
5923 OTTAWA STREET
OTTAWA, ON
project north
seal
ONTARIO ASSOCIATION OF ARCHITECTS
VLADIMIR POPOVIC
LICENCE 5918

drawing title	
SITE PLAN	
scale AS NOTED	drawn by NF
date JUNE 2022	checked by VP
project number 24-826	drawing number A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.	
revision -	