



NIPISSING BODY SHOP MYERS

100 Nipissing Ct, Ottawa, ON K2T 0N7

RE-ISSUED FOR SPA

2026.01.08

PLANNING / CIVIL



NOVATECH
240 MICHAEL COWPLAND DRIVE, SUITE 200
OTTAWA, ONTARIO K2M 1P6
(P) 613 254 9643 X 205

ARCHITECTURAL

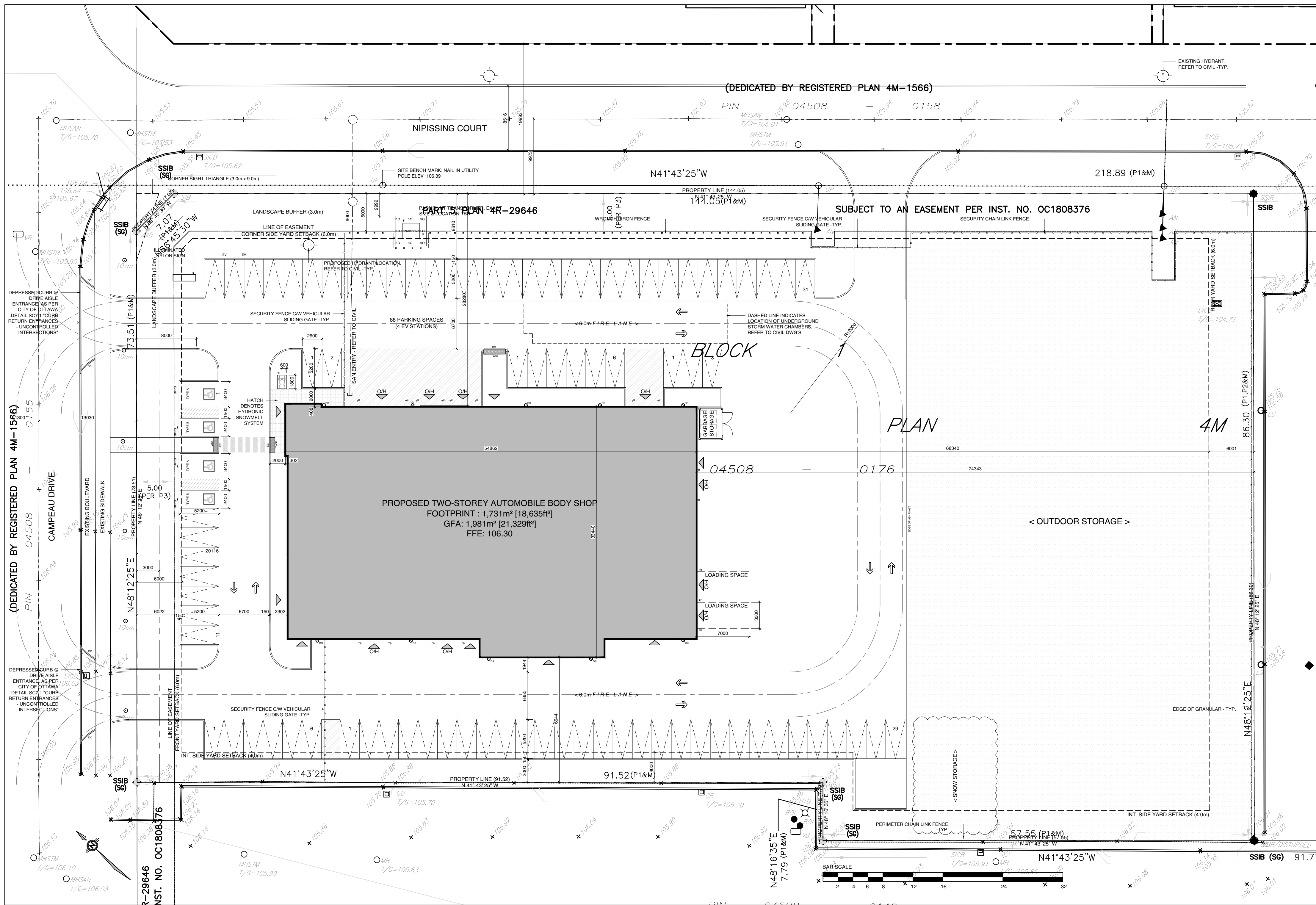


LAWRENCE ARCHITECT INC.
18 DEAKIN ST. SUITE 205
OTTAWA, ONTARIO K2E 8B7
(P) 613 739 7770
(F) 613 739 7703

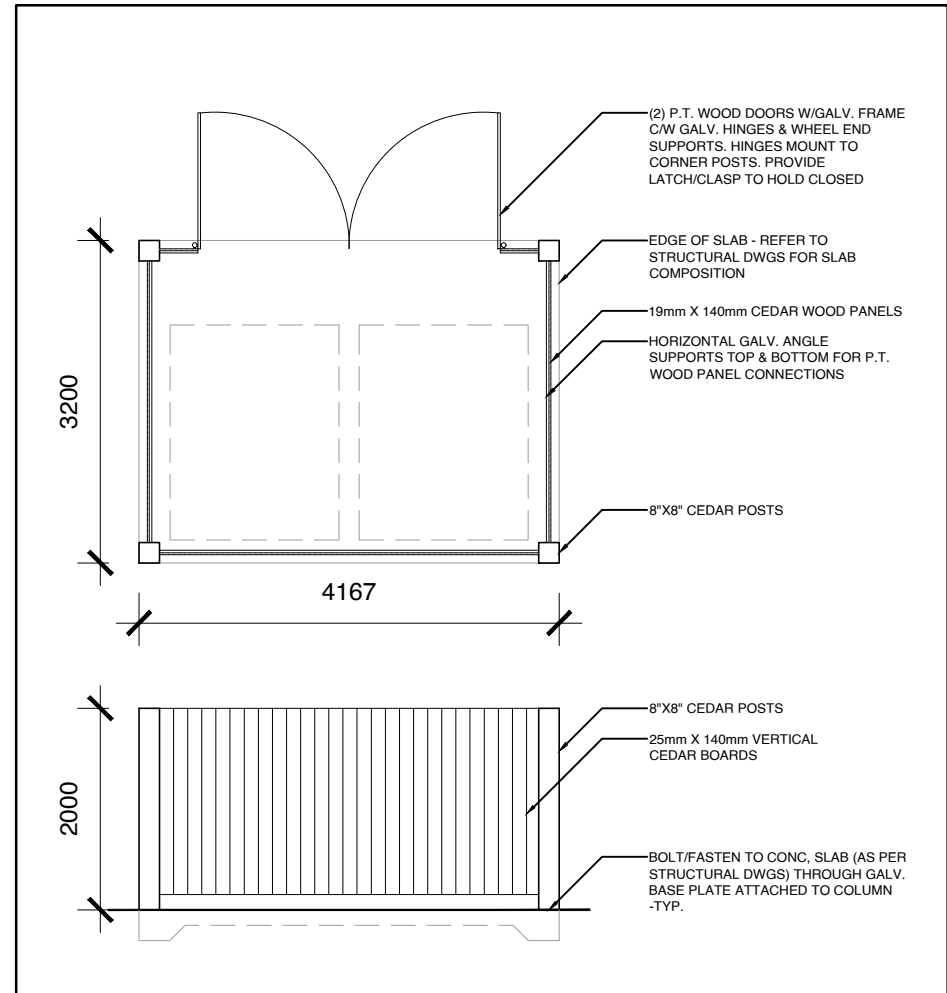
LANDSCAPE



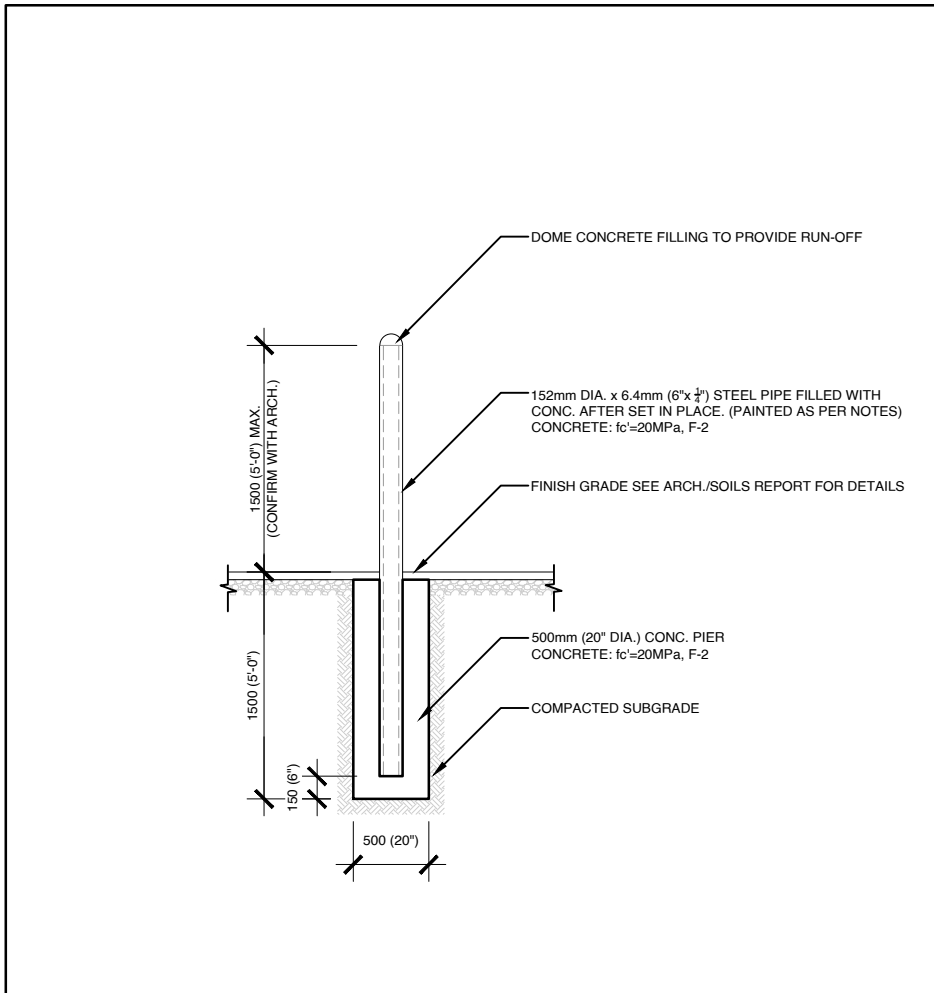
GINO J. AIELLO
110 DIDSBURY RD #9
OTTAWA, ONTARIO K2T 0C2
(P) 613 286 5130



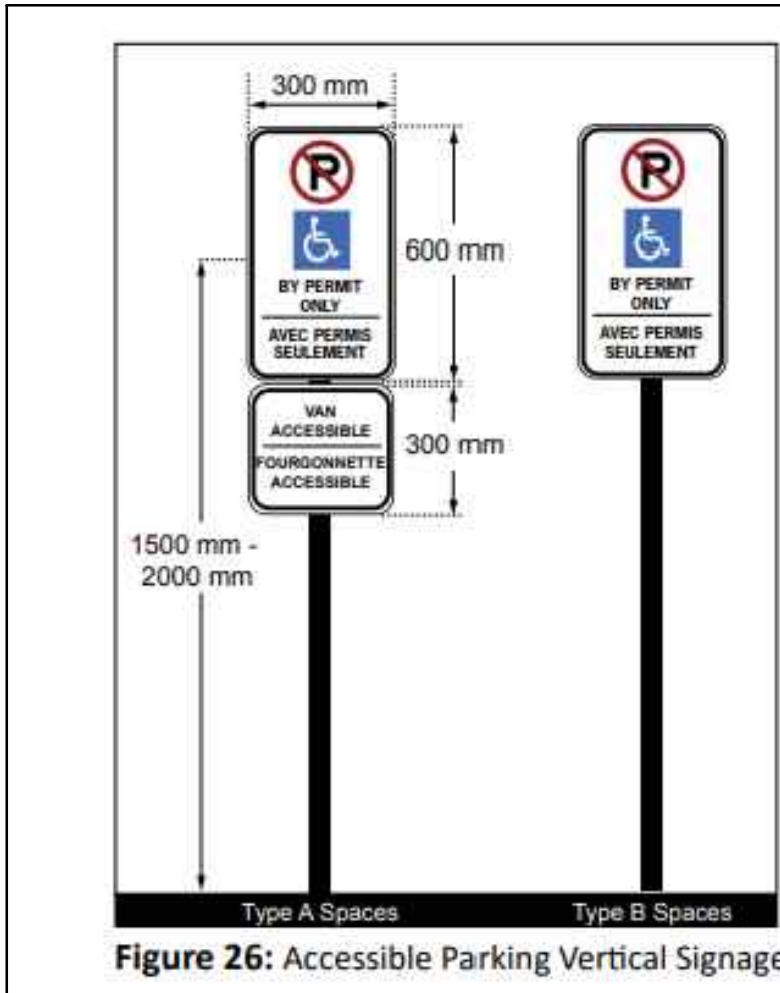
01 SITE PLAN
A1.0 SCALE: 1:300



02 GARBAGE ENCLOSURE
A1.0 SCALE: 1:75



03 TYPICAL BOLLARD @ GRADE DETAIL
A1.0 SCALE: 1:50



04 ACCESSIBLE PARKING SIGNAGE DETAIL
A1.0 SCALE: NTS

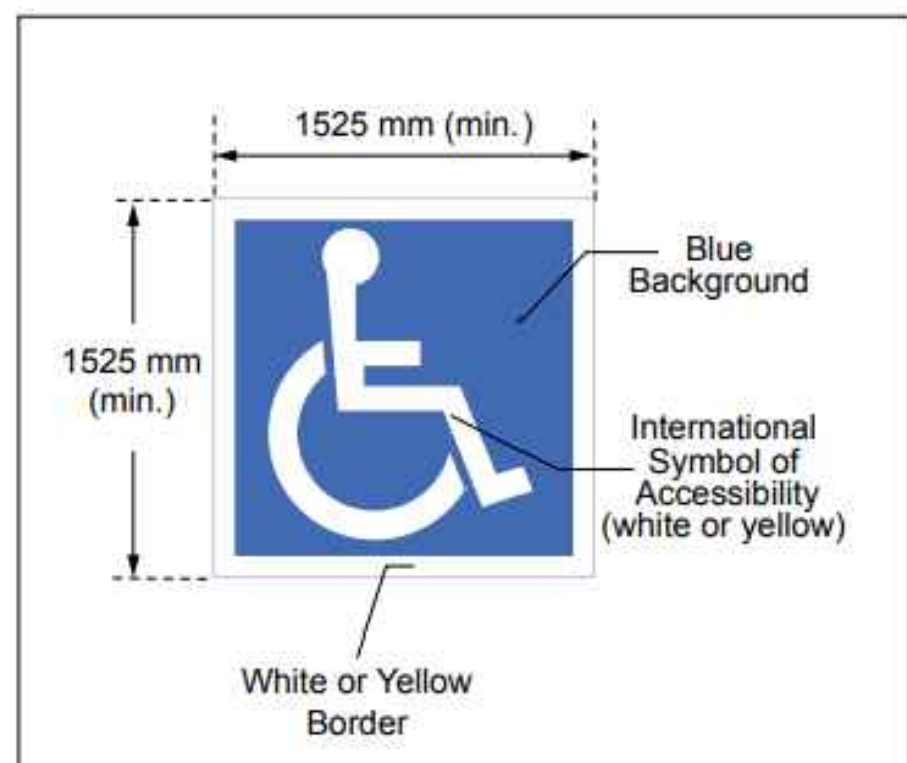
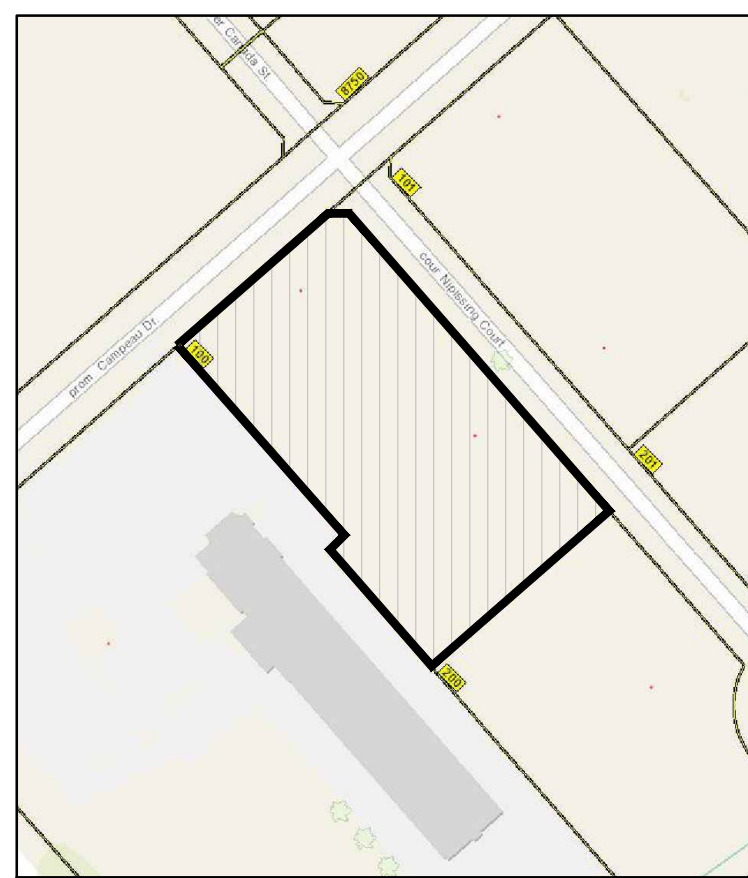


Figure 27: Accessible Parking Pavement Marking



02 KEY PLAN
A1.0 SCALE: N.T.S.

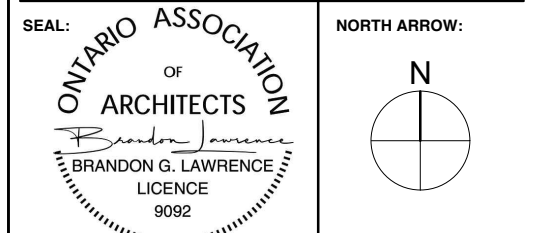
PROPERTY LEGAL DESCRIPTION		
TOPOGRAPHIC PLAN OF SURVEY BLOCK 1 REGISTERED PLAN 4M-1642		
CITY OF OTTAWA PREPARED BY STANTEC GEOMATICS LTD. DATED AUGUST 1, 2025		
BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	1,731m²	18,635ft²
GROSS FLOOR AREA:		
AUTOMOTIVE BODY SHOP	1,487.8m²	16,015ft²
OFFICE	243.4m²	2,620ft²
SECOND FLOOR	250m²	2,694ft²
TOTAL	1,981m²	21,329ft²
PROJECT ZONING REVIEW/STATISTICS		
MUNICIPALITY:	CITY OF OTTAWA	
MUNICIPAL ADDRESS:	100 NIPISSING COURT, OTTAWA, ON.	
REGISTERED OWNER:	ZENIA INVESTMENT CORPORATION	
LOT AREA:	12,138m²	
ZONING ANALYSIS:	OTTAWA	
ZONE:	IP13 (2166)-H	
PROPOSED USE:	2 STOREY AUTOMOBILE BODY SHOP	

ZONING MECHANISM (IP13 (2166)-H)	REQUIRED	PROVIDED
MINIMUM LOT AREA	750m²	12,138.1m²
MAXIMUM BUILDING HEIGHT	22.0m	8.64m
MINIMUM FRONT YARD SETBACK	6.0m	19.8m
MINIMUM REAR YARD SETBACK	6.0m	74.6m
MINIMUM INTERIOR YARD SETBACK	4.0m	17.0m
MINIMUM CORNER YARD SETBACK	6.0m	28.0m
MAXIMUM LOT COVERAGE	55%	14.2%
MAXIMUM FLOOR SPACE INDEX	2	0.16
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
PARKING & LOADING SPACE PROVISIONS		
MINIMUM REQUIRED VEHICLE PARKING SPACES	AUTOMOBILE BODY SHOP - 3 PER SERVICE BAY = 39 PARKING SPACES	
	REGULAR SPACES (NEW)	84 SPACES
	ACCESSIBLE SPACE (TYPE A) = 2 REQUIRED	2 SPACE
	ACCESSIBLE SPACE (TYPE B) = 2 REQUIRED	2 SPACE
	TOTAL	88 SPACES
BICYCLE PARKING REQUIRED	AUTOMOBILE BODY SHOP - 1 PER 1,500m² GFA = 1 SPACE	2 SPACES
MINIMUM AISLE WIDTH	PARKING LOT: 6.7m	6.7m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
PROVIDED LOADING	1 SPACE PER 1000-1999m²	2
MINIMUM WIDTH OF DRIVEWAY ACCESSING LOADING SPACE	SINGLE TRAFFIC LANE - 3.0m DOUBLE TRAFFIC LANE - 6.0m	DOUBLE TRAFFIC LANE - 6.7m
MINIMUM WIDTH OF LOADING SPACE	3.5m	3.5m
MINIMUM LENGTH OF LOADING SPACE	7m	7m
MINIMUM VERTICAL CLEARANCE OF LOADING SPACE	4.2m	N/A
MINIMUM LANDSCAPE WIDTH ABUTTING STREET	3.0m	3.0m
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m MIN. SETBACK FROM ANY LOT LINE: 3.0m SCREENING MIN. HEIGHT: 2.0m	N/A 17.0m 2.0m

SITE PLAN NOTES	
NOTE	NOTE
(E)AS	EXISTING ASPHALT SURFACE - REFER TO SURVEY
(E)BU	EXISTING BUSHES - REFER TO SURVEY
(E)CSW	EXISTING CONCRETE CURB - REFER TO SURVEY
(E)GSW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY
(E)JWH	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY
(E)RW	EXISTING RETAINING WALL - REFER TO SURVEY
(E)T	EXISTING TREE - REFER TO SURVEY
(E)TR	EXISTING TREE TO BE REMOVED - REFER TO SURVEY
B	BOLLARD, 6MM X 125MM DIA. X 1050MM PAINTED GALVANIZED STEEL BOLLARD C/W WELDED CAP AND 6MM X 150MM BASE PLATE WITH 4 BOLT HOLES, SECURE TO PAVEMENT OR SIDEWALK AT LOCATIONS INDICATED WITH 16MM DIA. GALVANIZED CONCRETE OR ASPHALT ANCHORS DEPENDANT ON LOCATION.
BFPS	PROVIDE VERTICALLY MOUNTED SIGN, MINIMUM 300MM WIDE X 600MM HIGH, MARKED WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNT NOT LESS THAN 1500MM ABOVE GRADE AND NOT MORE THAN 2000MM ABOVE GRADE. ENSURE TONAL CONTRAST BETWEEN BP PARKING SIGN AND BACKGROUND ENVIRONMENT. PROVIDE INFORMATION TEXT COMPLIANT WITH CITY OF OTTAWA BY LAW REQUIREMENTS. PROVIDE ADDITIONAL BILINGUAL SIGNAGE THAT IDENTIFIES TYPE "A" SPACES AS "VAN ACCESSIBLE" / "FOURGOINETTE ACCESSIBLE".
BR	BIKE RACK - REFER TO LANDSCAPE
CC	CONCRETE CURB - REFER TO CIVIL
CP	CONCRETE PAD - REFER TO CIVIL
CSW	CONCRETE SIDEWALK - REFER TO CIVIL
CY	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL
GM	GAS METER - REFER TO SITE SERVICING
PMT	PAD MOUNT TRANSFORMER - REFER TO CIVIL
PP	PAINTED PARKING LINES, TYP. - REFER TO CIVIL
RS	ROOF STORM LINE - REFER TO CIVIL
RW	RETAINING WALL - REFER TO CIVIL
SL	SANITARY LINE - REFER TO CIVIL
STL	STORM LINE - REFER TO CIVIL
TWSI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP, RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE - REFER TO CIVIL
WTS	WATER SERVICE - REFER TO CIVIL
WTSL	WEAVING TILE STORM LINE - REFER TO CIVIL
DS	DOWNSPOUT

SITE PLAN SYMBOLS	
	NEW OVERHEAD DOOR
	NEW DOOR / ENTRANCE
	BICYCLE PARKING SPACE (1.8Mx0.6M)
	NO PARKING LINES
	PARKING STALL COUNT PER ROW
	NEW SIGN, REFER TO SIGN LEGEND
	FIRE ROUTE SIGN
	STREET LIGHT
	DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
	VISITOR PARKING
	TWO WAY TRAFFIC
	DEPRESSED CURB (DC)
	TACTILE WALKING SURFACE INDICATORS (TWSI)
	PROPERTY LINE
	MINIMUM SETBACKS (ZONING)
	SECURITY FENCE
	NEW CONSTRUCTION
	EXISTING BUILDINGS
	SOFT LANDSCAPING
	CONCRETE SIDEWALK
	BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS
	DOWNSPOUT CONNECTING TO UNDERGROUND STORM, AS PER CIVIL DWGS

- NOTES:
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 3. DO NOT SCALE DRAWINGS.
 4. ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
 5. NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



NO.	DATE	REVISION
15	2026.01.08	RE-ISSUED FOR SPA
14	2025.12.19	ISSUED FOR COORDINATION
13	2025.11.14	ISSUED FOR SPA
12	2025.11.12	ISSUED FOR REVIEW
11	2025.10.30	ISSUED FOR REVIEW
10	2025.10.29	ISSUED FOR COORDINATION
09	2025.09.18	ISSUED FOR REVIEW
08	2025.08.14	ISSUED FOR COORDINATION
07	2025.07.22	ISSUED FOR COORDINATION
06	2025.07.15	ISSUED FOR REVIEW
05	2025.06.30	ISSUED FOR REVIEW
04	2025.06.19	ISSUED FOR REVIEW
03	2025.06.09	ISSUED FOR PRE-CONSULTATION
02	2025.05.23	ISSUED FOR PRE-CONSULTATION
01	2025.05.22	ISSUED FOR REVIEW
NO.	DATE	REVISION

LAWRENCE ARCHITECTS
205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7
T: 613.739.7770
E: INFO@LAWRENCEARCH.COM

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PROJECT:
MYERS AUTOMOTIVE - BODY SHOP
100 NIPISSING COURT, OTTAWA, ON.

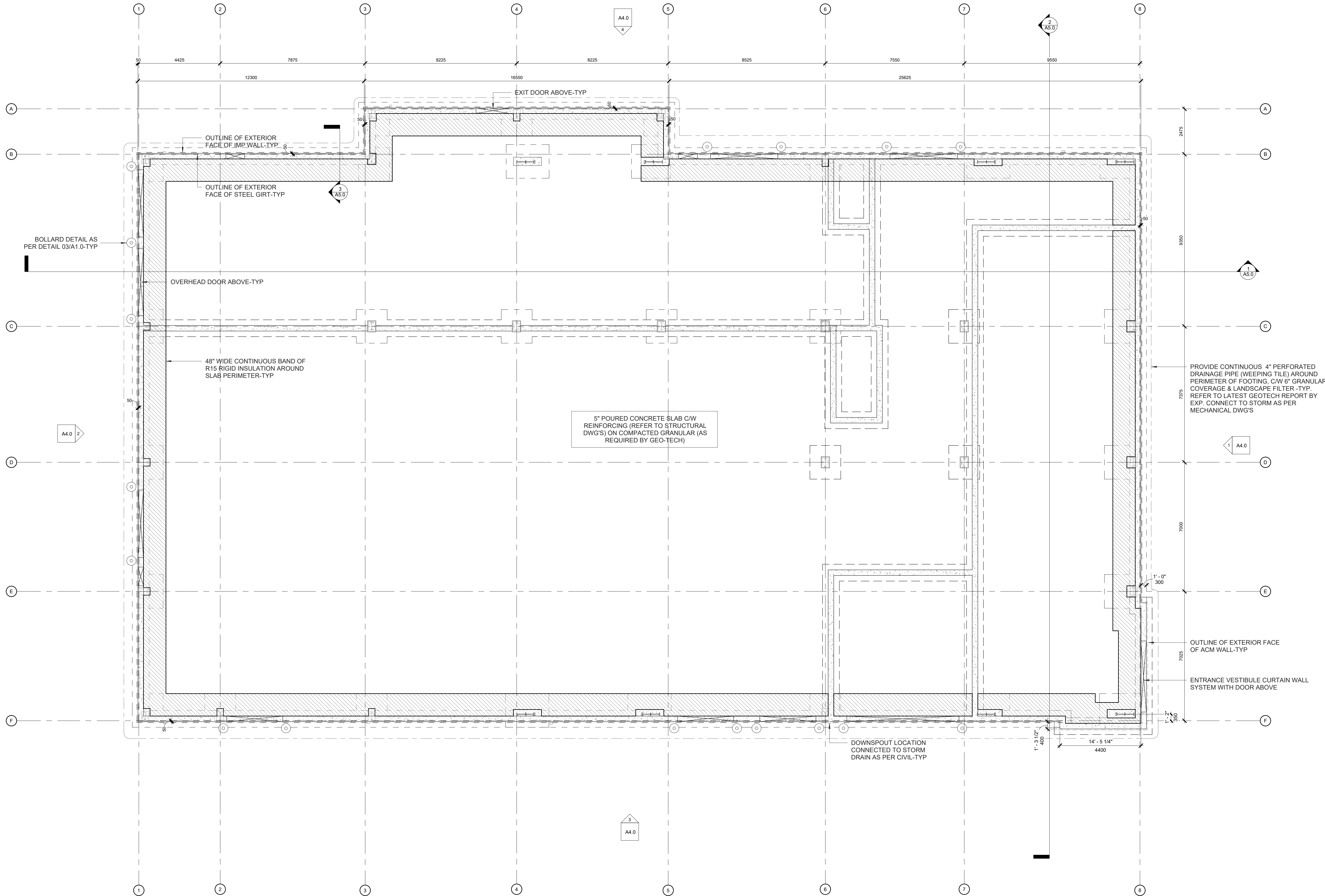
SHEET TITLE:
SITE PLAN GENERAL NOTES

DRAWN BY: **BL.** CHECKED BY: **L.A.**

PLOT DATE:
2026.01.08

JOB NUMBER:
LA-1152-25 SCALE:
AS SHOWN

SHEET NUMBER:
14/102



CLIENT NAME: **Myers Automotive Group**

NOTES:

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SEAL: **OLYMPIA ASSOCIATION OF ARCHITECTS**
BRANDON G. LAWRENCE
LICENSE 9092

NORTH ARROW:

No.	DATE	REVISION
05	2026.01.08	RE-ISSUED FOR SPA
04	2025.12.16	ISSUED FOR COORDINATION
03	2025.11.14	ISSUED FOR SITE PLAN CONTROL
02	2025.11.12	ISSUED FOR REVIEW
01	2025.10.30	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS
205-18 DEAKIN STREET
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T: (613) 736-7770
E: INFO@LAWRENCEARC.COM

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PROJECT: **NIPissing BODY SHOP MYERS**
100 Nipissing Ct, Ottawa, ON K2T 0N7

SHEET TITLE: **FOUNDATION PLAN**

DRAWN BY:	CHECKED BY:
Y.R.	B.L.

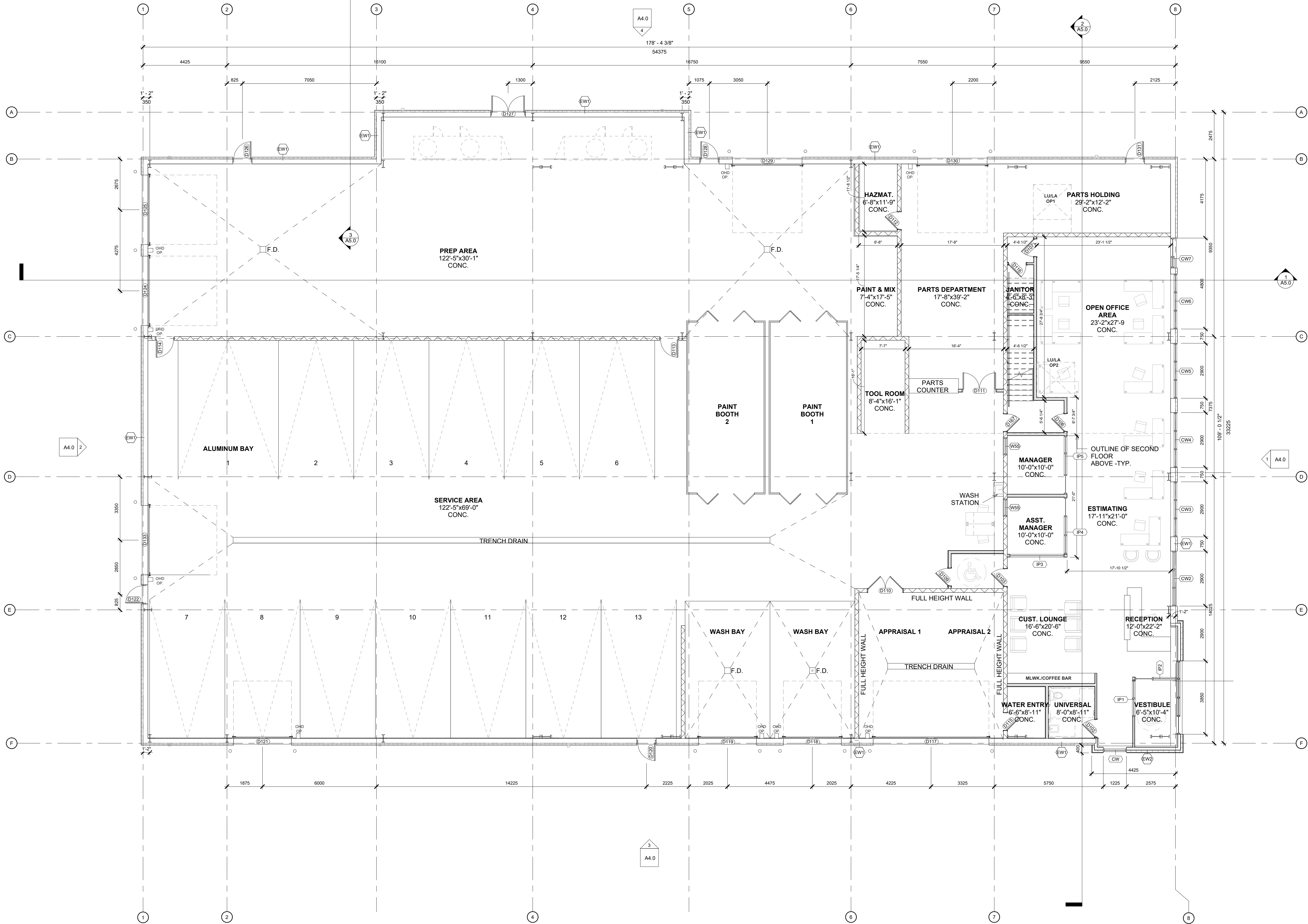
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08-01-2026 11:10:45	2025.05.05

JOB NUMBER:	SCALE:
LA-1152-25	1/8" = 1'-0"

A2.0

PLAN #1902

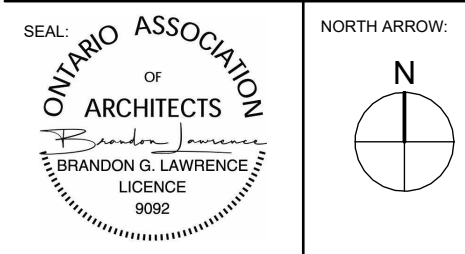
FILE #D07-12-25-0152



1
A2.1 GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

- NOTES:
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- EW1**
IMP GLAD EXTERIOR WALL
- 4" IMP (TBD)
 - 10" PRE-ENG GIRT FLANGE C/W R13 BATT INSULATION (REFER TO PRE-ENG DWGS BY OTHERS)
 - PRE-ENG COLUMNS / STRUCTURE (REFER TO PRE-ENG DWGS BY OTHERS)
 - METAL BACK PANEL (REFER TO PRE-ENG DWGS BY OTHERS)
- EW2**
LOAD-BEARING EXTERIOR WALL - COMPOSITE PANEL
- COMPOSITE PANEL (COLOUR & PROFILE TBD BY OWNER), INSTALL AS PER MANUFACTURER'S INSTRUCTIONS
 - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER
 - 4" RIGID INSULATION (R-19 C) C/W 3" HORIZONTAL Z-GIRT
 - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED
 - 5/8" EXTERIOR GRADE SHEATHING
 - 2"x6" WOOD STUDS @ 16" O.C. C/W MIN. R-13 BATT INSULATION
- INTERIOR SIDE**
- 5/8" POLY VAPOR BARRIER (LAP & SEAL ALL JOINTS)
 - 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)
- EXTERIOR SIDE (ABOVE ROOF)**
- 5/8" EXTERIOR GRADE SHEATHING
 - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE (BLUESKIN) - ALL JOINTS SEALED
 - ACM / FLASHING (TBD)



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205-18 DEAKIN STREET
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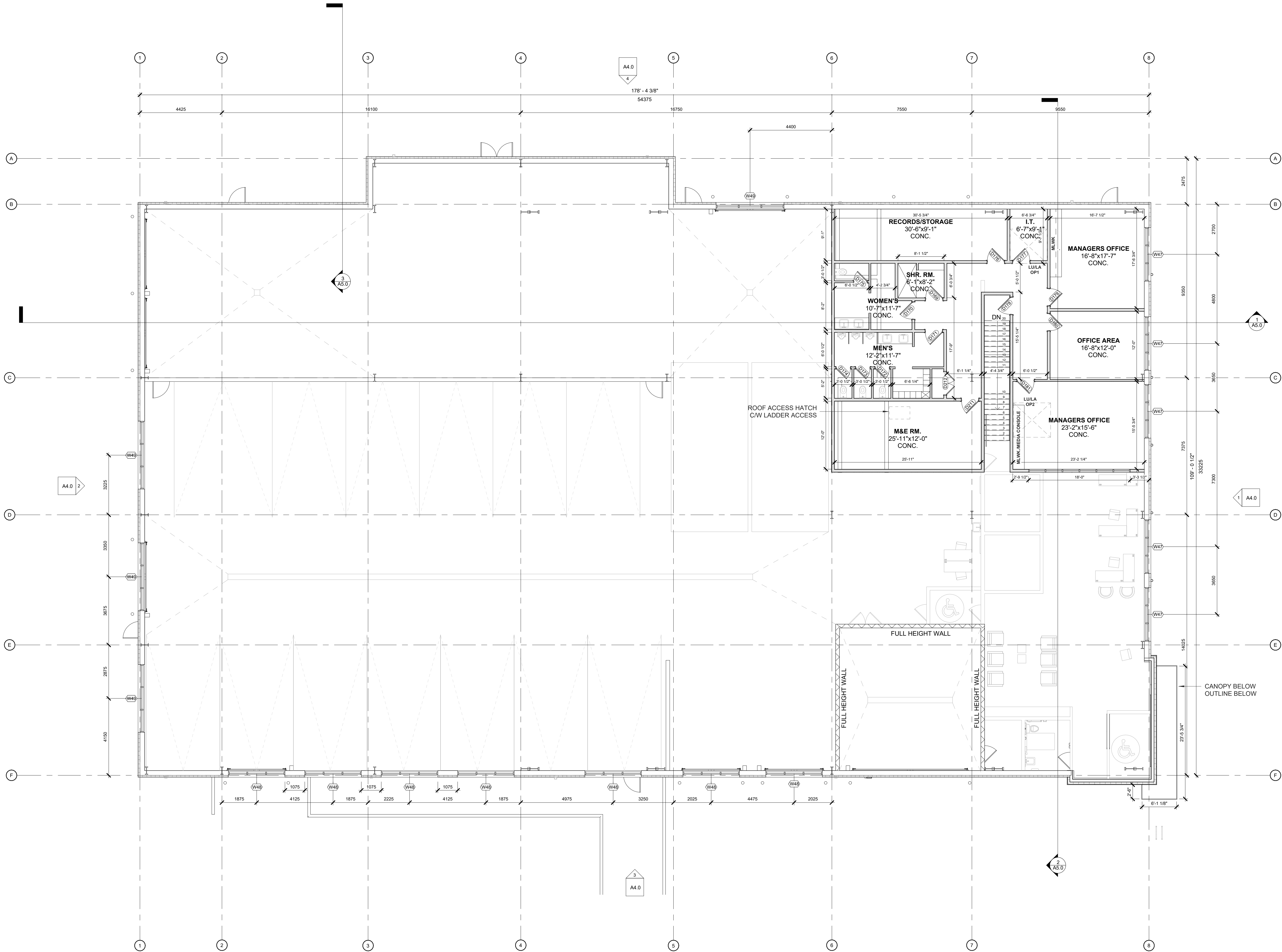
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PROJECT:
NIPISSING BODY SHOP
MYERS

100 Nipissing Ct, Ottawa, ON K2T 0N7

SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY: Y.R.	CHECKED BY: B.L.
PROJECT DATE: 08-01-2026 11:10:46	PROJECT DATE: 2025.05.05
JOB NUMBER: LA-1152-25	SCALE: 1/8" = 1'-0"



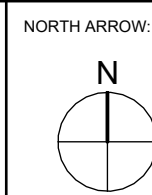
1
A2.2 T/O SECOND FLOOR
SCALE 1/8" = 1'-0"

CLIENT NAME:

Myers Automotive Group

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01	2025.10.30	ISSUED FOR REVIEW
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LAWRENCE
ARCHITECTS

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PROJECT:
**NIPISSING BODY SHOP
MYERS**
100 Nipissing Ct, Ottawa, ON K2T 0N7
SHEET TITLE:
SECOND FLOOR PLAN

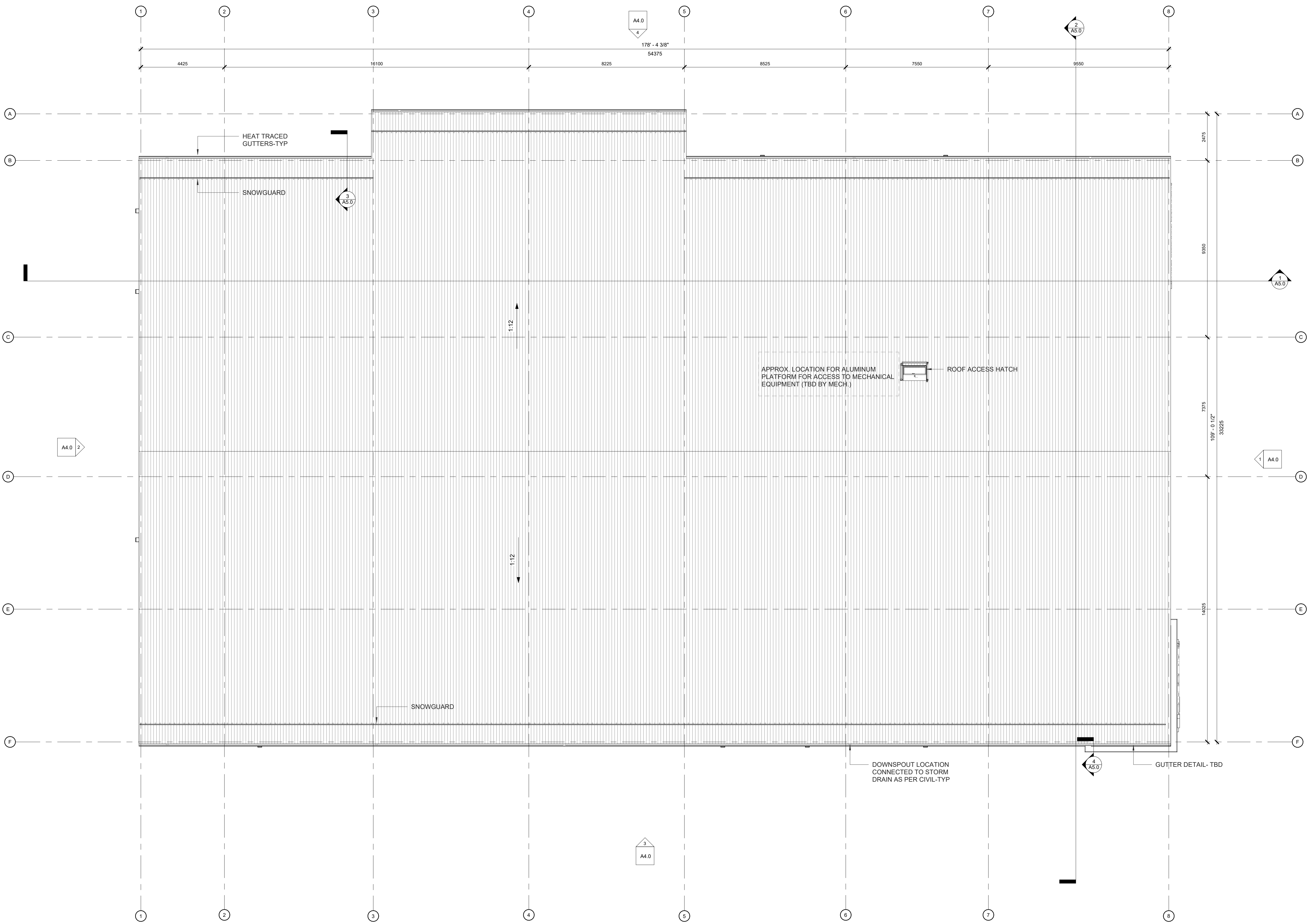
DRAWN BY:
Y.R.
PLOT DATE:
08-01-2026 11:10:47
JOB NUMBER:
LA-1152-25

CHECKED BY:
B.L.
PROJECT DATE:
2025.05.05
SCALE:
1/8" = 1'-0"

A2.2

FILE #D07-12-25-0152

PLAN #1902



CLIENT NAME:
Myers Automotive Group

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SEAL:
ONTARIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

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PROJECT:
NIPissing BODY SHOP MYERS
100 Nipissing Ct, Ottawa, ON K2T 0N7

SHEET TITLE:
ROOF PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
08-01-2026 11:10:49

PROJECT DATE:
2025.05.05

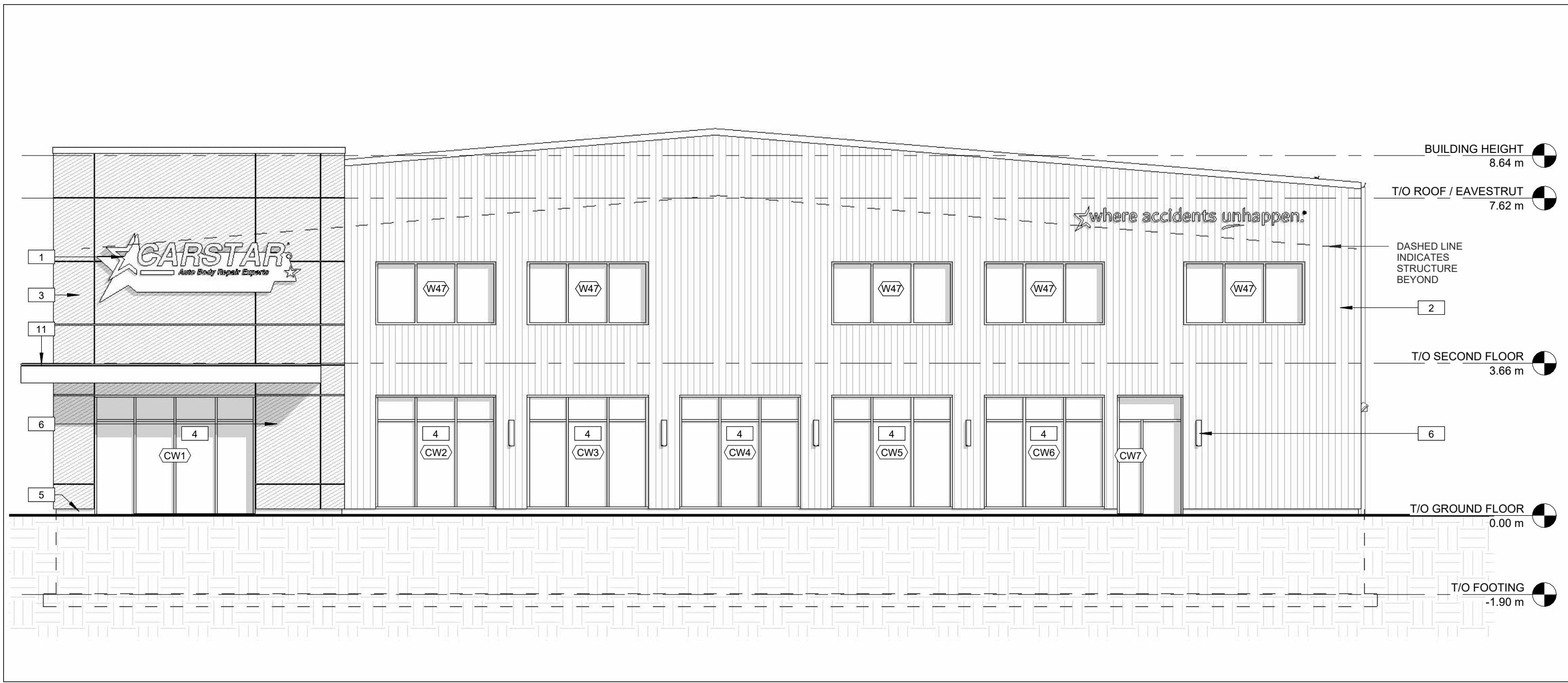
SIB NUMBER:
LA-1152-25

SCALE:
1/8" = 1'-0"

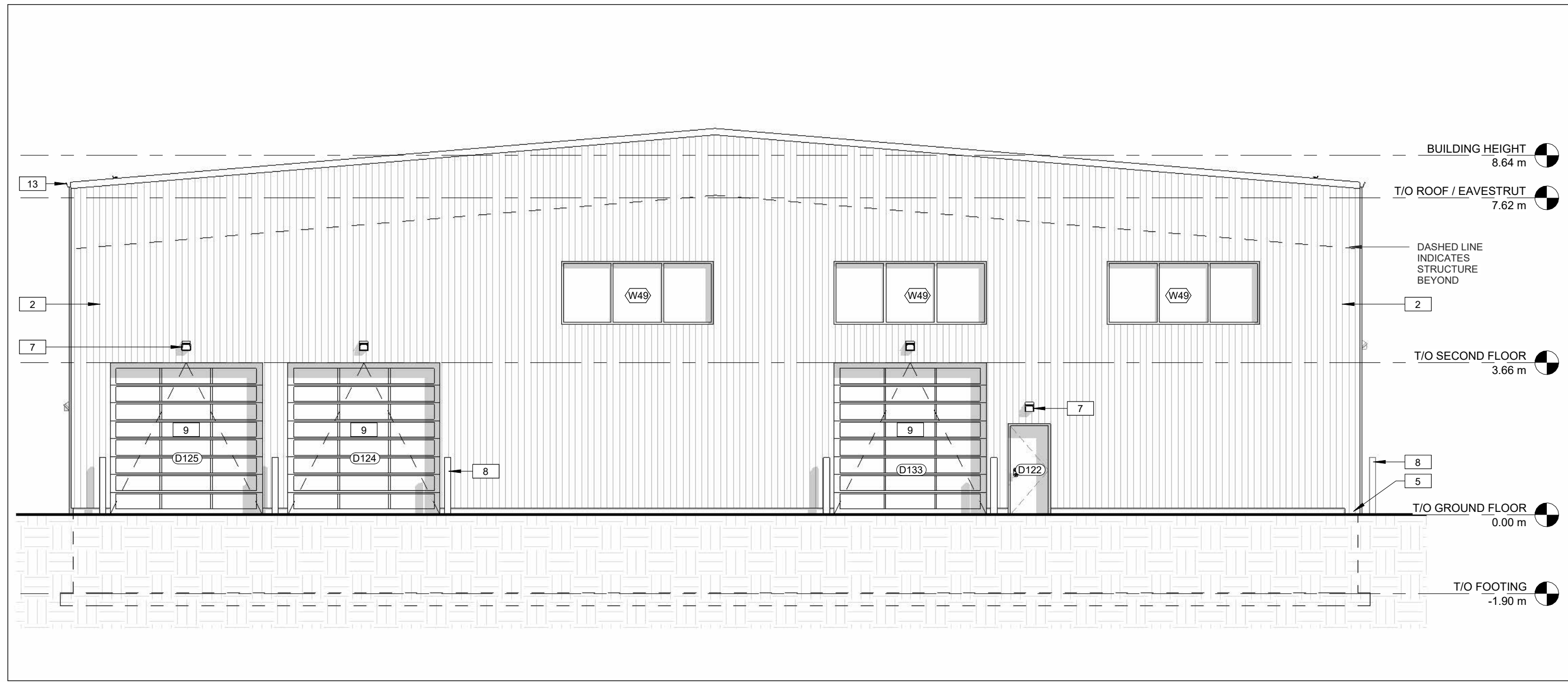
A2.3

PLAN #1902

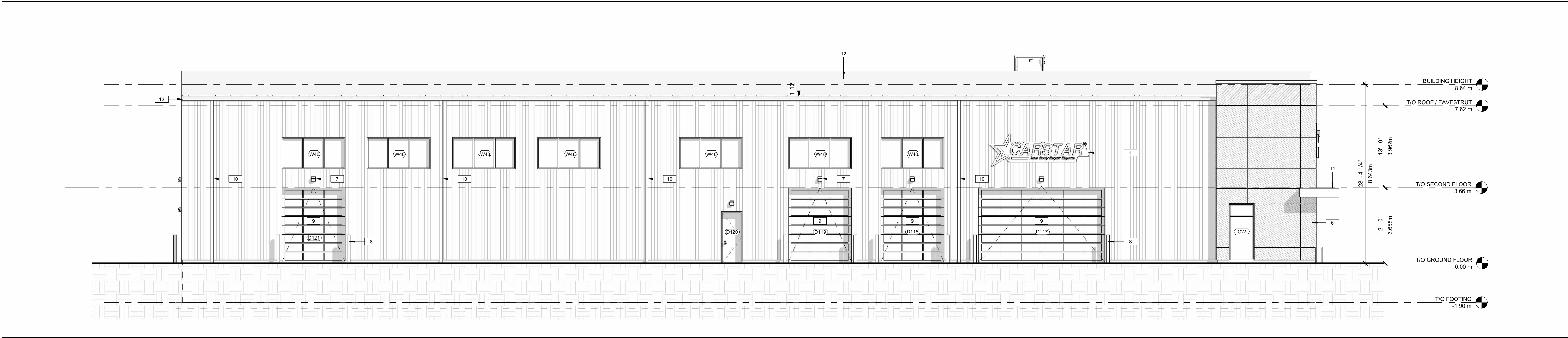
FILE #D07-12-25-0152



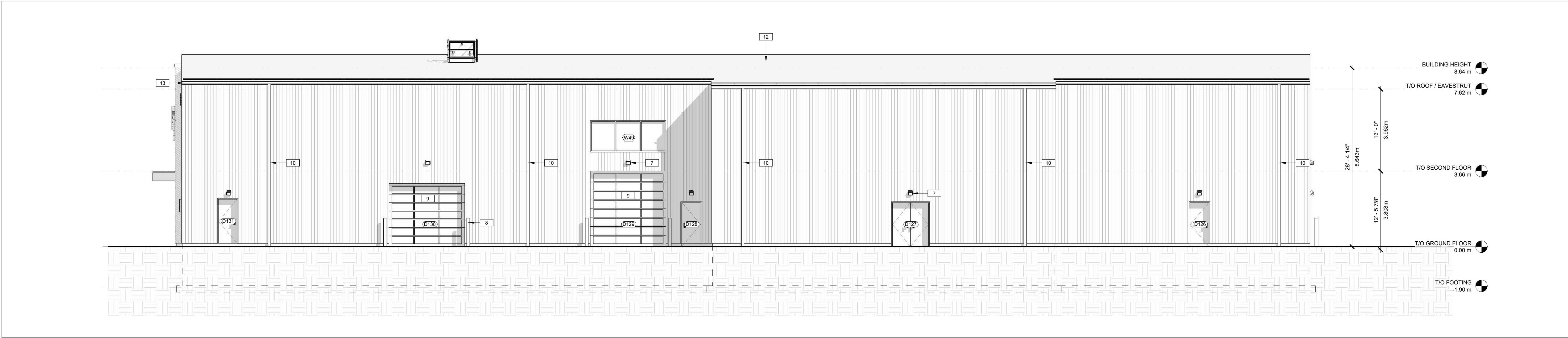
1 (FRONT) NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 (REAR) SOUTH ELEVATION
SCALE 1/8" = 1'-0"



3 (SIDE) EAST ELEVATION
SCALE 1/8" = 1'-0"

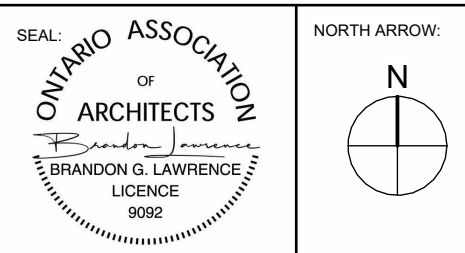


4 (SIDE) WEST ELEVATION
SCALE 1/8" = 1'-0"

CLIENT NAME:
Myers Automotive Group

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KEYNOTES-ELEVATION	
1	SIGNAGE, SUPPLIED BY OWNERS GROUP
2	PRE-FINISHED INSULATED METAL PANELS - COLOUR AND PROFILE TBD
3	ALUMINUM COMPOSITE PANEL (ACM) - COLOUR TBD
4	STOREFRONT GLAZING
5	CEMENT PARGING ON ALL EXPOSE FOUNDATION TO 8" BELOW GRADE
6	WALL SCORCE
7	EXTERIOR LED WALLPACK
8	EXTERIOR BOLLARDS
9	ALUMINUM GLASS OVERHEAD DOOR
10	DOWNSPOUT TO UNDERGROUND STORM. REFER TO CIVIL
11	ARCHITECTURAL CANOPY
12	METAL ROOFING - PROFILE & COLOUR TBD
13	EAVE GUTTER



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LAWRENCE ARCHITECTS

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PROJECT:
NIPISSING BODY SHOP
MYERS
100 Nipissing Ct, Ottawa, ON K2T 0N7

SHEET TITLE:
ELEVATIONS

DRAWN BY: Y.R. D.T.	CHECKED BY: B.L.
PLST DATE: 08-01-2026 11:10:57	PROJECT DATE: 2025.05.05
JOB NUMBER: LA-1152-25	SCALE: 1/8" = 1'-0"

A4.0

FILE #D07-12-25-0152