



## 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

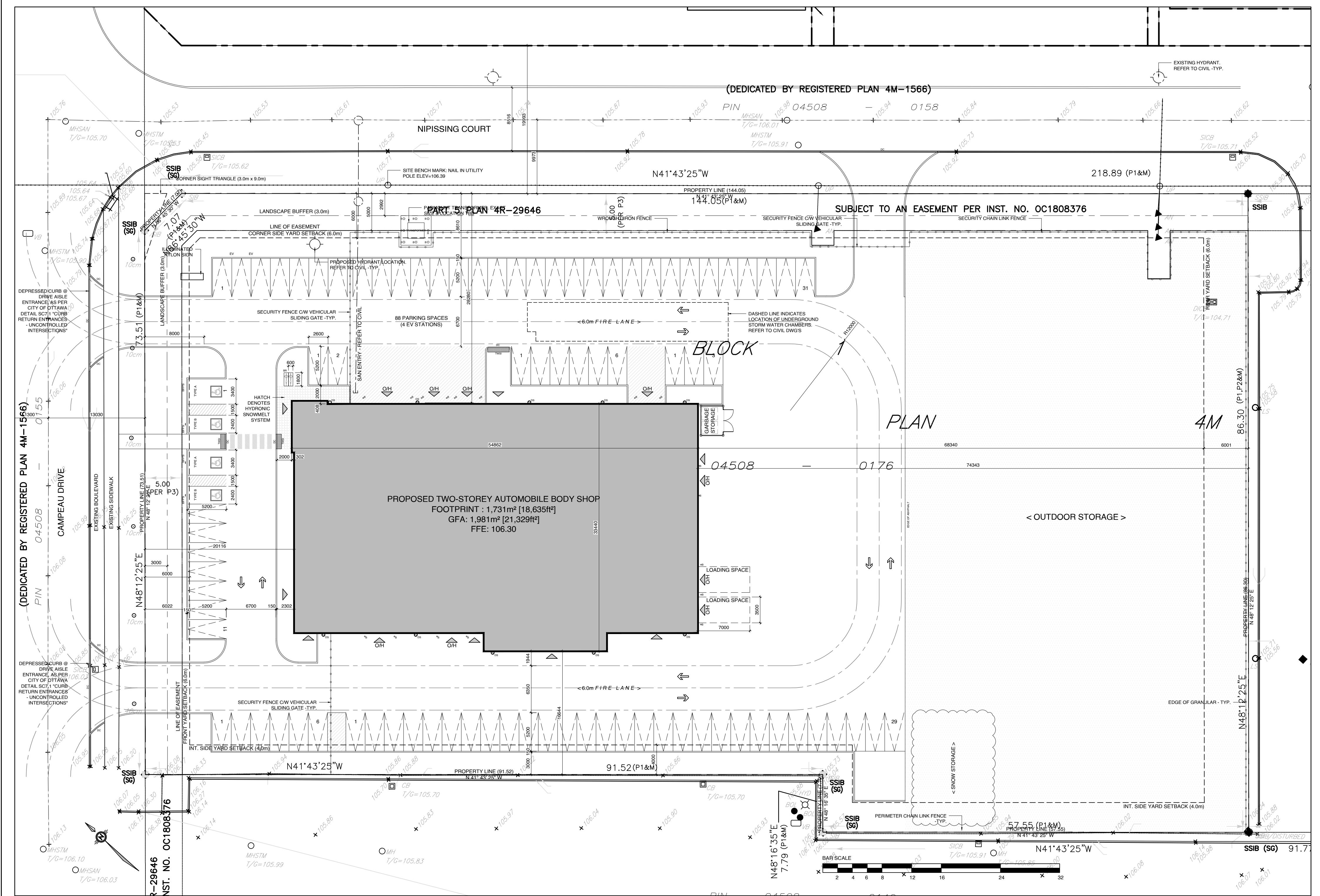


LAWRENCE ARCHITECT INC.  
18 DEAKIN ST, SUITE 205  
OTTAWA, ONTARIO K2E 8B7  
(P) 613 739 7770  
(F) 613 739 7703

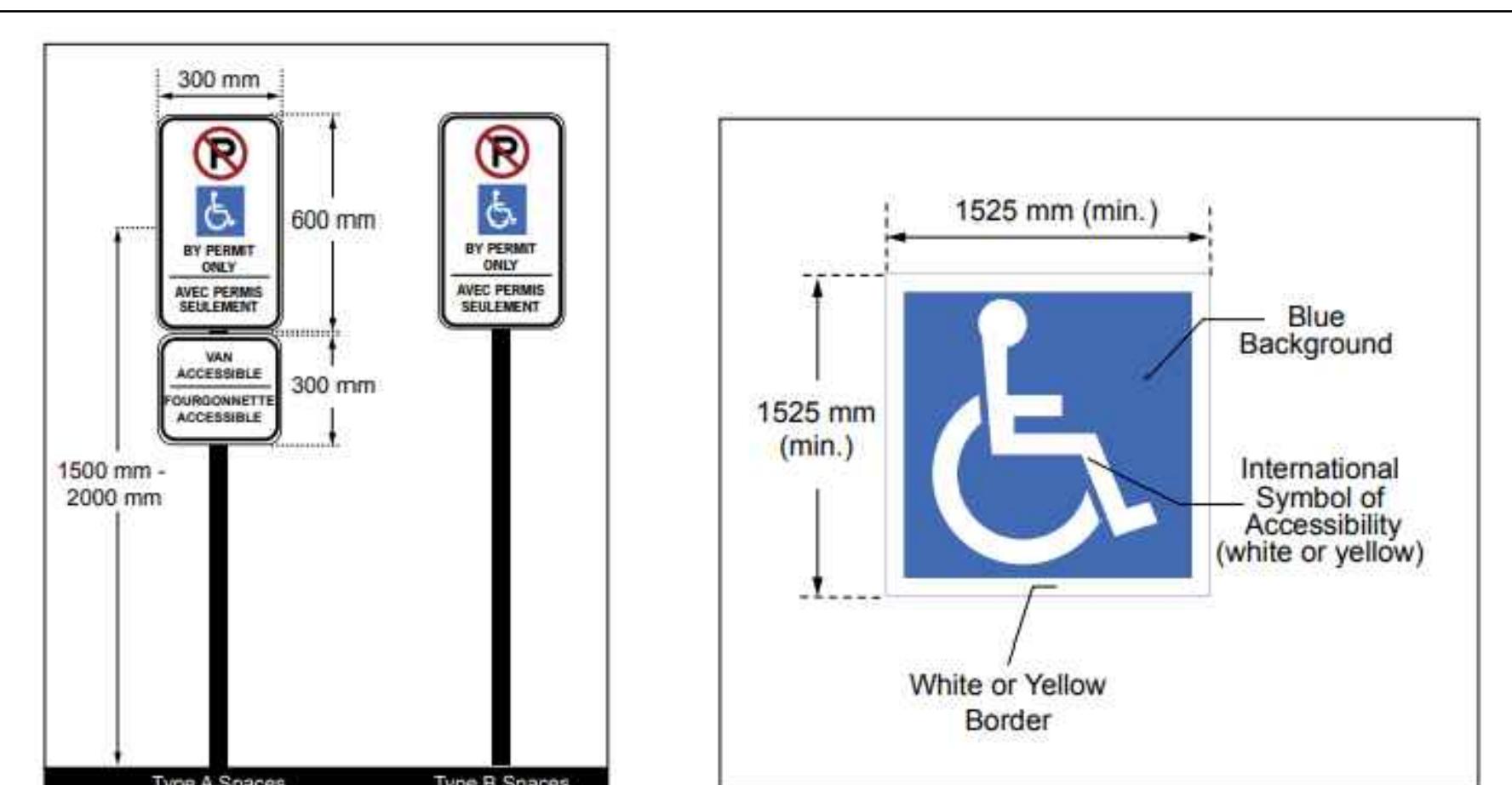
LANDSCAPE



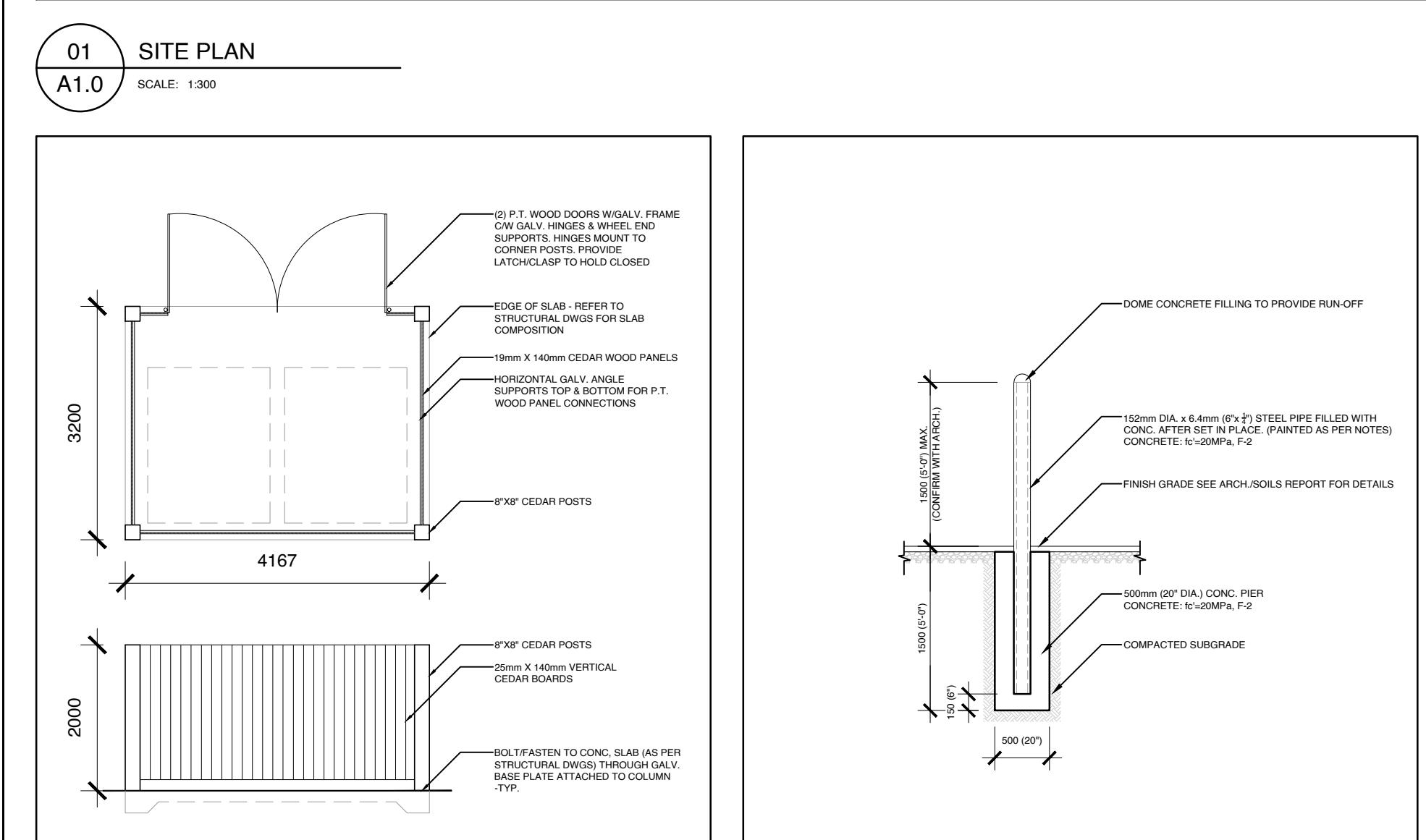
GINO J. AIELLO  
110 BUDSBURY RD #9  
OTTAWA, ONTARIO K2T 0C2  
(P) 613 286 5130  
(F) 613 739 7703



**Figure 26: Accessible Parking Vertical Signage**

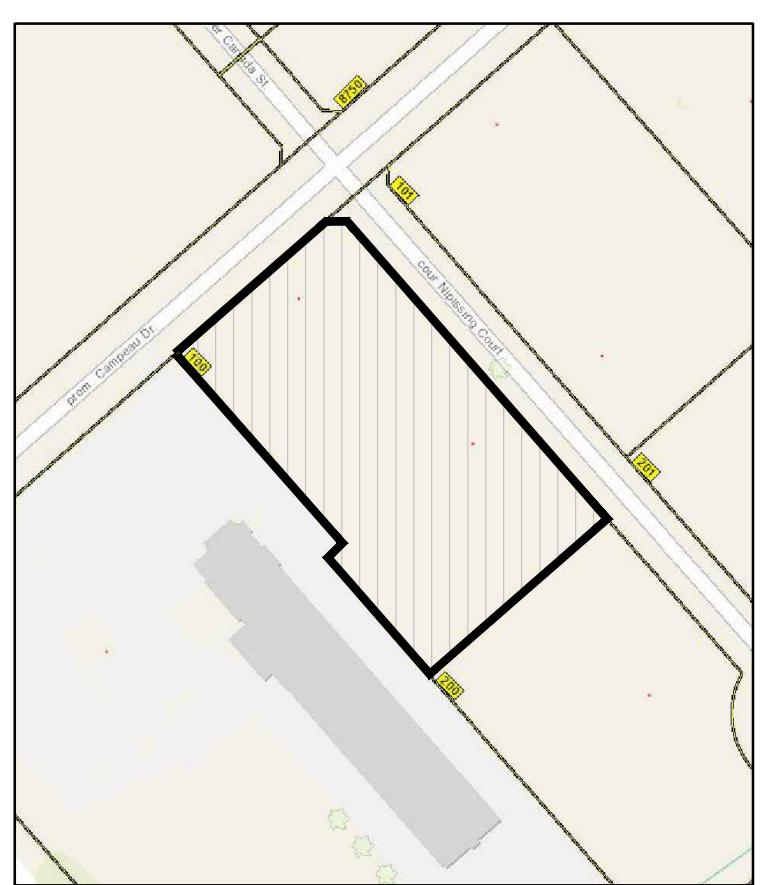


**Figure 27:** Accessible Parking Pavement Marking



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

# ACCESSIBLE PARKING SIGNAGE DETAIL



PROPERTY LEGAL DESCRIPTION															
<h1>TOPOGRAPHIC PLAN OF SURVEY</h1> <h2>BLOCK 1</h2> <h3>REGISTERED PLAN 4M-1642</h3> <h2>CITY OF OTTAWA</h2>															
<p>PREPARED BY STANTEC GEOMATICS LTD. DATED AUGUST 1, 2025</p>															
<table border="1"> <thead> <tr> <th>BUILDING AREAS</th> <th>SQ.M.</th> </tr> </thead> <tbody> <tr> <td>BUILDING FOOTPRINT</td> <td>1,731m<sup>2</sup></td> </tr> <tr> <td>GROSS FLOOR AREA:</td> <td></td> </tr> <tr> <td>    AUTOMOTIVE BODY SHOP</td> <td>1,487.6m<sup>2</sup></td> </tr> <tr> <td>    OFFICE</td> <td>243.4m<sup>2</sup></td> </tr> <tr> <td>    SECOND FLOOR</td> <td>250m<sup>2</sup></td> </tr> <tr> <td>TOTAL</td> <td>1,981m<sup>2</sup></td> </tr> </tbody> </table>		BUILDING AREAS	SQ.M.	BUILDING FOOTPRINT	1,731m <sup>2</sup>	GROSS FLOOR AREA:		AUTOMOTIVE BODY SHOP	1,487.6m <sup>2</sup>	OFFICE	243.4m <sup>2</sup>	SECOND FLOOR	250m <sup>2</sup>	TOTAL	1,981m <sup>2</sup>
BUILDING AREAS	SQ.M.														
BUILDING FOOTPRINT	1,731m <sup>2</sup>														
GROSS FLOOR AREA:															
AUTOMOTIVE BODY SHOP	1,487.6m <sup>2</sup>														
OFFICE	243.4m <sup>2</sup>														
SECOND FLOOR	250m <sup>2</sup>														
TOTAL	1,981m <sup>2</sup>														
<h4>PROJECT ZONING REVIEW/STATISTICS</h4>															
MUNICIPALITY:	CITY OF OTTAWA														
MUNICIPAL ADDRESS:	100 NIPISSING COURT, OTTAWA														
REGISTERED OWNER:	ZENA INVESTMENT CORPORATION														
LOT AREA:	12,138m <sup>2</sup>														
ZONING ANALYSIS															
OTTAWA															
ZONE:	IP13 [2166]-h														
PROPOSED USE:	2 STOREY AUTOMOBILE BODY														

BUILDING AREAS	SQ.M.	SQ.FT.
BUILDING FOOTPRINT	1,731m <sup>2</sup>	18,635ft <sup>2</sup>
GROSS FLOOR AREA:		
AUTOMOTIVE BODY SHOP	1,487.6m <sup>2</sup>	16,015ft <sup>2</sup>
OFFICE	243.4m <sup>2</sup>	2620ft <sup>2</sup>
SECOND FLOOR	250m <sup>2</sup>	2,694ft <sup>2</sup>
TOTAL	1,981m <sup>2</sup>	21,329ft <sup>2</sup>

<b>PROJECT ZONING REVIEW/STATISTICS</b>	
MUNICIPALITY:	CITY OF OTTAWA
MUNICIPAL ADDRESS:	100 NIPISSING COURT, OTTAWA, ON.
REGISTERED OWNER:	ZENA INVESTMENT CORPORATION
LOT AREA:	12,138m <sup>2</sup>
 <b>ZONING ANALYSIS</b>	
OTTAWA	
ZONE:	IP13 [2166]-h
PROPOSED USE:	2 STOREY AUTOMOBILE BODY SHOP

REGULATORY MECHANISM (IP13 [2166]-H)	REQUIRED	PROVIDED
MUM LOT AREA	750m <sup>2</sup>	12,138.1m <sup>2</sup>
MUM BUILDING HEIGHT	22.0m	8.64m
MUM FRONT YARD SETBACK	6.0m	19.8m
MUM REAR YARD SETBACK	6.0m	74.6m
MUM INTERIOR YARD SETBACK	4.0m	17.0m
MUM CORNER YARD SETBACK	6.0m	28.0m
MUM LOT COVERAGE	55%	14.2%
MUM FLOOR SPACE INDEX	2	0.16
MUM LANDSCAPE WIDTH ATTING STREET	3.0m	3.0m

KING & LOADING SPACE PROVISIONS		
MUM REQUIRED VEHICLE KING 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
CLE PARKING REQUIRED	AUTOMOBILE BODY SHOP - 1 PER 1,500m <sup>2</sup> GFA = 1 SPACE	2 SPACES
MUM AISLE WIDTH	PARKING LOT: 6.7m	6.7m
MUM PARKING SPACE ENSIONS	LENGTH: 5.2m WIDTH: 2.6m	LENGTH: 5.2m WIDTH: 2.6m
VIDED LOADING	1 SPACE PER 1000-1999m <sup>2</sup>	2
MUM WIDTH OF DRIVEWAY ESSING LOADING SPACE	SINGLE TRAFFIC LANE - 3.0m DOUBLE TRAFFIC LANE - 6.0m	DOUBLE TRAFFIC LANE - 6.7m
MUM WIDTH OF LOADING SPACE	3.5m	3.5m
MUM LENGTH OF LOADING SPACE	7m	7m
MUM VERTICAL CLEARANCE OF DING SPACE	4.2m	N/A
MUM LANDSCAPE WIDTH TTING STREET	3.0m	3.0m
DOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m	N/A
	MIN. SETBACK FROM ANY LOT LINE: 3.0m	17.0m
	SCREENING MIN. HEIGHT: 2.0m	2.0m

PLAN NOTES		SITE PLAN SYMBOLS	
E#	NOTE		
S	EXISTING ASPHALT SURFACE - REFER TO SURVEY		NEW OVERHEAD DOOR
U	EXISTING BUSHES - REFER TO SURVEY		NEW DOOR / ENTRANCE
SW	EXISTING CONCRETE CURB - REFER TO SURVEY		BICYCLE PARKING SPACE (1.8Mx0.6M)
SW	EXISTING CONCRETE SIDEWALK - REFER TO SURVEY		NO PARKING LINES
HW	EXISTING OVERHEAD UTILITY WIRES - REFER TO SURVEY		
W	EXISTING RETAINING WALL - REFER TO SURVEY		
	EXISTING TREE - REFER TO SURVEY		
R	EXISTING TREE TO BE REMOVED - REFER TO SURVEY		
	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.		
S	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 BF 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/ FOURGONNETTE ACCESSIBLE".		NEW SIGN, REFER TO SIGN LEGEND
	BIKE RACK - REFER TO LANDSCAPE		FIRE ROUTE SIGN
	CONCRETE CURB - REFER TO CIVIL		STREET LIGHT
	CONCRETE PAD - REFER TO CIVIL		DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS
/	CONCRETE SIDEWALK - REFER TO CIVIL		VISITOR PARKING
	CANOPY C/W RECESSED POT LIGHTS - REFER TO ELECTRICAL		TWO WAY TRAFFIC
	GAS METER - REFER TO SITE SERVICING		DEPRESSED CURB (DC)
	PAD MOUNT TRANSFORMER - REFER TO CIVIL		TACTILE WALKING SURFACE INDICATORS (TWSI)
	PAINTED PARKING LINES, TYP., - REFER TO CIVIL		PROPERTY LINE
	ROOF STORM LINE - REFER TO CIVIL		MINIMUM SETBACKS (ZONING)
	RETAINING WALL - REFER TO CIVIL		SECURITY FENCE
	SANITARY LINE - REFER TO CIVIL		NEW CONSTRUCTION
	STORM LINE - REFER TO CIVIL		EXISTING BUILDINGS
SI	TACTILE WALKING SURFACE INDICATOR (TWSI), FULL WIDTH OF CURB RAMP. RECESSED TO BE FLUSH WITH CONCRETE WALKING SURFACE. - REFER TO CIVIL		SOFT LANDSCAPING
S	WATER SERVICE - REFER TO CIVIL		CONCRETE SIDEWALK
SL	WEEPING TILE STORM LINE - REFER TO CIVIL		BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGs
	DOWNSPOUT		DOWNSPOUT CONNECTING TO UNDERGROUND STORM, AS PER CIVIL DWG'S

 Myers Automotive Group

NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
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.

A rectangular stamp with a black border. The top half contains the text "SEAL: ONTARIO ASSOCIATION OF ARCHITECTS" in a large, bold, sans-serif font, with "SEAL:" on the left and "ONTARIO ASSOCIATION OF ARCHITECTS" curved along the top. Below this, "BRANDON G. LAWRENCE" is written in a cursive script, followed by "LICENCE" and "9092" in a smaller sans-serif font. The bottom half contains the text "NORTH ARROW:" on the left and a circular north arrow on the right, which is a circle divided into four quadrants by a vertical and horizontal line, with the letter "N" in the top quadrant.

15	2026.01.08	RE-ISSUED FOR SPA
14	2025.12.19	ISSUED FOR COORDINATION
13	2025.11.14	ISSUED FOR SPA

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

The logo for Lawrence Architects features a stylized 'L' shape composed of two overlapping rectangles. To the right of the logo, the word 'LAWRENCE' is written in a large, bold, sans-serif font, with 'ARCHITECTS' in a slightly smaller font below it. A horizontal line runs across the page, separating the logo from the address information below.

205-18 DEAKIN STREET  
OTTAWA, ONTARIO  
K2E 8B7

T: 613.739.7770  
E: [INFO@LAWRENCEARC.COM](mailto:INFO@LAWRENCEARC.COM)

---

THIS DRAWING IS THE SOLE PROPERTY OF  
LAWRENCE ARCHITECTS INCORPORATED  
REPRODUCTION IS NOT PERMITTED

---

**100 NIPISSING COURT, OTTAWA, ON.**

---

**SHEET TITLE:**

**SITE PLAN**

**GENERAL NOTES**

---

**DRAWN BY:** \_\_\_\_\_

**CHECKED BY:** \_\_\_\_\_

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

---

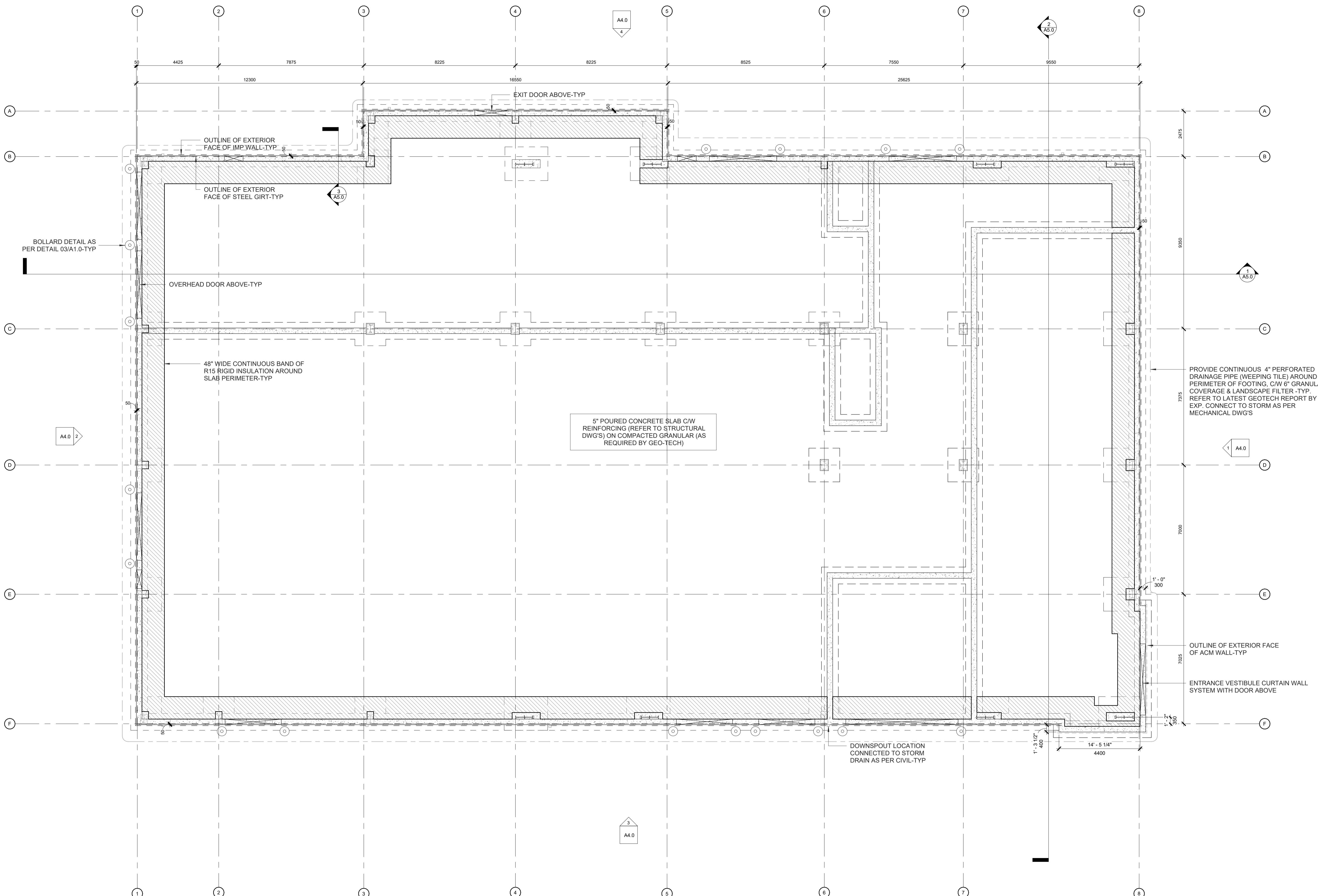
PLOT DATE: **2026.01.08**

---

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

---

SHEET NUMBER: **A10**



NAME: \_\_\_\_\_

# Myers Automotive Group

---

WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING  
REGULATIONS AND BY-LAWS.

ITIONAL DRAWINGS MAY BE ISSUED FOR  
ICATION TO ASSIST PROPER EXECUTION OF WORK.  
DRAWINGS WILL HAVE THE SAME MEANING AND  
AS IF THEY WERE INCLUDED WITH PLANS IN  
ACT DOCUMENTS.

OT SCALE DRAWINGS

SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE  
REMENTS AND BE RESPONSIBLE FOR THEIR  
ACY

FY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS  
R OMISSIONS PRIOR TO START OF WORK

The logo for the Ontario Association of Architects is displayed. It features a circular border with the text 'ONTARIO ASSOCIATION' at the top and 'OF' and 'ARCHITECTS' below it. Below the circle, the name 'Brandon Lawrence' is written in cursive, with 'BRANDON G. LAWRENCE' in a smaller, all-caps font underneath. To the right of the logo is a north arrow consisting of a circle divided into four quadrants by a horizontal and a vertical line, with the letter 'N' in the top-right quadrant.

---

**LAWRENCE  
ARCHITECTS**

PEAKIN STREET  
, ONTARIO

---

---

©LAWRENCEARC.COM  
THIS DRAWING IS THE SOLE PROPERTY OF  
LAWRENCE ARCHITECT INCORPORATED  
REPRODUCTION IS NOT PERMITTED

# MISSING BODY SHOP ERS

## **TITLE: NDATION PLAN**

BY: **CHECKED BY:**  
**B.L.**  
DATE: **PROJECT DATE:**  
**2026 11:10:45** **2025.05.05**  
NUMBER: **SCALE:**  
**52-25** **1/8" = 1'-0"**

A2.0

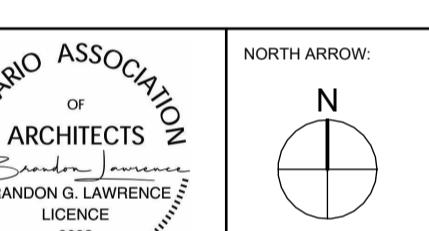
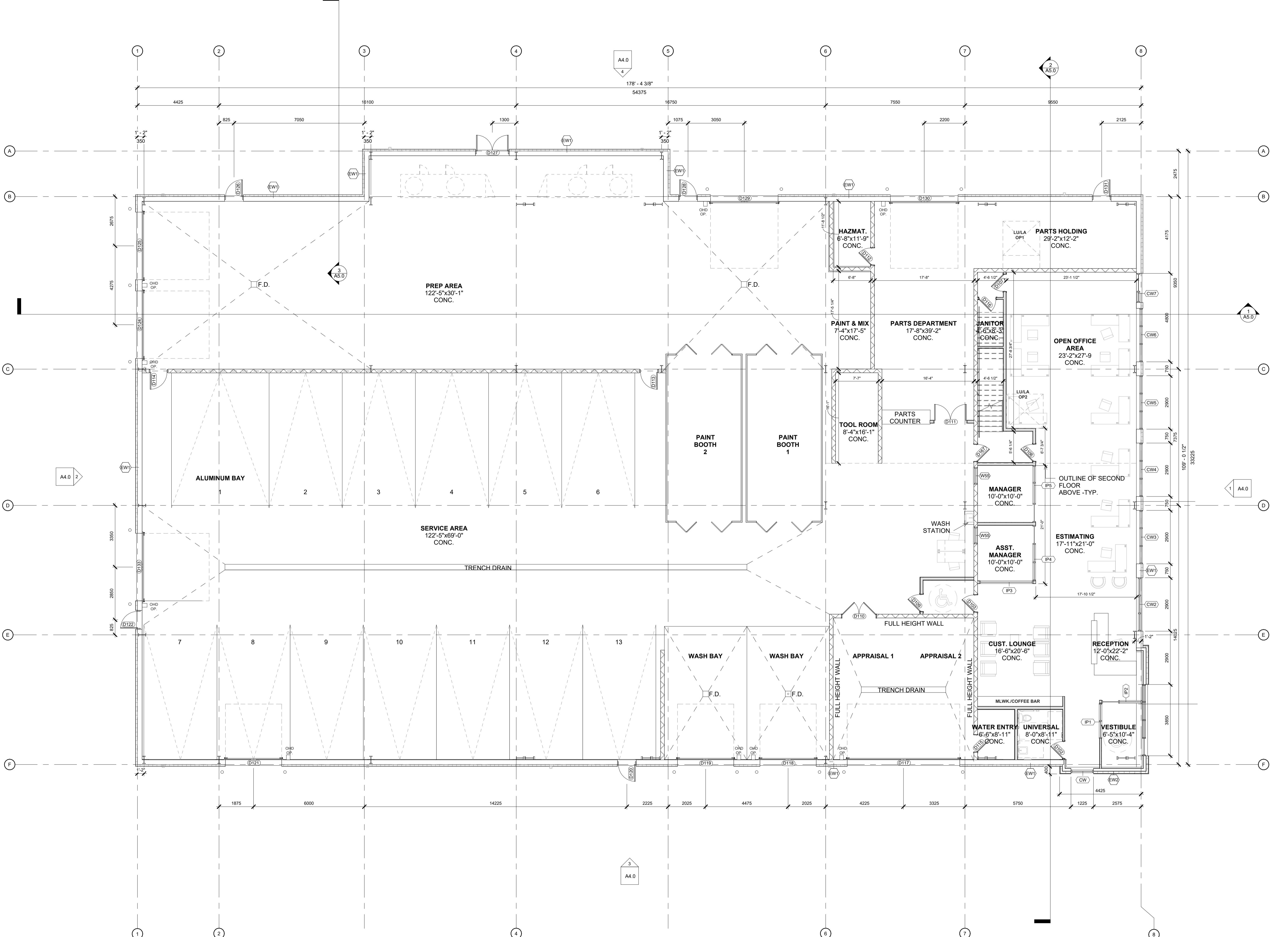
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES.

2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND HAVE THE SAME CONTRACT DOCUMENTS INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.

3) DO NOT SCALE DRAWINGS.

4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.

5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.



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  
 No. DATE REVISION

**LAWRENCE**  
ARCHITECTS

205-18 DEAKIN STREET  
OTTAWA, ONTARIO  
K2B 8E7

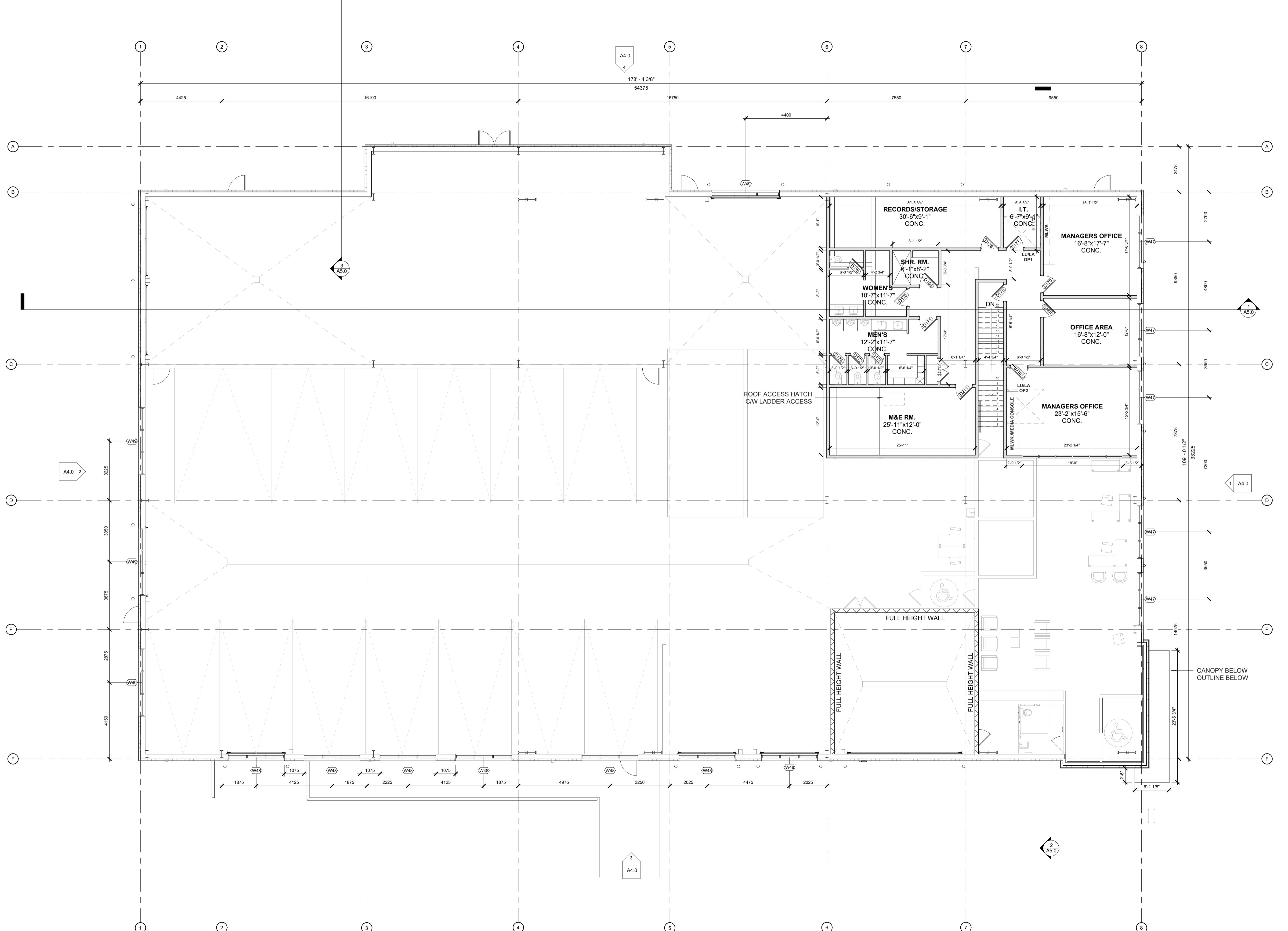
T: (613) 739 7770  
E: INFO@LAWRENCEARC.COM

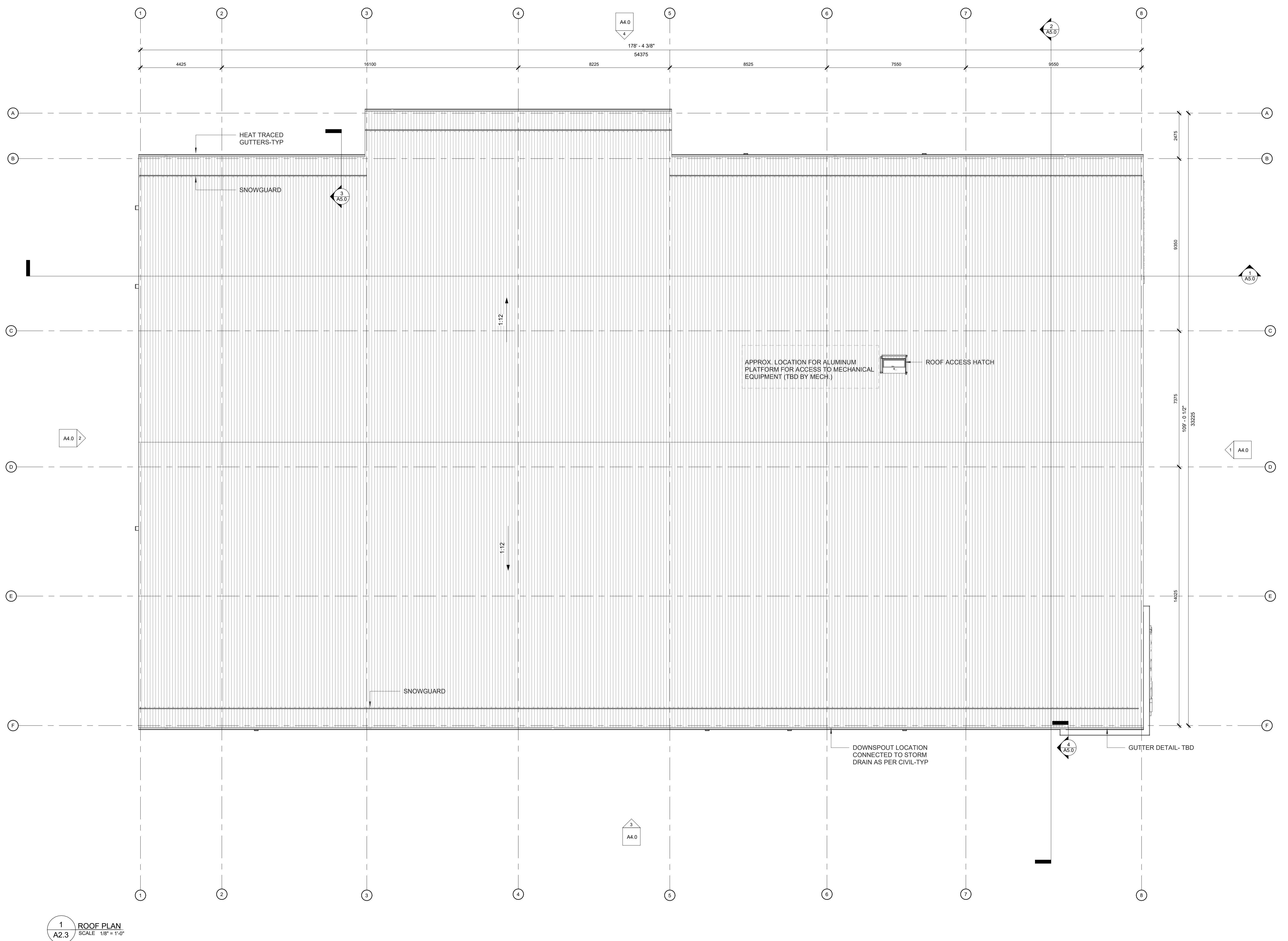
THIS DRAWING IS THE SOLE PROPERTY OF  
LAWRENCE ARCHITECTS INC.  
REPRODUCTION IS NOT PERMITTED

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.  
PLOT DATE:  
05-01-2026 11:10:46  
JOB NUMBER:  
LA-1152-25  
SCALE:  
1/8" = 1'-0"  
FILE #D07-12-25-0152





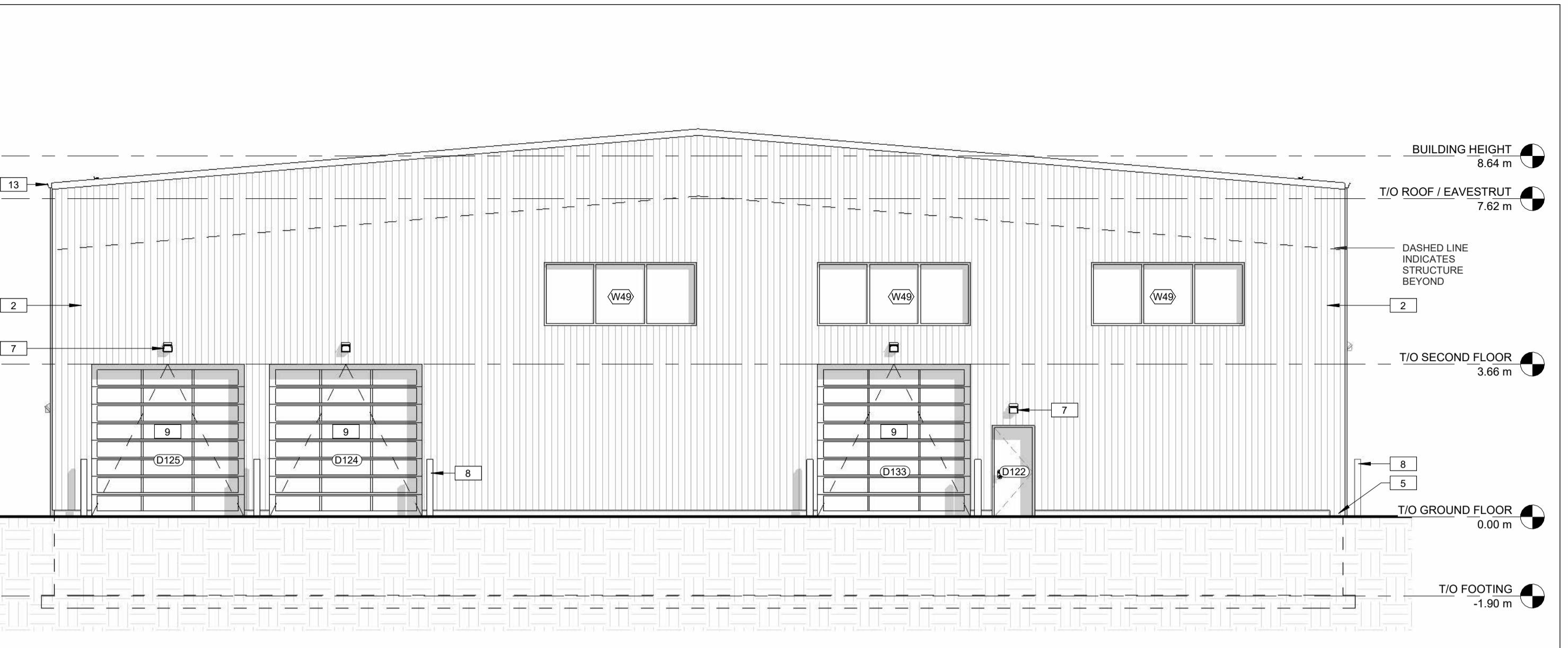
## NOTES:

1. ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES.  
 2. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK.  
 SUCH DRAWINGS WILL HAVE THE SAME MEANING AND HAVE THE SAME STATUS AS DRAWINGS INCLUDED IN CONTRACT DOCUMENTS.  
 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.

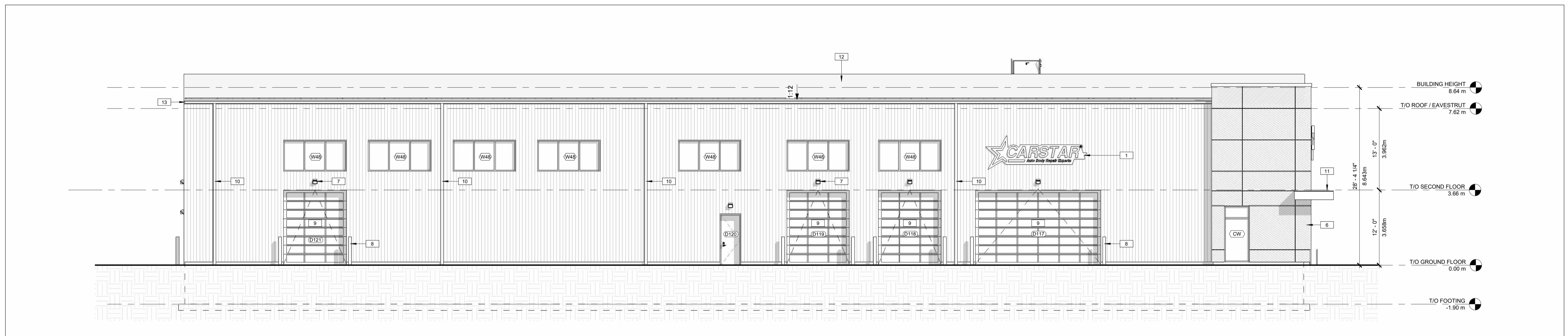
KEYNOTES-ELEVATION	
1	SIGNAGE, SUPPLIED BY OWNERS GROUP
2	PRE-FINISHED INSULATED METAL PANELS - COLOUR AND PROFILE TBD
3	ALUMINUM COMPOSITE PANEL (ACM) - COLOUR TBD
4	STAINLESS STEEL GLAZING
5	CEMENT PAVING ON ALL EXPOSED FOUNDATION TO 8' BELOW GRADE
6	WALL SCONCE
7	EXT. STAINLESS STEEL WALLPACK
8	EXTERIOR 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 CUTTER



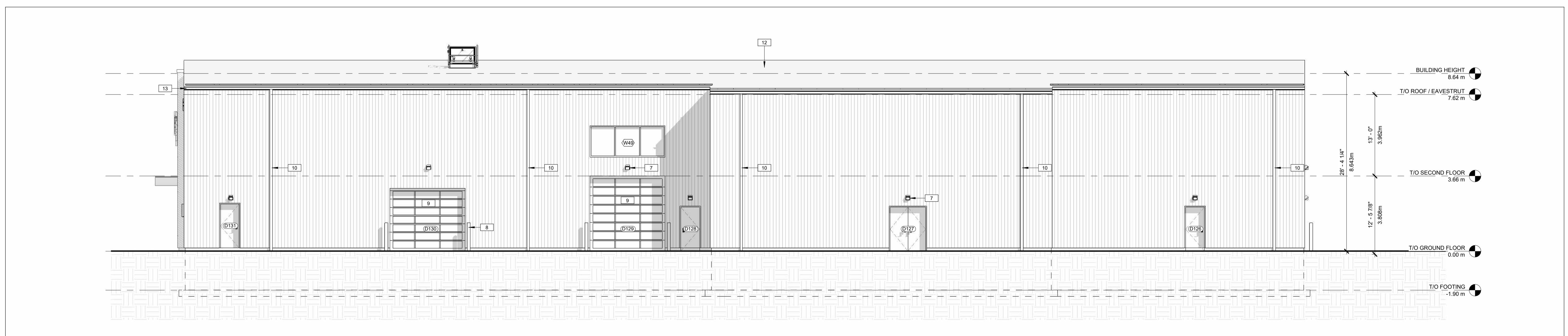
1 (FRONT) NORTH ELEVATION  
A4.0



2 (REAR) SOUTH ELEVATION  
A4.0



3 (SIDE) EAST ELEVATION  
A4.0



4 (SIDE) WEST ELEVATION  
A4.0

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
No.	DATE	REVISION

 LAWRENCE  
ARCHITECTS

206-18 DEAKIN STREET  
OTTAWA, ONTARIO  
K2B 8E7

T: (613) 739 7770  
E: info@lawrencearc.com

THIS DRAWING IS THE SOLE PROPERTY OF  
LAWRENCE ARCHITECTS INCORPORATED  
REPRODUCTION IS NOT PERMITTED

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

HEET TITLE:  
**ELEVATIONS**

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

PLAN #007-12-25-0152  
**A4.0**