

ZONING INFORMATION
NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM DEFINITION	REQUIRED	PROVIDED
MIN. LOT WIDTH	30.0 m	110.0 m
MIN. LOT AREA	2,000 m ²	22,690 m ² (± 5.6 Acres)
MIN. FRONT YARD SETBACK	15.0 m	110.0 m
MIN. REAR YARD SETBACK	15.0 m	9.0 m
MIN. INTERIOR SIDE YARD SETBACK	3.0 m	2.85%
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 FOR THE FIRST 5,000 m ² OF GFA (3.495 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 (0.4365 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#1: 6 BICYCLE SPACES BUILDING#2: 6 BICYCLE SPACES

BUILDING#1 GFA:		BUILDING#2 GFA:	
ROOM	AREA (m ²)	ROOM	AREA (m ²)
101 VESTIBULE	5.60	100 VETIBULE	4.70
102 BAR	90.00	101 LOBBY	12.00
103 KITCHEN	13.00	102 CORRIDOR	21.00
104 STORAGE	3.50	103 OFFICE	9.50
105 WASHROOMS	33.00	104 OFFICE	9.50
106 RETAIL STORE	75.25	105 OFFICE	9.50
107 STORAGE	8.00	106 OFFICE	9.50
108 VESTIBULE	5.60	107 UNIVERSAL WASH-ROOM	6.70
109 WAREHOUSE (DISTILLERY)	355.00	108 WC	1.80
201 TASTING LOUNGE	17.00	109 WC	1.80
202 OFFICE	9.00	110 STAFF ROOM	13.50
203 OFFICE	9.00	111 STORAGE	6.00
204 OFFICE	9.00	112 WAREHOUSE (DESTILERY)	220.00
205 OFFICE	9.00	113 WAREHOUSE (BREWERY)	562.00
206 BOARDROOM	17.00	200 MEZZANINE STORAGE	110.00

- SYMBOL LEGEND:**
- ▲ BLDG ENTRANCE/EXIT
 - △ FIRE DEPARTMENT CON
 - FH NEW FIRE HYDRANT
 - WM WATER METER
 - DC NEW DEPRESSED CURB
 - DC NEW CURB
 - DC NEW CHAIN LINK FENCE
 - B BOLLARD
 - BR BIKE RACKS

- SIGNAGE LEGEND:**
- BF BF PARKING
 - FR FIRE ROUTE
- FIRE ROUTE (AS PER OBC 3.2.5):**
- 6m WIDE
 - 12m CENTRE LINE RADIUS
 - 3m CLEAR OF ANY OBSTRUCTIONS AND/OR BUILDINGS
 - 15m TO FRONT ENTRANCE
 - 90m MAX TO TURN AROUND FACILITIES

- GROUND COVER LEGEND:**
REFER TO LANDSCAPE
- GRASS
 - CONCRETE
 - ASPHALT
 - PAVERS

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

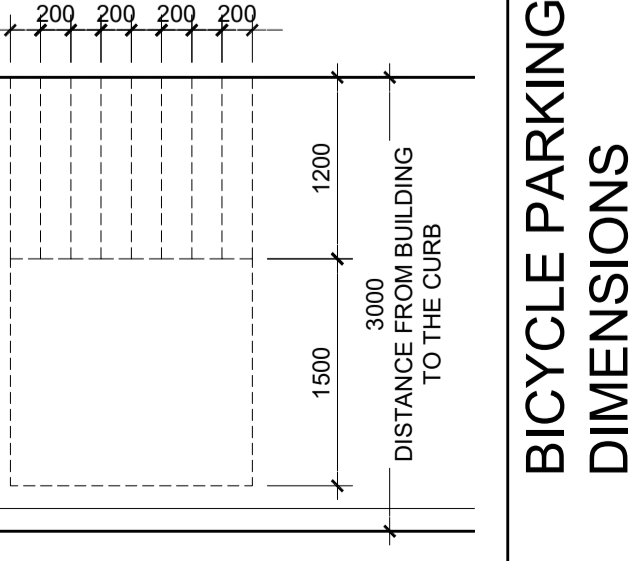
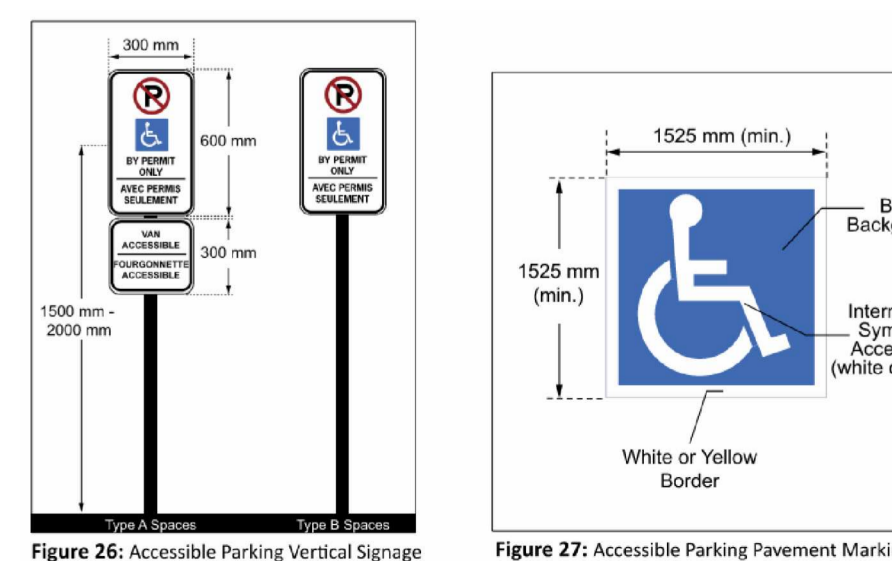
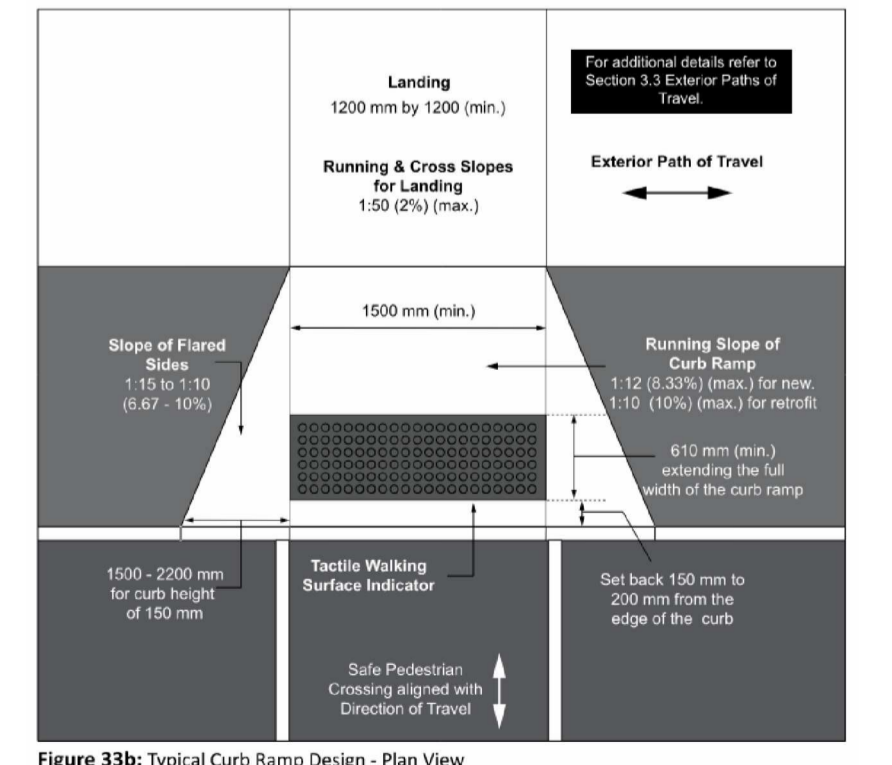
MAJOR OCCUPANCY:
GROUP F, DIVISION 2, SPRINKLERED, UP TO TWO STOREY (3.2.2.72)

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:
STRATFORD FOX RUN
99117756 CANADA INC.
411 LEGGETT DRIVE, SUITE 710,
OTTAWA, ONTARIO, K2K 3C9

ARCHITECT:
N45 ARCHITECTURE INC
71 BANK STREET
OTTAWA, ONTARIO, K1P 5N2

LANDSCAPE ARCHITECT:
LEVSTEK CONSULTANTS INC
5871 HUGH CRESCENT
OSGOODE ONTARIO K0A 2W0

CIVIL ENGINEER & SURVEYOR
EGIS CANADA LTD.
115 WALGREEN ROAD
CARP, ONTARIO, K0A 1L0

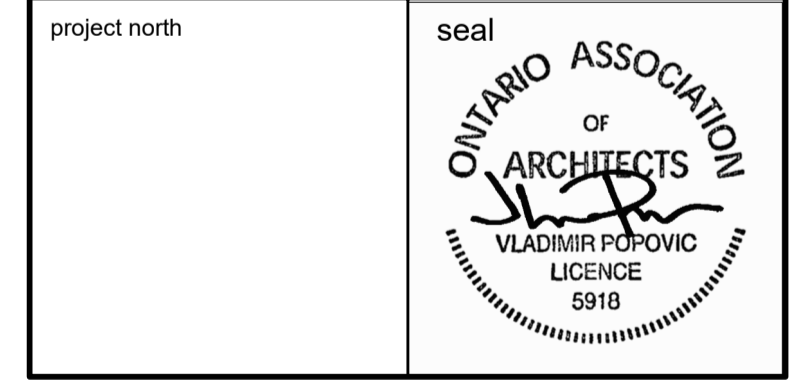
GEO TECHNICAL ENGINEER*
PATERSON GROUP
9 AURIGA DRIVE
OTTAWA, ONTARIO, K2E 2A9

RAIL SAFETY ENGINEER
ENTUITIVE
7-200 UNIVERSITY AVENUE
TORONTO ONTARIO, M5H 3C6

no.	revision	date
7	ISSUED FOR SPA	14MAY26
6	ISSUED FOR SPA	28JAN26
5	ISSUED FOR SPA	26NOV25
4	ISSUED FOR SPA	09OCT25
3	ISSUED FOR SPA	29JUL25
2	ISSUED FOR SPA	15MAY25
1	ISSUED FOR SITE PLAN CONTROL	07OCT24

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



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 -