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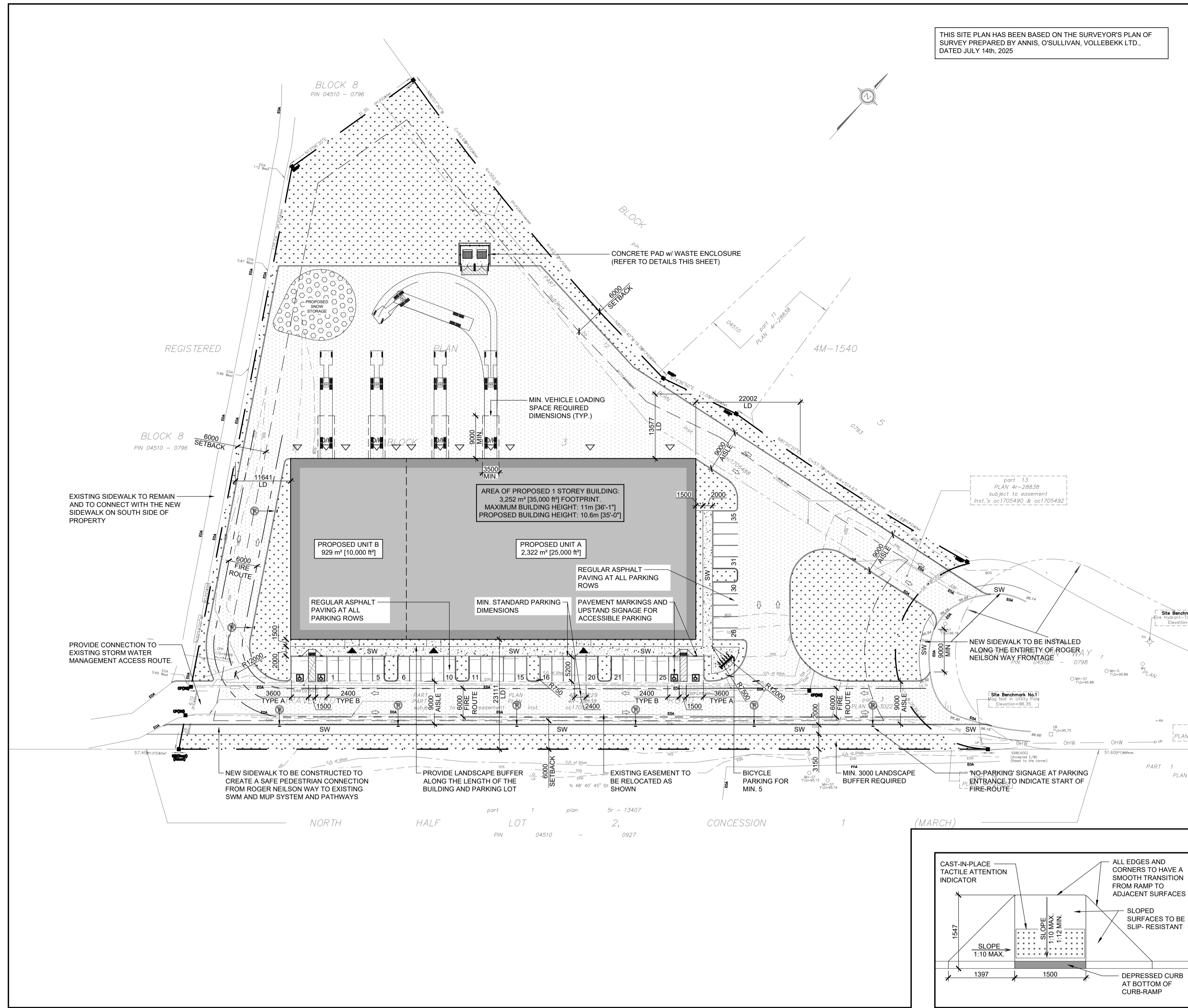
SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD. (613) 727-0850

GEOTECHNICAL:
PATERSON GROUP INC. (613) 226-7381

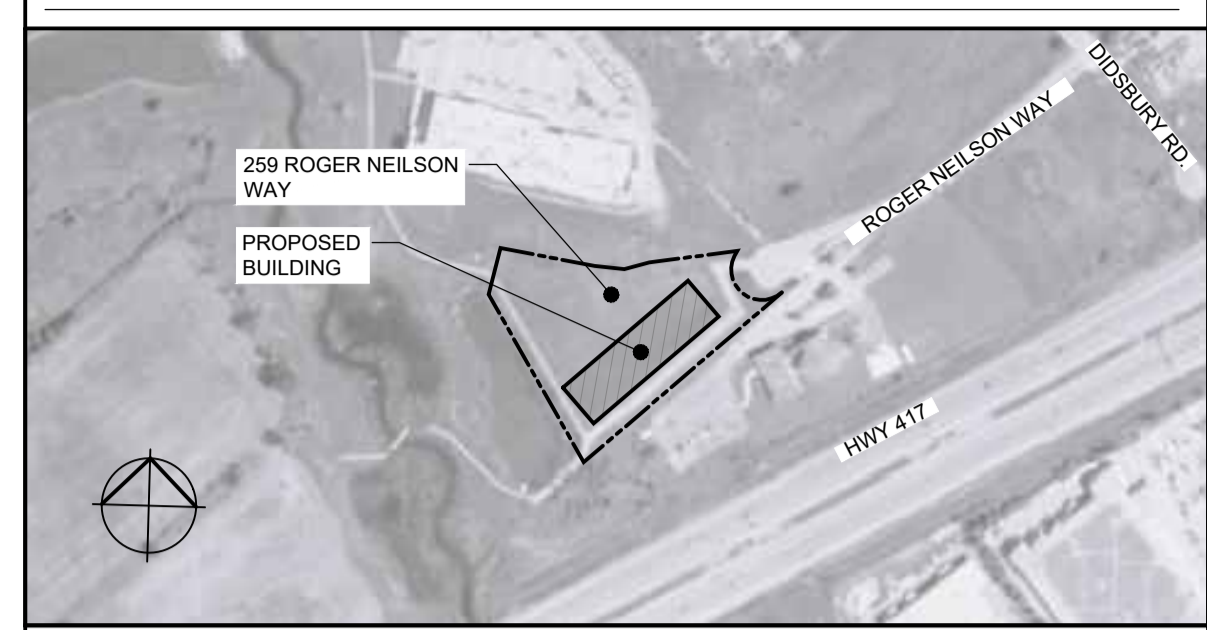
RAIL PROXIMITY STUDY:
PARSONS (613) 404-2813

PLANNING:
KEEPER CO. (613) 807-5000

THIS SITE PLAN HAS BEEN BASED ON THE SURVEYOR'S PLAN OF SURVEY PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD., DATED JULY 14th, 2025



LOCATION KEY



ZONING INFORMATION

PER THE CITY OF OTTAWA ZONING BY-LAW 2008-250 CONSOLIDATION **INDUSTRIAL USES, LIGHT** REQUIRES 0.8 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.

LEGAL DESCRIPTION:
PLAN OF SURVEY OF BLOCK 3 REGISTERED PLAN 4M-1540 CITY OF OTTAWA

PROPOSAL:
NEW 3,252 m² [35,000 ft²] SINGLE STOREY BUILDING.

ZONING:
(IP-1544) BUSINESS PARK INDUSTRIAL ZONING PROVISIONS (PER TABLE 205):

- LOT AREA (MIN.) = 2,000 m²
- ACTUAL LOT AREA = 13,846.8 m²
- LOT WIDTH (MIN.) = 15 m
- ACTUAL WIDTH = 140.5 m
- LOT COVERAGE = 55% MAX.
- ACTUAL LOT COVERAGE = 23.5%
- SETBACKS (MIN.):
FRONT = 6 m
REAR = 6 m
SIDES = 6 m
MAX BUILDING HEIGHT = 11 m
- ACTUAL HEIGHT = 10.6 m
- MIN. WIDTH OF LANDSCAPE BUFFER ABUTTING STREET = 3.0 m
- BUFFER ABUTTING INSTITUTIONAL ZONE = 3.0 m.
- MAY BE REDUCED TO 1.0 m IF A 1.4 m HIGH OPAQUE SCREEN IS PROVIDED
- ALL OTHER CASES = NO MINIMUM

TOTAL REQUIRED: 23 SPACES
TOTAL PROVIDED: 23 SPACES

OFFICE USE REQUIRES 2.4 PARKING SPACES PER 100m² OF GROSS FLOOR AREA.

TOTAL REQUIRED: 12 SPACES
TOTAL PROVIDED: 12 SPACES

BARRIER-FREE PARKING:
(PER SECTION 111 UNDER PART C OF BY-LAW NO. 2017-301):

RESERVED BARRIER-FREE PARKING SPACES:
REQUIRED: 1 SPACES (TYPE 'A')
PROVIDED: 2 SPACES (TYPE 'A')
REQUIRED: 1 SPACES (TYPE 'B')
PROVIDED: 2 SPACES (TYPE 'B')

TYPE 'A' WIDTH: 3.6m MIN.
TYPE 'B' WIDTH: 2.4m MIN.

SIGNAGE FOR BARRIER-FREE PARKING SHALL COMPLY WITH SECTION 113 UNDER PART C OF BY-LAW NO. 2017-301.

BICYCLE PARKING:
(PER SECTION 111 UNDER PART C OF BY-LAW NO. 2017-301):
OFFICE: 1 PER 250m² GFA = 2 SPACES
LIGHT INDUSTRIAL: 1 PER 1000m² GFA = 3 SPACES

GROSS FLOOR AREAS BY USE (for the purpose of parking calcs)

GROUND FLOOR OFFICE AREA	2764 m ²
LIGHT INDUSTRIAL OFFICE AREA	488 m ²
TOTAL	3252 m²

PARKING:
CITY OF OTTAWA MINIMUM PARKING SPACE RATES
THE REQUIRED NUMBER OF PARKING SPACES BASED ON THE CITY OF OTTAWA'S MINIMUM PARKING SPACE RATES PER BY-LAW 2016-249 & 2018-206 - TABLE 101-MINIMUM PARKING SPACE RATES:
ROW N49 - LIGHT INDUSTRIAL USE

THE REQUIRED MINIMUM BICYCLE PARKING SPACE DIMENSIONS PER TABLE 111B, 0.6m (W) x 1.8m (L)

LOADING REQUIREMENTS:
(PER TABLE 113A)
BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 1 LOADING SPACES IS REQUIRED.

GROSS FLOOR AREAS BY USE (for the purpose of parking calcs)

GROUND FLOOR OFFICE AREA	2764 m ²
LIGHT INDUSTRIAL OFFICE AREA	488 m ²
TOTAL	3252 m²

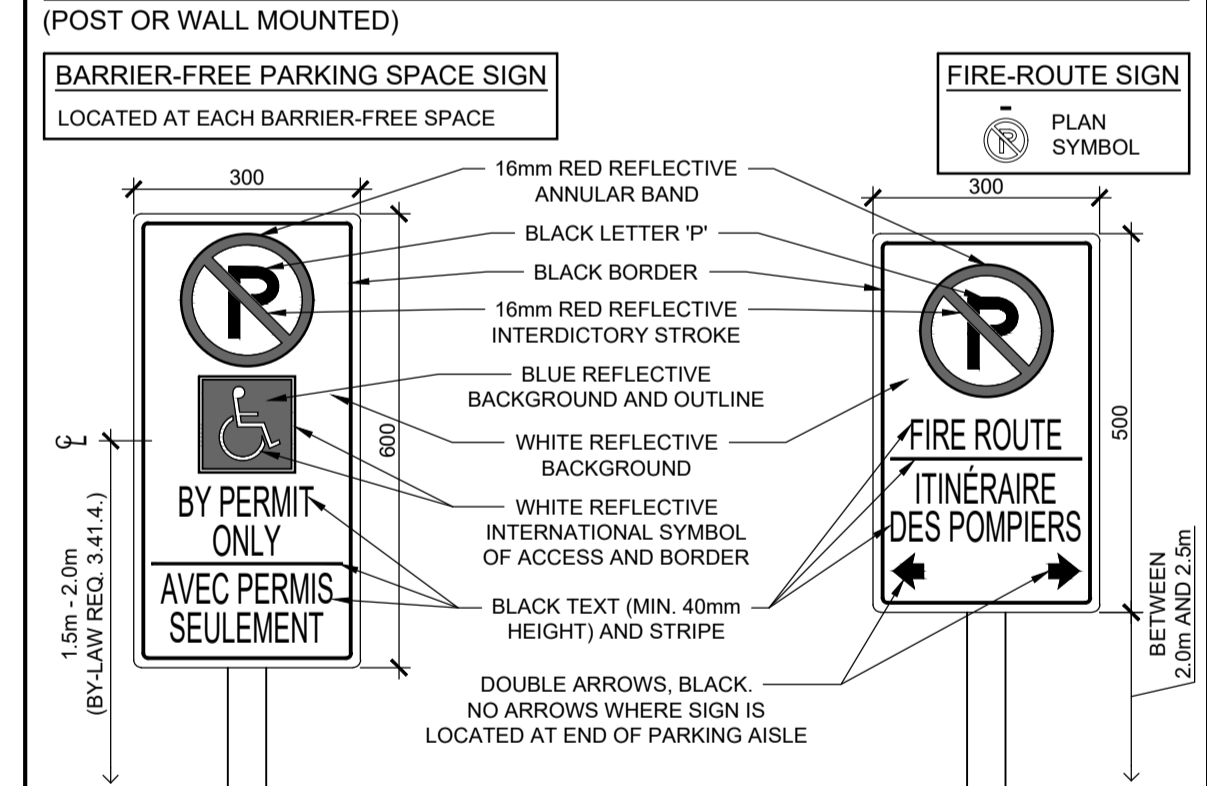
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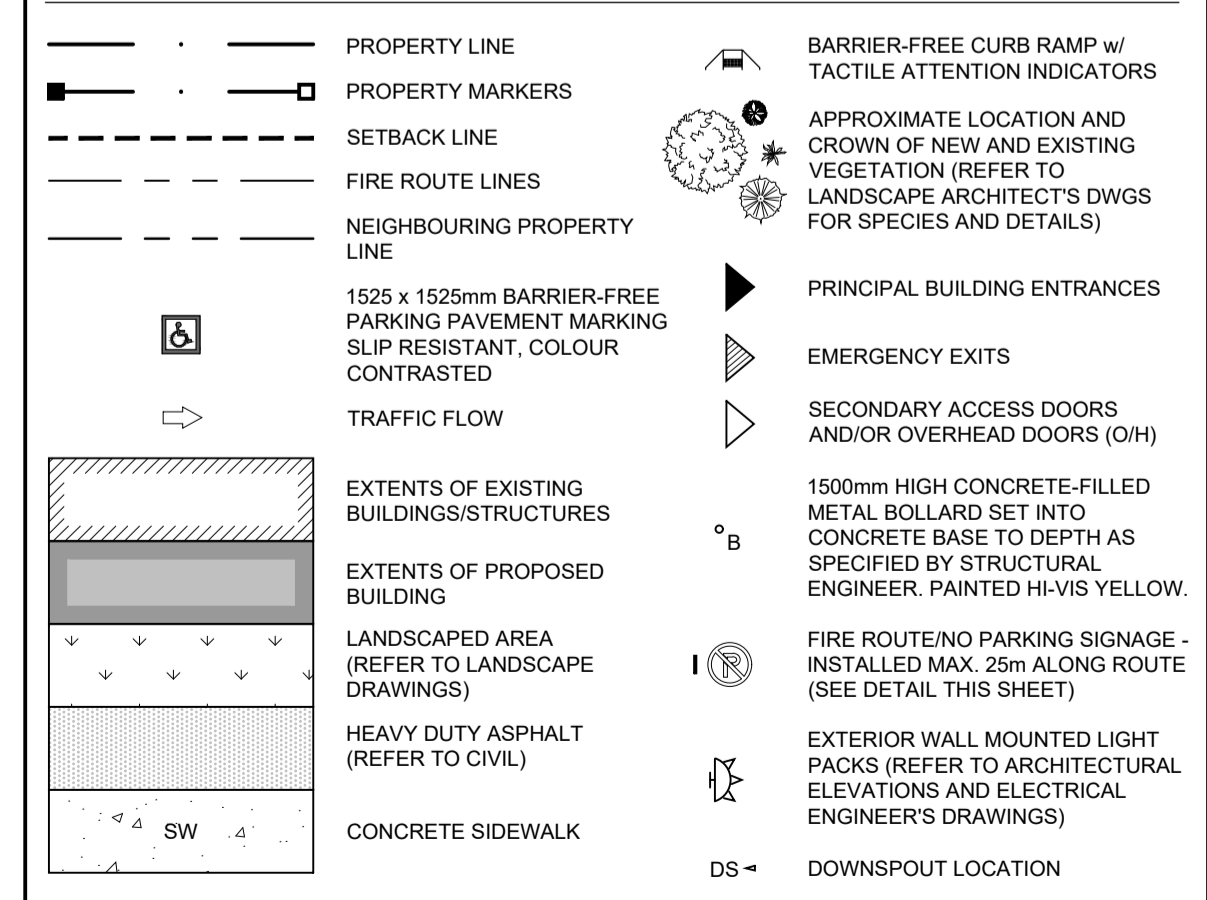
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LOADING REQUIREMENTS:
(PER TABLE 113A)
BASED ON THE GROSS FLOOR AREA OF THE BUILDING, A MINIMUM OF 1 LOADING SPACES IS REQUIRED.

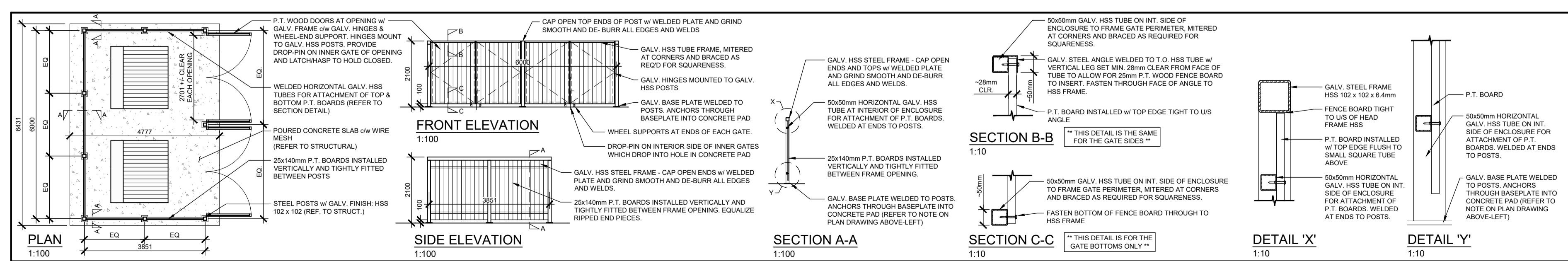
VERTICAL PARKING LOT SIGNAGE



SITE PLAN LEGEND

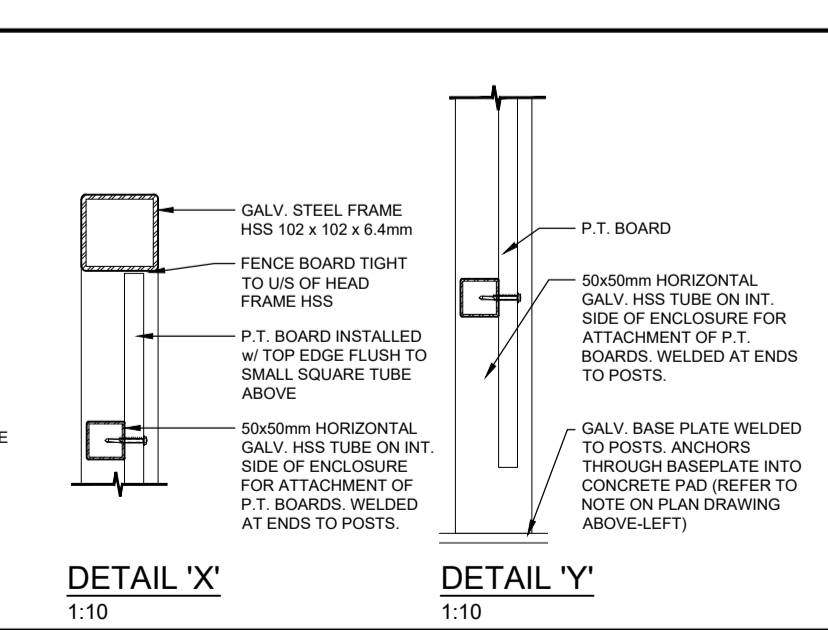


04 PROPOSED SITE PLAN
SP-A01 SCALE: 1:500



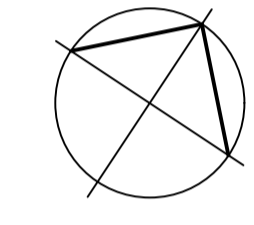
02 WASTE ENCLOSURE DETAILS
SP-A01 SCALE: AS NOTED

03 CURB RAMP DETAIL
SP-A01 SCALE: ###



01 GENERAL INFO
SP-A01 SCALE: N/A

North



Revisions

No.	By	Description	Date
04	J.M.	ISSUED FOR SITE PLAN CONTROL	09 MAR 2026
03	J.M.	ISSUED FOR COORDINATION	09 JAN 2026
02	J.M.	ISSUED FOR COORDINATION	19 NOV 2025
01	J.M.	ISSUED FOR PRELIMINARY REVIEW	07 JULY 2025

Project

NE W BUILDING

295 ROGER NEILSON WAY, OTTAWA, ONTARIO

Drawing PROPOSED SITE PLAN

Scale AS NOTED

Drawn J.M.

Checked J.M. / C.D.

Project No. 25-107

Date JUNE 2025



Drawing No. **SP-A01**