

METRIC  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN  
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Committee of Adjustment  
Received Re ule  
2025-05-06  
City of Ottawa Ville d'Ottawa  
Comité de dérogation

SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF LOT 11	GORE BETWEEN CONCESSIONS 2&3 (RF)	PART OF 04055-0948
	PART OF THE ROAD ALLOWANCE BETWEEN THE GORE BETWEEN CONCESSIONS 2&3 (RIDEAU FRONT) AND CONCESSION 3 (RIDEAU FRONT)		
	PART OF LOT 11	3 (RIDEAU FRONT)	

I REQUIRE THIS PLAN TO BE  
DEPOSITED UNDER THE  
LAND TITLES ACT.

DATE 2023/11/24

JOHN H. GUTRI, O.L.S.

PLAN 4R-35833  
RECEIVED AND DEPOSITED

DATE 2024-2023

REPRESENTATIVE FOR  
LAND REGISTRAR FOR THE  
LAND TITLES DIVISION OF  
OTTAWA - CARLETON (N° 4)

PLAN OF SURVEY OF  
PART OF LOT 11  
GORE BETWEEN CONCESSIONS 2 & 3 (RIDEAU FRONT)  
PART OF THE ROAD ALLOWANCE BETWEEN  
THE GORE BETWEEN CONCESSIONS 2&3 (RIDEAU FRONT)  
AND CONCESSION 3 (RIDEAU FRONT)  
PART OF LOT 11  
CONCESSION 3 (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

SCALE 1 : 500  
0 10 20 50 metres

FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS

#### NOTES

- BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS  
(S) AND (M), BY REAL-TIME NETWORK (RTN) OBSERVATIONS AND ARE REFERRED  
TO THE CENTRAL MERIDIAN, 75°W LONGITUDE, UTM ZONE 18,  
NAD83 (ORIGINAL).
- DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999619.

COORDINATES WERE DERIVED FROM REAL TIME NETWORK  
OBSERVATIONS (SMARTNET), MTM ZONE 9, NAD83 (ORIGINAL).

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY  
IN ACCORDANCE WITH SECTION 14(2) OF O. REG 216/10.

POINT ID	NORTHING	EASTING
ORP A	5019286.75	448643.76
ORP B	5019391.06	448810.34

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH  
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

#### LEGEND

- - SURVEY MONUMENT SET
- - SURVEY MONUMENT FOUND
- SIB - STANDARD IRON BAR
- IB - IRON BAR
- CP - CONCRETE PIN
- PB - PLASTIC BAR
- (S) - SET
- (M) - MEASURED
- PIN - PROPERTY IDENTIFIER NUMBER
- (WT) - WITNESS
- (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S.,  
(REF. JOB L59400, AD27800 (NOVEMBER 08, 2023))
- RF - RIDEAU FRONT
- LS - LAMP STANDARD
- \* - COORDINATES FROM PLAN 5R-12517 (PT.#29) CONVERTED  
FROM NAD27 TO NAD83 (ORIGINAL)

#### SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES  
ACT AND THE REGULATIONS MADE UNDER THEM.
  - THE SURVEY WAS COMPLETED ON NOVEMBER 05, 2023.

DATE 2023/11/24

JOHN H. GUTRI  
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-64570

Fairhall  
Moffatt &  
Woodland  
LIMITED  
OTTAWA  
Surveying and Land Information Services  
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6  
TEL: (613) 591-2260 FAX: (613) 591-1426  
www.fmw.on.ca

JOB No.  
A D 2 7 8 0 0  
E 448603 N 5019374  
REFERENCE No.  
29(a)-GORE BETWEEN  
CONCESSIONS 2 & 3 (RF) GR  
S:\AD27800\DWG 06nov2023  
RP\_AD278.dwg (so)





SITE DATA

LEGAL DESCRIPTION:  
PART OF LOT 11  
GORE BETWEEN CONCESSIONS 2 & 3 (RIDEAU FRONT) PART OF THE ROAD ALLOWANCE BETWEEN THE GORE BETWEEN CONCESSIONS 2 & 3 (RIDEAU FRONT) AND CONCESSION 3 (RIDEAU FRONT)  
PART OF LOT 11  
CONCESSION 3 (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF GLOUCESTER  
CITY OF OTTAWA

REFERENCE LEGAL SURVEY V-64536 BY  
FAIRHALL, MOFFATT & WOODLAND LTD  
DATED 2023 11 08

ZONING DESIGNATION:  
T1A AIR TRANSPORTATION FACILITY ZONE

USE:  
TRUCK TRANSPORT TERMINAL/CARGO FACILITY

REQUIRED SETBACKS:

FRONT YARD (m)	
REQUIRED	7.5
ACTUAL	42.9
REAR YARD (m)	
REQUIRED	7.5
ACTUAL	10.3
SIDE YARD (m)	
REQUIRED	7.5
ACTUAL	19.3 & 34.5
INTERIOR SIDE YARD (m)	
REQUIRED	7.5
ACTUAL	N/A
MINIMUM LOT WIDTH (m)	
REQUIRED	128,617.5
ACTUAL	128,617.5
MINIMUM LOT AREA (m²)	
REQUIRED	77
ACTUAL	17,306
FLOOR SPACE INDEX (Maximum)	
REQUIRED	1.0 (2.0 FOR OFFICES)
ACTUAL	0.27

REQUIRED PARKING (Area C of ZBL):

OFFICE (2.4 SPACES/100m² OF GFA)	
REQUIRED	45
ACTUAL	77
WAREHOUSE (0.8 SPACES/100m² OF GFA)	
REQUIRED	25
ACTUAL	25
TOTAL	
REQUIRED	70
ACTUAL	102
NUMBER OF H/C SPACES	
REQUIRED	2
ACTUAL	5
BICYCLE PARKING (1 / 2,000m² OF WAREHOUSE) (1 / 250m² OF OFFICE)	
REQUIRED	11
ACTUAL	12

REQUIRED LOADING SPACE:  
ONE VEHICLE LOADING SPACE IS REQUIRED FOR LIGHT INDUSTRIAL USE, OVER 5000m² OF GROSS FLOOR AREA.

BUILDING DATA

BUILDING AREA (m²)	4,063
BUILDING GROSS FLOOR AREA (m²)	5,249
LEVEL 1 (m²)	4,063
LEVEL 2 (m²)	1,186
AREA OF OFFICE (m²)	2,372
AREA OF CARGO WAREHOUSE (m²)	2,877

LEGEND

- GRASS AREA
- ASPHALT PAVING
- CONCRETE WALKWAY
- TWSI
- PLANTING
- PROPERTY LINE
- SETBACK LINE
- CENTRELINE
- OVERHEAD LINE
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- FDC FIRE DEPARTMENT CONNECTION

IDEA

INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE

595 BYRON AVE, OTTAWA, ONT. K2A 4C4  
T 613.728.0008 E info@integrateddesign.ca  
ARCHITECT | CHRIS WARNER-SMITH  
MECHANICAL ENGINEER | LIAM RISING  
ELECTRICAL ENGINEER | NICK FRAYN

CANADIAN NORTH

20 COPE DRIVE, KANATA, ON. K2M 2V8  
T 613.282.1369 E dshepherd@canadiannorth.com  
PROJECT MANAGER | DANIEL SHEPHERD

JENNINGS REAL ESTATE

402-141 LAURIER AVENUE W, OTTAWA, ON. K1P 5J3  
T 343.961.8380 E admin@jenningsdevelopment.com  
PROJECT MANAGER | CHRIS PACKMAN

Robinson Consultants

210-350 PALLADIUM DRIVE, OTTAWA, ON. K2V 1A8  
T 613.592.6060 E smcgaughey@rcil.com  
CIVIL ENGINEER | STEPHEN MCGAUGHEY

D+M STRUCTURAL ENGINEERING

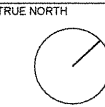
110-333 PRESTON STREET, OTTAWA, ON. K1S 5N4  
T 613.651.9490 E colin@dm-structural.ca  
STRUCTURAL ENGINEER | COLIN DAVIES

JAMES B. LENNOX & ASSOCIATES INC.  
LANDSCAPE ARCHITECTS

3332 CARLING AVENUE, OTTAWA, ON. K2H 5A8  
T 613.722.5168 E j@jbla.ca  
LANDSCAPE ARCHITECT | JAMES LENNOX

SEAL  
ONTARIO ASSOCIATION OF ARCHITECTS  
CHRISTOPHER F. WARNER-SMITH  
LICENCE 10122

GENERAL NOTES:  
DO NOT SCALE DRAWINGS.  
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS AND REPORT ANY DISCREPANCIES.



2	2025-03-27	ISSUED FOR MINOR VARIANCE
1	2025-02-07	ISSUED FOR CONSTRUCTION

No.	DATE	DESCRIPTION
REVISIONS		
PROJECT		

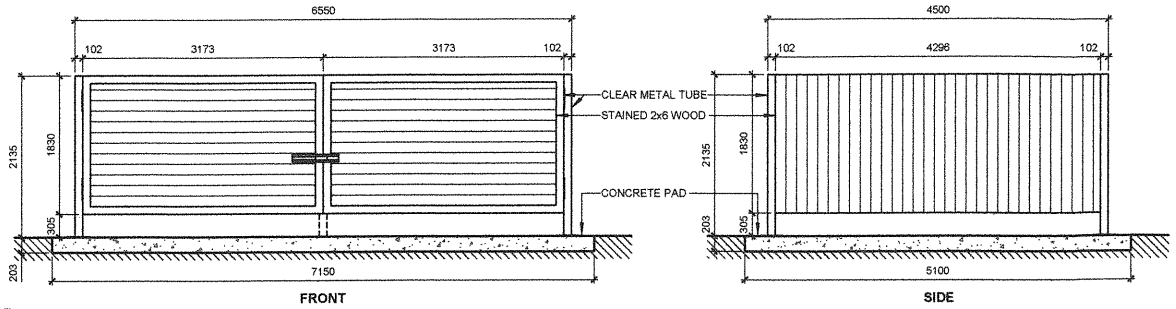
CANADIAN NORTH YOW HQ

145 Thad Johnson Pvt,  
Ottawa, ON K1V 0R4

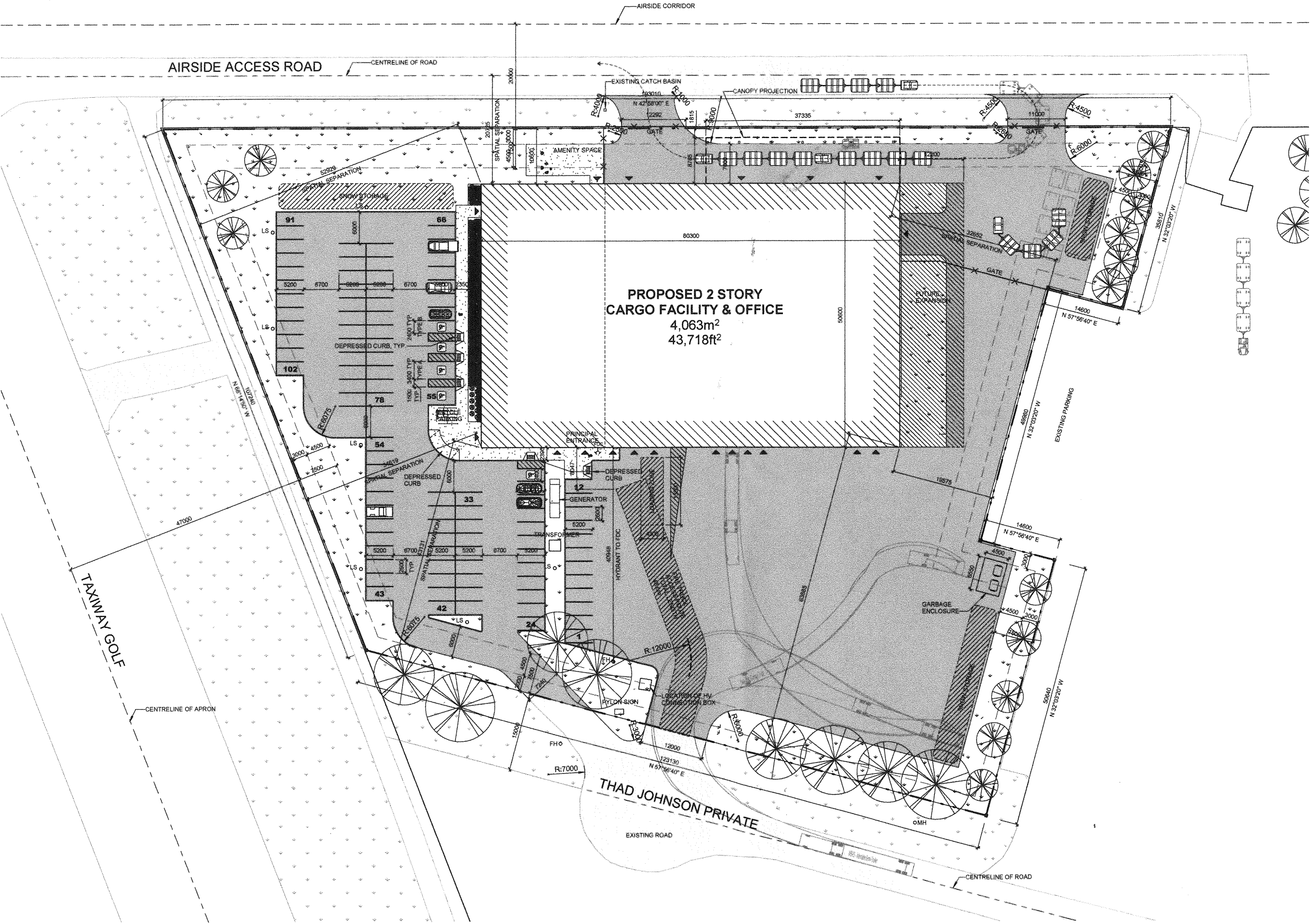
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SHEET NAME

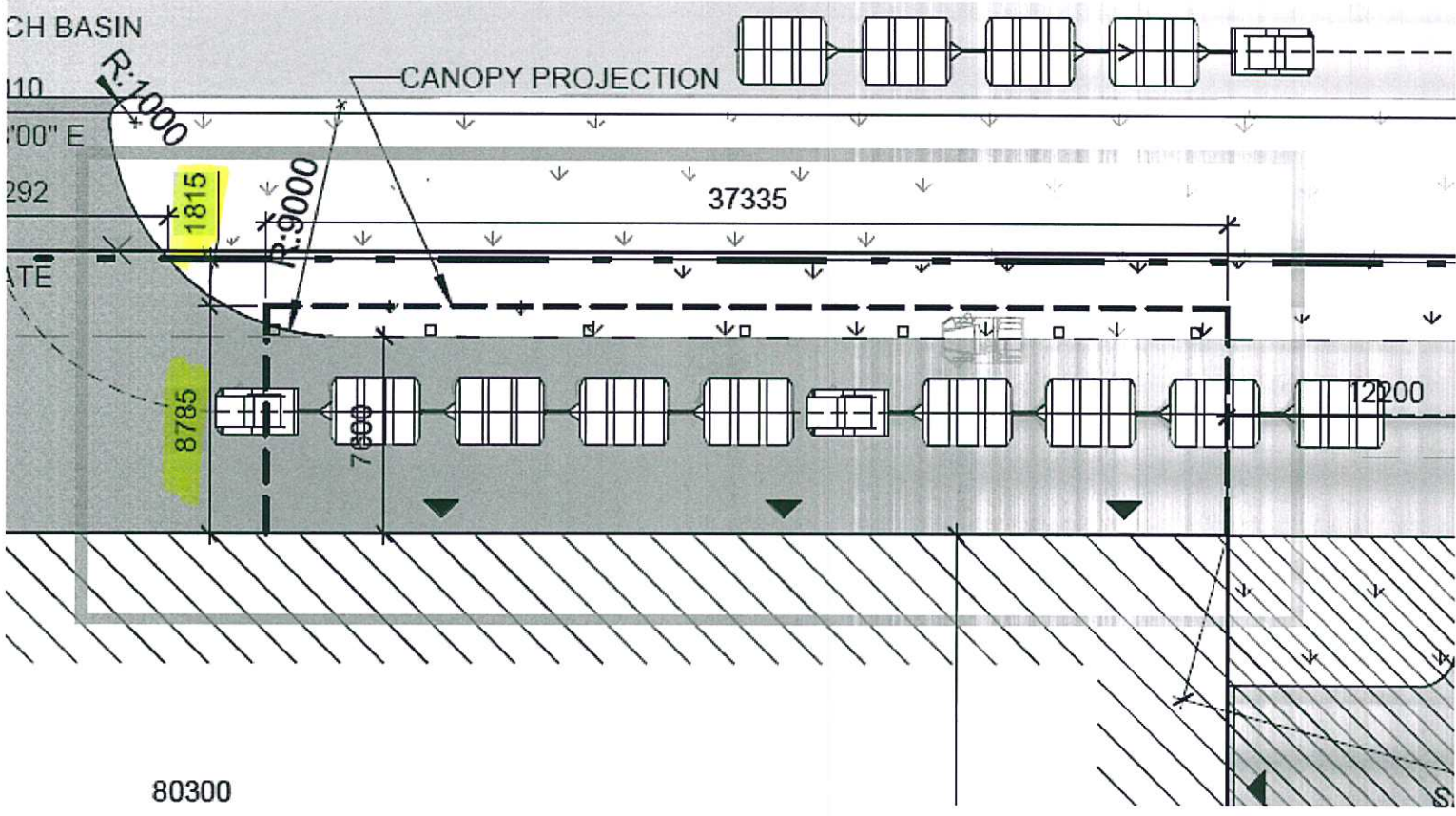
PROPOSED SITE PLAN



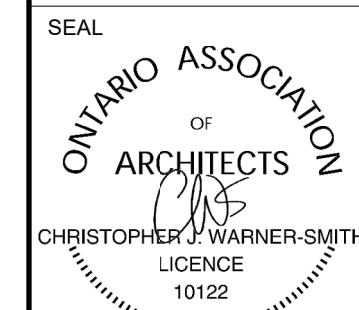
B1 GARBAGE ENCLOSURE  
A101 1:50







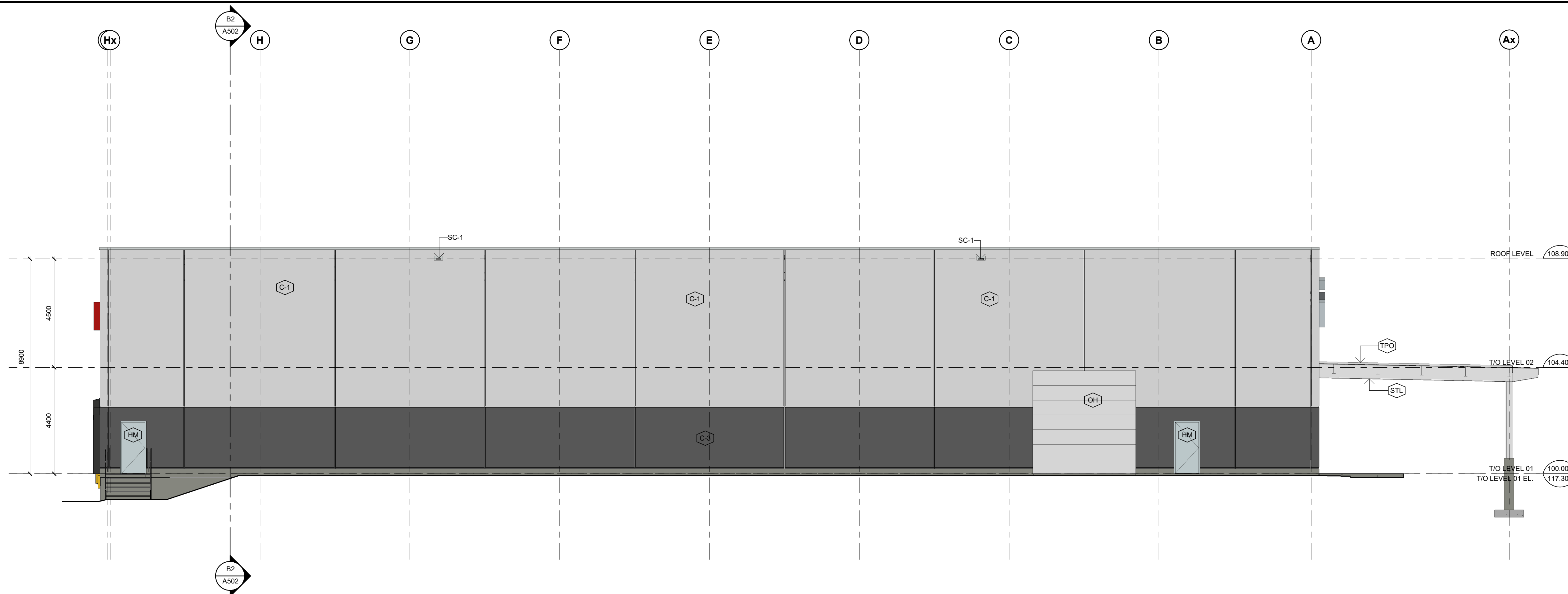




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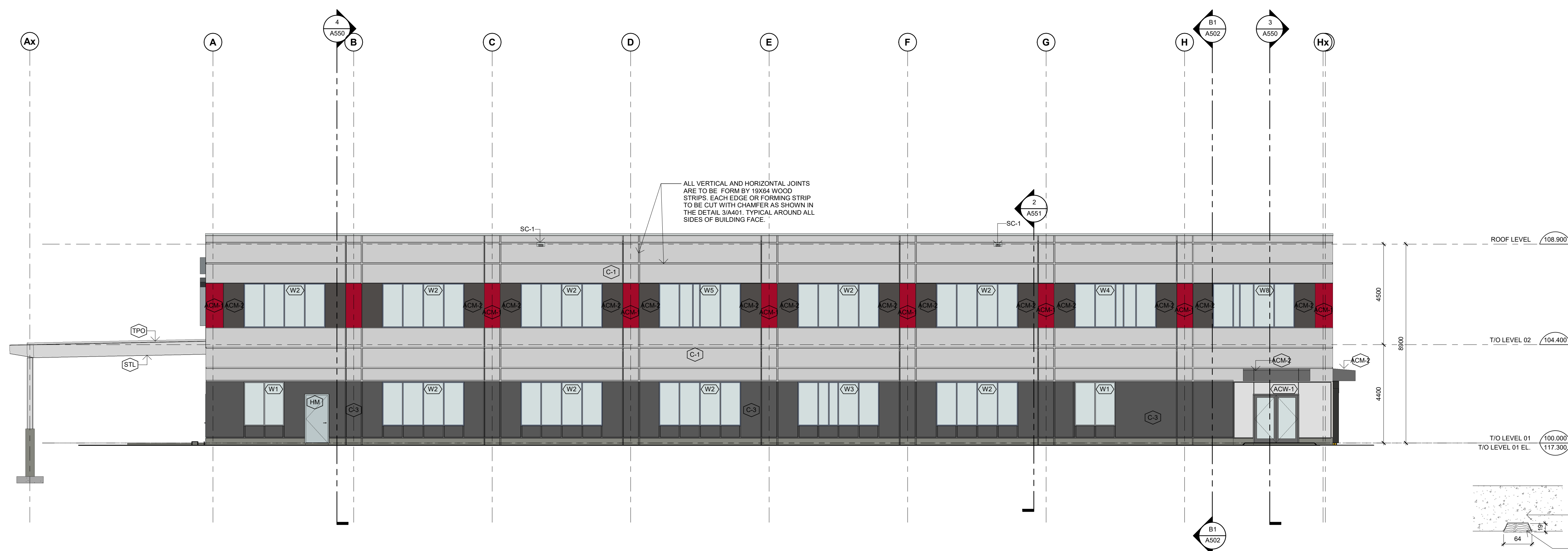
## ELEVATION LEGEND

- C-1 SITE-CAST CONCRETE  
COLOUR 1 (WHITE)
- C-2 SITE-CAST CONCRETE  
COLOUR 2 (CUSTOM - RED)
- C-3 SITE-CAST CONCRETE  
COLOUR 3 (DARK GREY)
- ACM-1 ALUMINUM COMPOSITE PANELS  
COLOUR 1 (RED)
- ACM-2 ALUMINUM COMPOSITE PANELS  
COLOUR 2 (DARK GREY)
- TPO TPO ROOFING
- MF METAL FLASHING PREFINISHED
- HM PAINTED HOLLOW METAL DOOR
- OH PRE-FINISHED INSULATED SECTIONAL OVERHEAD  
DOOR
- STL GALVANIZED PAINTED STEEL
- SGN PRE-MANUFACTURED CAN LETTER SIGNAGE
- ACW-1 ALUMINUM CURTAIN WALL  
BLACK ANODIZED
- ACW-2 ALUMINUM CURTAIN WALL  
BLACK ANODIZED
- ACW-3 ALUMINUM CURTAIN WALL  
BLACK ANODIZED
- W1-W8 ALUMINUM PUNCHED WINDOW  
BLACK ANODIZED
- SC-1 SCUPPER  
WHITE GALVANIZED PAINTED STEEL



## 2 ELEVATION - EAST FACADE

A401 1:100

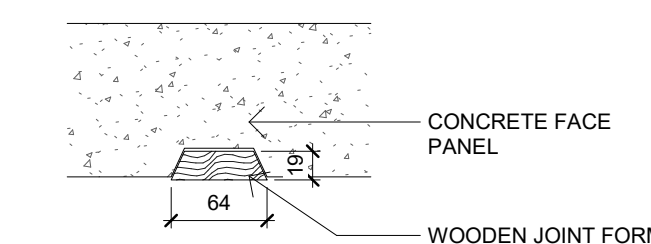


## 1 ELEVATION - WEST FACADE

A401 1:100

## 3 PANEL JOINT DETAIL

A401 1:5



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REVISIONS

PROJECT

**CANADIAN NORTH  
YOW OFFICE & CARGO  
FACILITY**

**ISSUED FOR  
CONSTRUCTION**

145 Thad Johnson Pvt,  
Ottawa, ON K1V 0R4

IDEA #  
23566

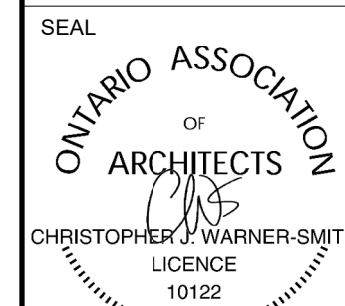
SHEET NAME

**BUILDING ELEVATIONS -  
EAST & WEST**

DATE 2025-03-27	SCALE AS NOTED.
CHECKED BY CWS	DRAWN BY ND
SHEET No.	







GENERAL NOTES  
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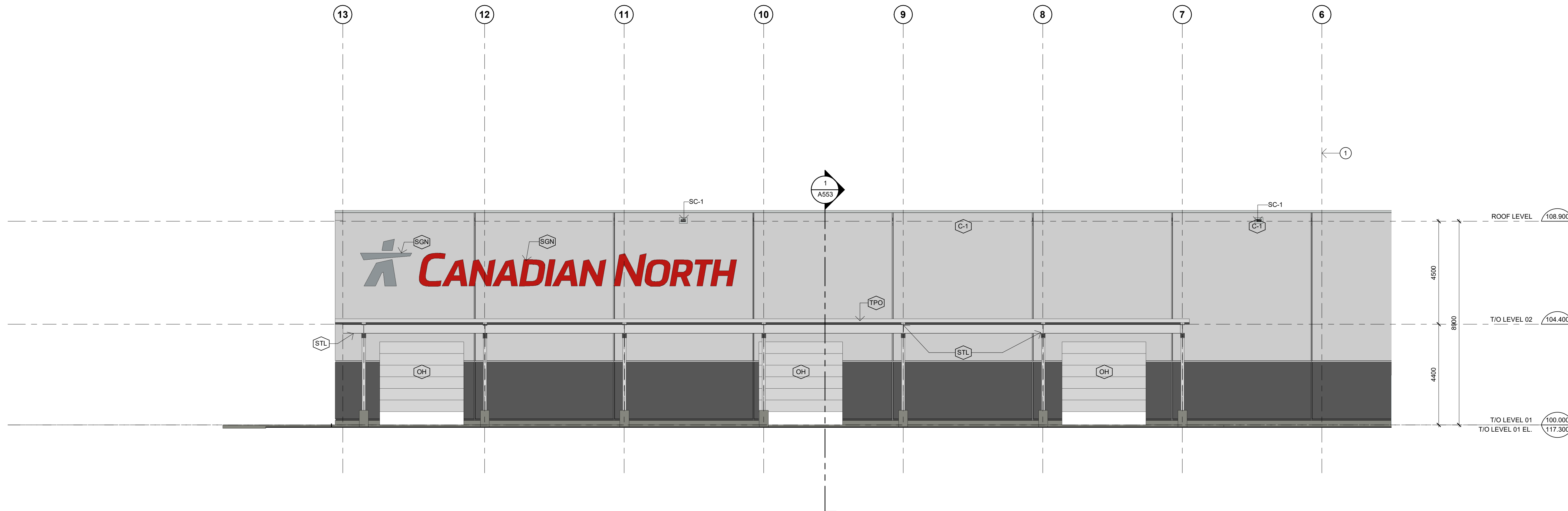
Committee of Adjustment  
Received Re u le

2025-05-06

City of Ottawa Ville d'Ottawa  
Comité de dérogation

## ELEVATION LEGEND

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- SC-1 SCUPPER  
WHITE GALVANIZED PAINTED STEEL

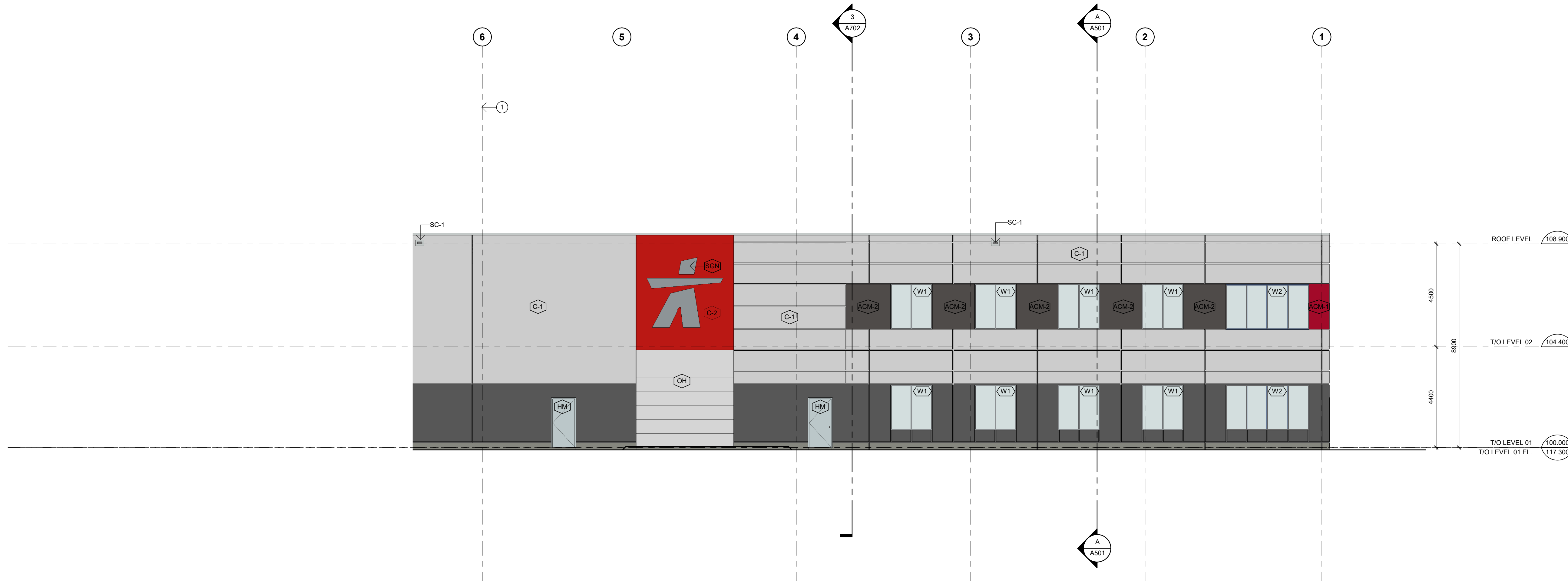


## 2 ELEVATION - NORTH FACADE

A402 1 : 100

## ELEVATION NOTES

1 MATCHLINE



## 1 ELEVATION - NORTH FACADE (CONTINUED)

A402 1 : 100

2	2025-03-27	ISSUED FOR MINOR VARIANCE
1	2025-02-07	ISSUED FOR CONSTRUCTION
No.	DATE	DESCRIPTION

REVISIONS

PROJECT  
CANADIAN NORTH  
YOW OFFICE & CARGO  
FACILITY

ISSUED FOR  
CONSTRUCTION

145 Thad Johnson Pvt,  
Ottawa, ON K1V 0R4

IDEA # 23566 CLIENT #

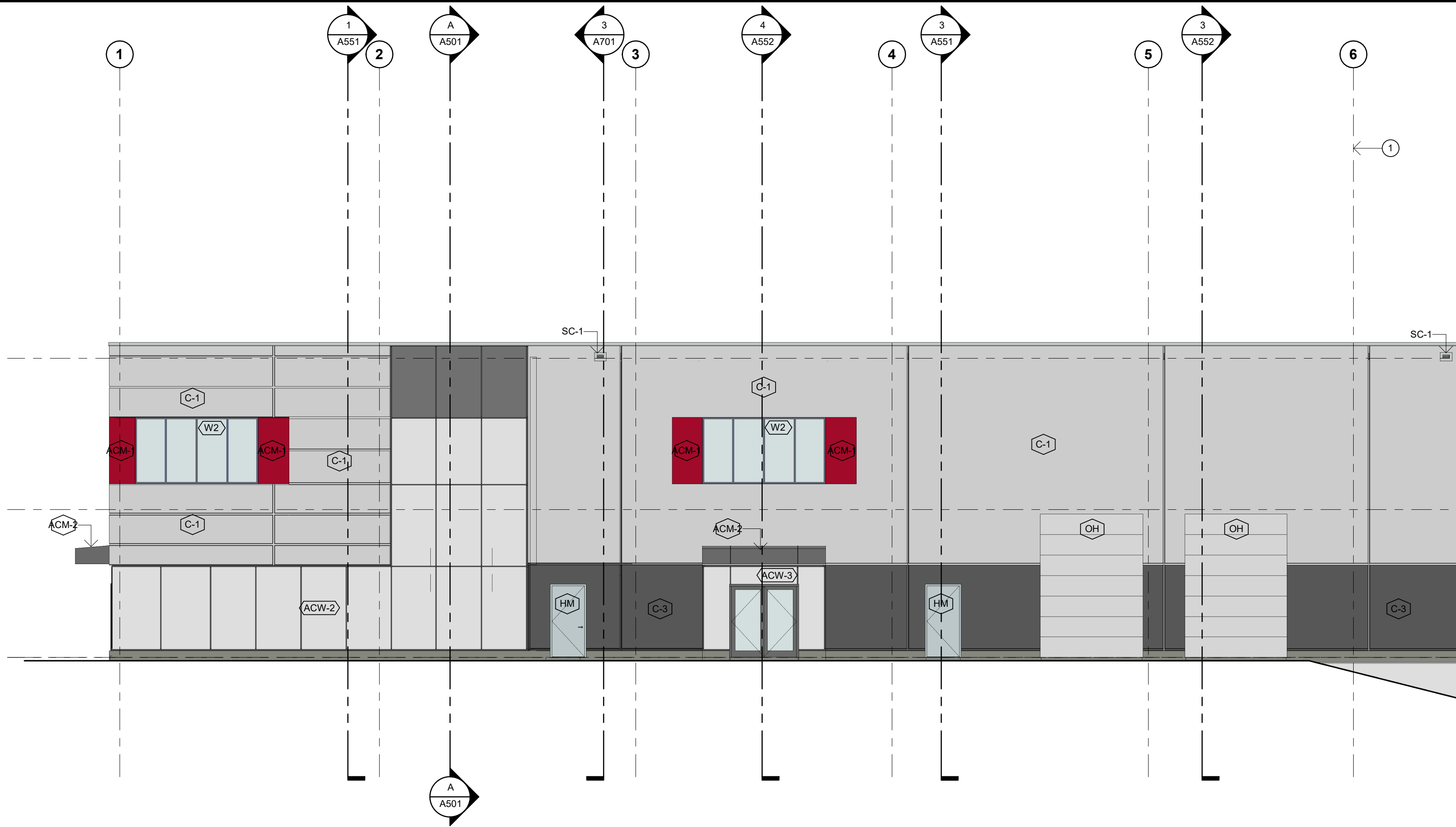
SHEET NAME

BUILDING ELEVATIONS -  
NORTH

DATE 2025-03-27	SCALE AS NOTED.
CHECKED BY CWS	DRAWN BY ND
SHEET No.	

A402

D (36"x24")



#### ELEVATION LEGEND

- C-1 SITE-CAST CONCRETE COLOUR 1 (WHITE)
- C-2 SITE-CAST CONCRETE COLOUR 2 (CUSTOM - RED)
- C-3 SITE-CAST CONCRETE COLOUR 3 ( DARK GREY)
- ACM-1 ALUMINUM COMPOSITE PANELS COLOUR 1 (RED)
- ACM-2 ALUMINUM COMPOSITE PANELS COLOUR 2 (DARK GREY)
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- SC-1 SCUPPER WHITE GALVANIZED PAINTED STEEL

idea

INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE

595 BYRON AVE., OTTAWA, ONT. K2A 4C4  
T 613.728.0008 E info@integrateddesign.ca



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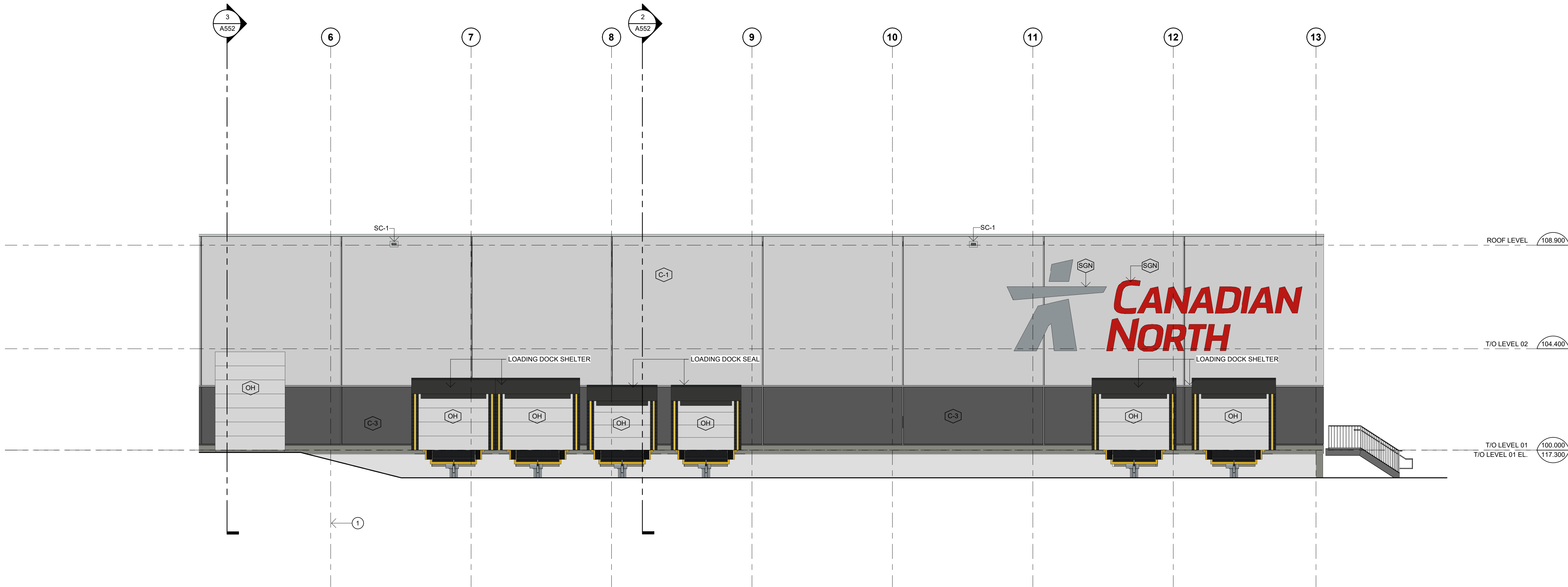
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Comité de dérogation

#### 1 ELEVATION - SOUTH FACADE

A403 1: 100

#### ELEVATION NOTES

1 MATCHLINE



#### 2 ELEVATION - SOUTH FACADE (CONTINUED)

A403 1: 100

2	2025-03-27	ISSUED FOR MINOR VARIANCE
1	2025-02-07	ISSUED FOR CONSTRUCTION

No. DATE DESCRIPTION

REVISIONS

PROJECT

CANADIAN NORTH  
YOW OFFICE & CARGO  
FACILITY

ISSUED FOR  
CONSTRUCTION

145 Thad Johnson Pvt,  
Ottawa, ON K1V 0R4

IDEA # 23566 CLIENT #

SHEET NAME

BUILDING ELEVATIONS -  
SOUTH

DATE 2025-03-27 SCALE AS NOTED.

CHECKED BY CWS DRAWN BY ND

SHEET No.

A403

D (36"x24")



**1 WALL SECTION**  
A553 1 : 25



2025-05-06

City of Ottawa Ville d'Ottawa  
Comité de dérogation



CANADIAN NORTH - YOW  
Airport Parkway Private  
Traveling East  
2024-08-13

IDEA  
INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE



2025-05-06

City of Ottawa Ville d'Ottawa  
Comité de dérogation

CANADIAN NORTH - YOW  
Uplands Drive to  
Airport Parkway Private  
2024-08-13

IDEA  
INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE



CANADIAN NORTH - YOW  
View from  
Northwest corner  
2024-08-13

IDEA  
INTEGRATED DESIGN  
ENGINEERING + ARCHITECTURE





**CANADIAN NORTH - YOW**  
View from  
Southwest corner  
2024-08-13