

OWNER:
2520333 ONTARIO INC.
5 MILLCREEK COURT, NEPEAN, ON K2G 6Y7

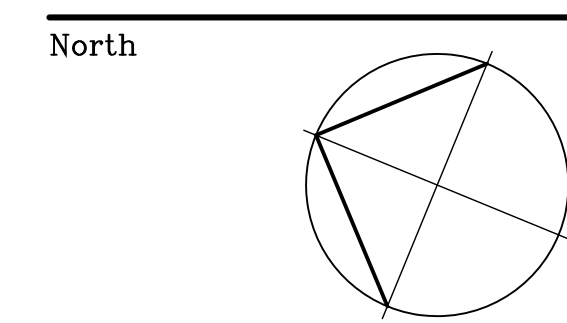
APPLICANT:
STANTEC CONSULTING INC.
1331 CLYDE AVENUE, OTTAWA, ON K2C 3G4

SURVEYOR:
STANTEC GEOMETRICS LTD.
1331 CLYDE AVENUE, OTTAWA, ON K2C 3G4

ARCHITECT:
MCROBIE ARCHITECTS + INTERIOR DESIGNERS
66 QUEEN STREET, OTTAWA, ON K1P 5C6

LANDSCAPE ARCHITECT:
STANTEC CONSULTING INC.

CIVIL ENGINEER:
STANTEC CONSULTING INC.



Revisions

| No. | By | Description | Date |
|-----|-----|-----------------|-------------|
| 01 | JAS | SPA SUBMISSION | 13 APR 2017 |
| 02 | JAS | REVISED FOR SPA | 31 OCT 2017 |
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APPROVED REFUSED

THIS ____ DAY OF _____, 20__

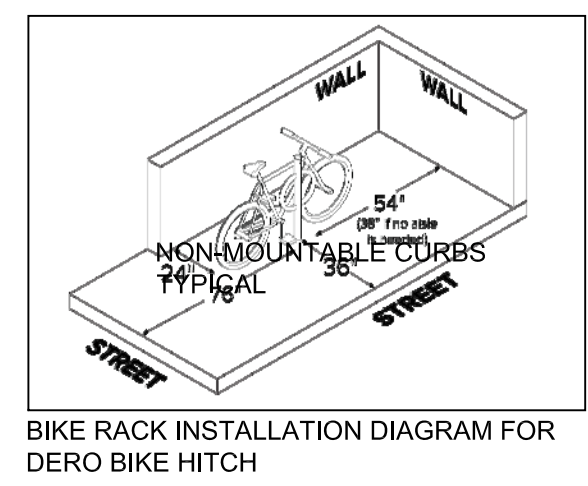
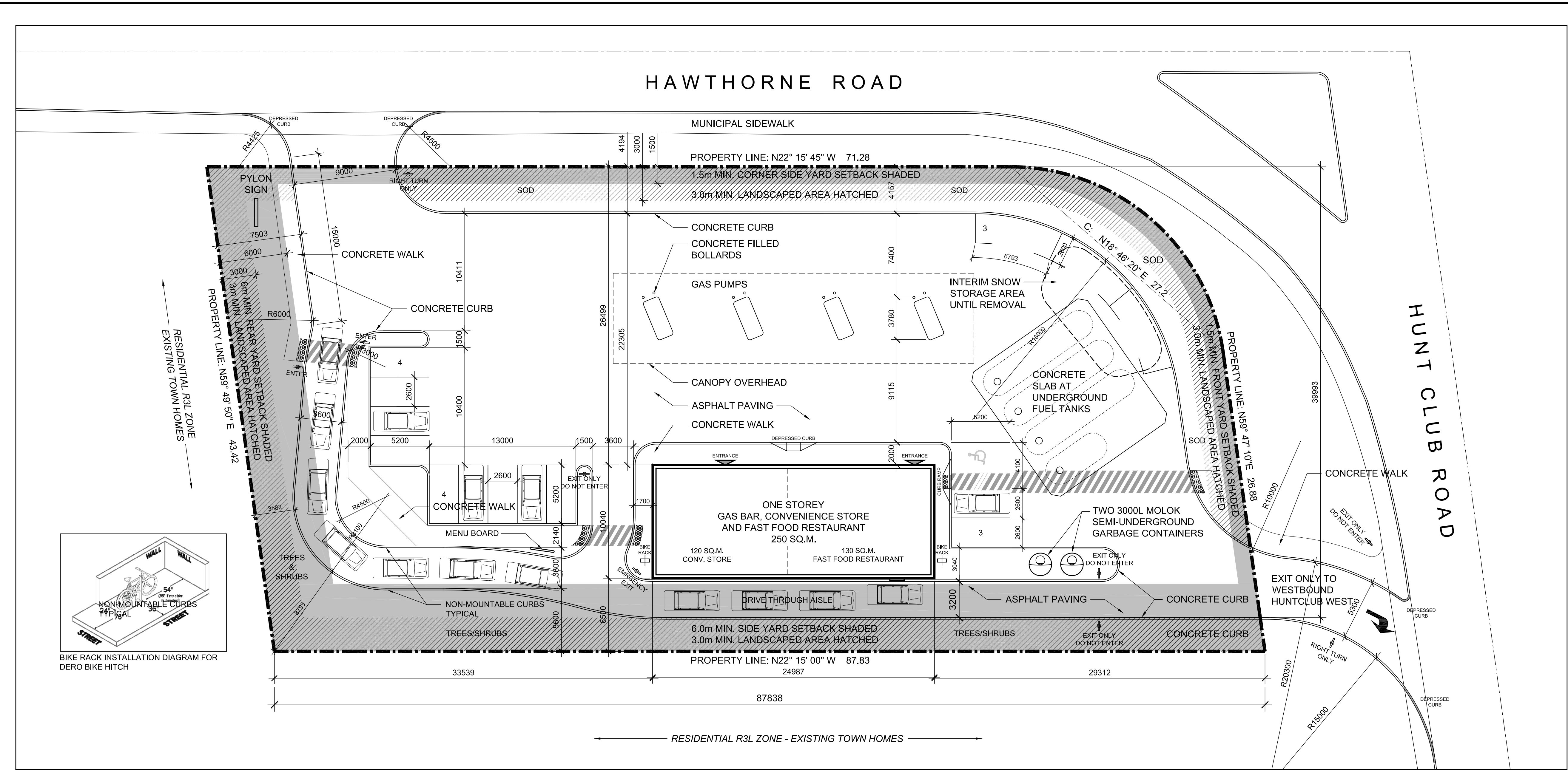
DON HERWEYER, MCIP, RPP, ACTING MANAGER
DEVELOPMENT REVIEW, URBAN SERVICES

Project
**NEW GAS BAR/
CONVENIENCE STORE/
DRIVE-THROUGH**

3500 HAWTHORNE ROAD, OTTAWA
Drawing
SITE PLAN

Scale AS SHOWN
Drawn JAS
Checked

Project No. Drawing No.
16-240
Date 01 APRIL 2017 **SP-A01**



03 SITE PLAN
SP-A01 SCALE: 1:200

| SITE INFORMATION | ZONING | ZONING (cont'd) | ZONING (cont'd) |
|--|---|---|---|
| SITE AREA: 3,720sm | DESIGNATION: GM1[50]F(0.25) General Mixed use, Sub-Zone 1 Exception 50 | SETBACKS: Table 187(c)(d)(e): Front & Corner Yard: 3.0m Interior Side Yard: 5.0m (from to res. zone) Rear Side Yard: 7.5m (from to res. zone) | PROVISIONS FOR DRIVE-THROUGHS: Table 112: 7 before/at order board and a minimum total of 11 |
| BUILDING DATA: AREA CALCULATIONS: Gross Area (by Ontario Building Code definition): The total area of all floors above grade measured between the outside surfaces of exterior walls is: Ground Floor: 650sm Gross Floor Area (City of Ottawa Zoning Bylaw definition for the purpose of determining maximum building area and parking requirements): The total floor area measured from the interior of outside walls excluding mechanical/electrical service rooms, stairwells, elevator shafts, parking/loading facilities, washrooms and storage areas: Ground Floor: 650sm | PERMITTED NON RESIDENTIAL USES: Section 187-188: Convenience Store Drive-through facility Restaurant Exception 50: All commercial uses prohibited except: Car Wash Gas Bar Retail Food Store Retail Store Small Batch Brewery | Exception 50: Front: 1.5m Side: 6.0m Rear: 6.0m | BARRIER-FREE PARKING (Bylaw 2003-530): Part C, Sect. 122: 0 spaces required |
| | MAXIMUM FSI: Table 187(f): 2 times coverage Exception 50: Full floor space index may be used for commercial uses. Retail Store limited to 120sm Permitted: 7,440sm Proposed: 250sm (.067 time coverage) | MAXIMUM BUILDING HEIGHT: Table 187(f): 18m | LOADING FACILITIES: Section 113: 0 required for less than 350sm of GFA |
| | | PARKING: Table 101: Convenience Store: 3.4 cars per 100sm of GFA Fast-Food Restaurant: 10 cars per 100sm of GFA Required: 17 cars Provided: 14 cars (plus 8 cars at fuel dispensers) | BICYCLE PARKING: Section 111: 1 per 250sm of GFA Required: 1 Provided: 2 |
| | | MINIMUM WIDTH OF LANDSCAPED AREA: Table 187(h): Abutting at Street: 3.0m Abutting and Res.Zone: 3.0m Exception 50: All yards to be landscaped | |

02 SITE INFORMATION, BUILDING DATA and ZONING REVIEW
SP-A01 SCALE: NTS



01 LOCATION PLAN
SP-A01 SCALE: NTS