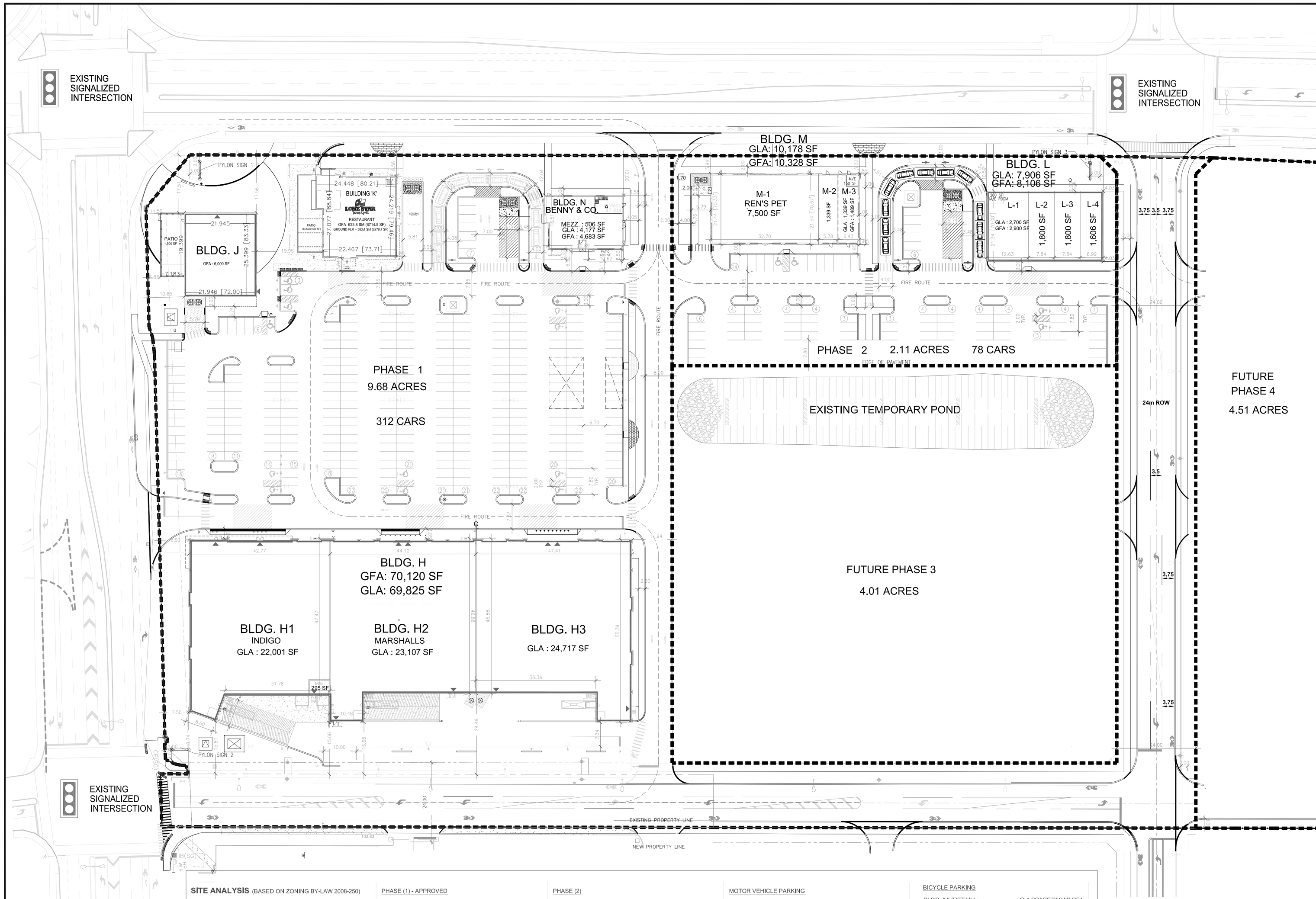

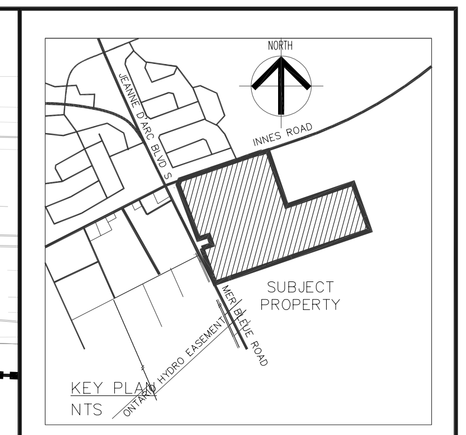

THIS SITE PLAN DRAWING AND THE SITE BOUNDARIES BEARINGS ARE PREPARED BASED ON PLAN OF SURVEY OF PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND AND CITY OF OTTAWA, PIN (ALL OF 14563-0605) PREPARED BY STANTEC GEOMATICS LTD., DATED JULY 17, 2015.

PHASE 2
SA-002B

APPROVED
By Jeff McEwen at 3:53 pm, Jun 15, 2018

JEFF MCEWEN, P. ENG. MANAGER
DEVELOPMENT REVIEW EAST, PLANNING,
INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

No.	DESCRIPTION	DATE	BY
6			
5			
4	ISSUED FOR COORDINATION	APRIL 02, 2018	PC
3	ISSUED FOR COORDINATION	FEB. 01, 2018	PC
2	ISSUED FOR COORDINATION	OCT. 12, 2017	PC
11	ISSUED FOR COORDINATION	OCT. 05, 2017	PC

Contractor must check and verify all dimensions no the job and report any discrepancies to the Architect before proceeding with the work.

Do not scale the drawing.

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This drawing must be read in the context of all the other drawings which constitute the document.

PHASING SITE PLAN

SCALE: 1: 450

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartCentres

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
260 TOWN CENTRE BLVD. SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905. 470. 7000 FAX. 905. 470. 2500

DRAWN BY	PC
CHECKED BY	MW
DATE	SEPTEMBER 27, 2017
ISSUED	APRIL 02, 2018

PROJECT No. 06099
DWG. No. SA-002B

SITE ANALYSIS (BASED ON ZONING BY-LAW 2008-250)

MUNICIPAL ADDRESS :	2025 MER BLEUE ROAD, OTTAWA, ONTARIO
ZONING DESIGNATION :	AM[1607]H(21)-h
AREA ON SCHEDULE 1 :	AREA "C"

SITE AREA

OVERALL LOT/SITE AREA :	82,199 M² (20.31 ACRES)
NEW ROADS AREA :	10,563 M² (2.61 ACRES)

PHASES NET AREA :

PHASE (1) NET AREA :	39,187 M² (9.68 ACRES)
PHASE (2) NET AREA :	8,547 M² (2.11 ACRES)
FUTURE PHASE (3) AREA :	16,209 M² (4.01 ACRES)
FUTURE PHASE (4) AREA :	18,256 M² (4.51 ACRES)
TOTAL SITE NET AREA :	82,199 M² (20.31 ACRES)

LOT COVERAGE (PHASE 1 & 2) :	9,831/47,734 = 20.60%
MAX. PERMITTED BUILDING HEIGHT :	21.0M

PHASE (1) - APPROVED

PHASE (1) AREA :	39,187 M² (9.68 ACRES)

BUILDING GROSS FLOOR AREA (GFA) :

BLDG. 'H' :	6,514 M² (70,120 SF)
BLDG. 'J' :	557 M² (6,000 SF)
BLDG. 'K' :	624 M² (6,715 SF)
BLDG. 'N' :	435 M² (4,683 SF)
TOTAL GFA :	8,130 M² (87,518 SF)

BUILDING GROSS LEASEABLE AREA (GLA)(INCL. MEZZ.) :

BLDG. 'H' :	6,487 M² (69,825 SF)
BLDG. 'J' :	557 M² (6,000 SF)
BLDG. 'K' :	624 M² (6,715 SF)
BLDG. 'N' :	435 M² (4,583 SF)
TOTAL GLA :	8,103 M² (87,123 SF)

PHASE (2)

PHASE (2) AREA :	8,547 M² (2.11 ACRES)

BUILDING GROSS FLOOR AREA (GFA) :

BLDG. 'L' :	753 M² (8,106 SF)
BLDG. 'M' :	959 M² (10,328 SF)
TOTAL GFA :	1,712 M² (18,434 SF)

BUILDING GROSS LEASEABLE AREA (GLA) :

BLDG. 'L' :	734 M² (7,906 SF)
BLDG. 'M' :	946 M² (10,178 SF)
TOTAL GLA :	1,680 M² (18,084 SF)

MOTOR VEHICLE PARKING

RATE OF CALCULATION :	3.4 SPACES/100 M² GLA FOR SHOPPING CENTRE.
REQUIRED MIN. :	3.4 X (8,103 M² + 1,680 M² /100) = 333 SPACES
PROVIDED :	390 SPACES (3,99/100 M²)

BARRIER FREE PARKING SPACE

REQUIRED MIN. :	5 SPACES
PROVIDED :	16 SPACES

LOADING SPACE

REQUIRED MIN. :	4 STANDARD SPACE + 1 OVERSIZED SPACE FOR SHOPPING CENTRE OVER 2,000 M² GFA.
PROVIDED :	7 STANDARD SPACES + 1 OVERSIZED SPACE

BICYCLE PARKING

BLDG. 'H' (RETAIL) :	@ 1 SPACE/250 M² GFA REQ'D (MIN.): 6,514 M²/250 = 26.06 SPACES
BLDG. 'J' (RESTAURANT) :	@ 1 SPACE/250 M² GFA REQ'D (MIN.): 557 M²/250 = 2.23 SPACES
BLDG. 'K' (RESTAURANT) :	@ 1 SPACE/250 M² GFA REQ'D (MIN.): 624 M²/250 = 2.50 SPACES
BLDG. 'N' (RESTAURANT) :	@ 1 SPACE/250 M² GFA REQ'D (MIN.): 435 M²/250 = 1.74 SPACE
BLDG. 'L' (RETAIL) :	@ 1 SPACE/250 M² GFA REQ'D (MIN.): 753 M²/250 = 3.01 SPACES
BLDG. 'M' (RETAIL) :	@ 1 SPACE/250 M² GFA REQ'D (MIN.): 959 M²/250 = 3.84 SPACES
TOTAL REQ'D (MIN.) :	39 SPACES
TOTAL PROVIDED : PHASE 1	44 SPACES
TOTAL PROVIDED : PHASE 2	8 SPACES
TOTAL PROVIDED :	52 SPACES

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