

APPROVAL DATE \_\_\_\_\_ 2013

Felice Petti, P. Eng., Manager  
Development Review, Suburban Services

SURVEY INFO TAKEN FROM:  
SURVEYOR'S REAL PROPERTY REPORT - PART 1  
PLAN OF  
PART OF LOT 15  
CONCESSION 3 (Rideau Front)  
GEOGRAPHIC TOWNSHIP OF NEPEAN  
Now CITY OF OTTAWA

PREPARED BY:  
FAIRHALL, MOFFATT & WOODLAND LIMITED  
ONTARIO LAND SURVEYORS  
JUNE 12 2012

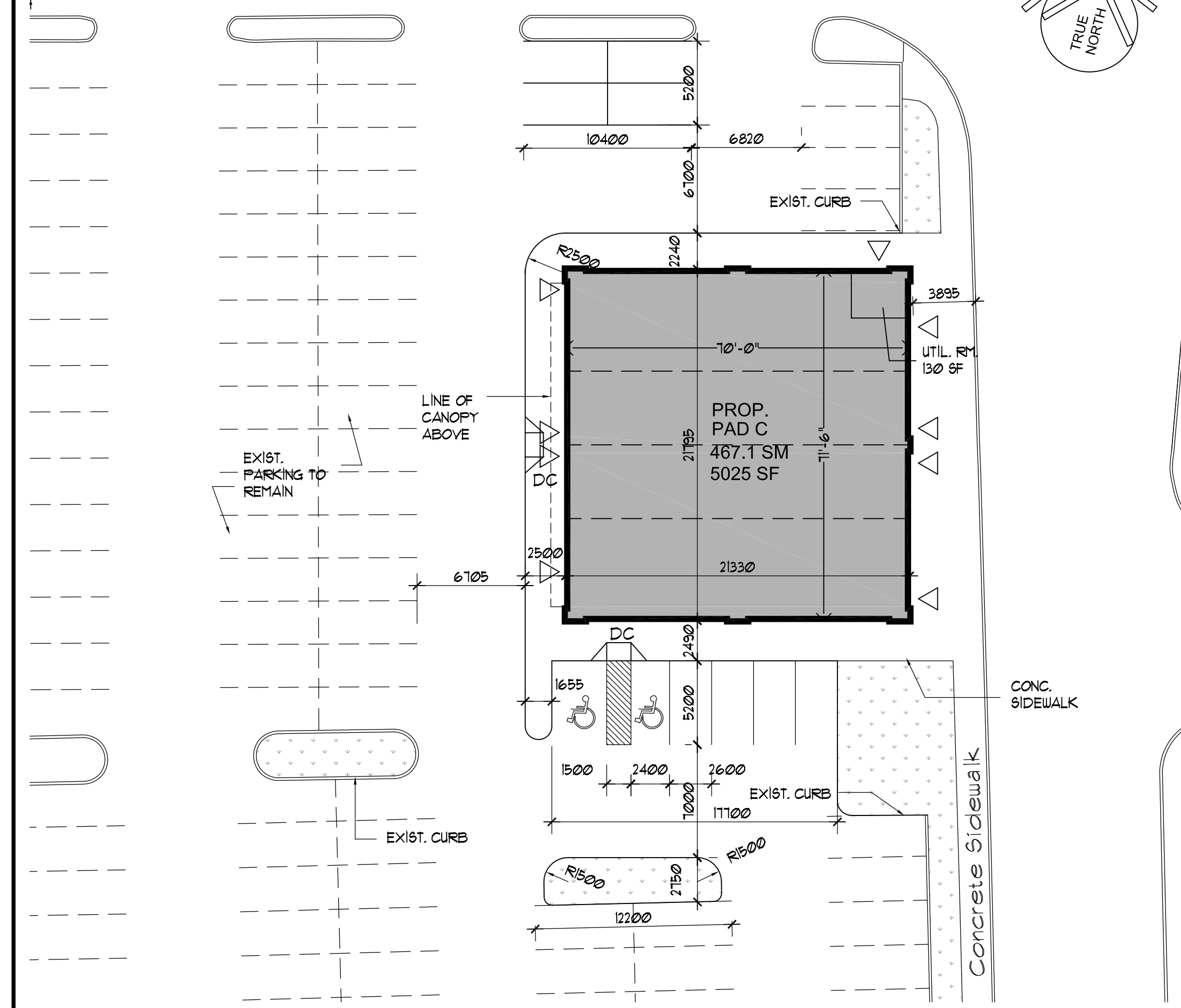
**SITE STATISTIC**

SITE A AREA	77926.0 SM	±19.26 AC
SITE COVERAGE		22.4%
LOT WIDTH		±200 M
<b>EX. BUILDING AREA</b>		
PLAZA	9180 SM	
SUNOCO	241 SM	
SWISS CHALET	534 SM	
BMO	484 SM	
MCDONALD'S	495.9 SM	
FUTURE SHOP	2400.7 SM	
FUTURE EXPAN	355.3 SM	
BBBY	2386.1 SM	
FUTURE CRU	150 SM	
PAD A (HAKIM)	287.9 SM	
MR. LUBE	158.8 SM	
PAD B	278.7 SM	
<b>BUILDING AREA (GLA)</b>	<b>16952.4 SM</b>	
<b>PROP BUILDING AREA</b>		
PAD C	467.1 SM	
<b>BUILDING AREA (GFA)</b>	<b>17419.5 SM</b>	
<b>TOTAL SPACES</b>	<b>978 SPACES</b>	<b>5.61/1000SF</b>
	<b>5.21/1000SF</b>	

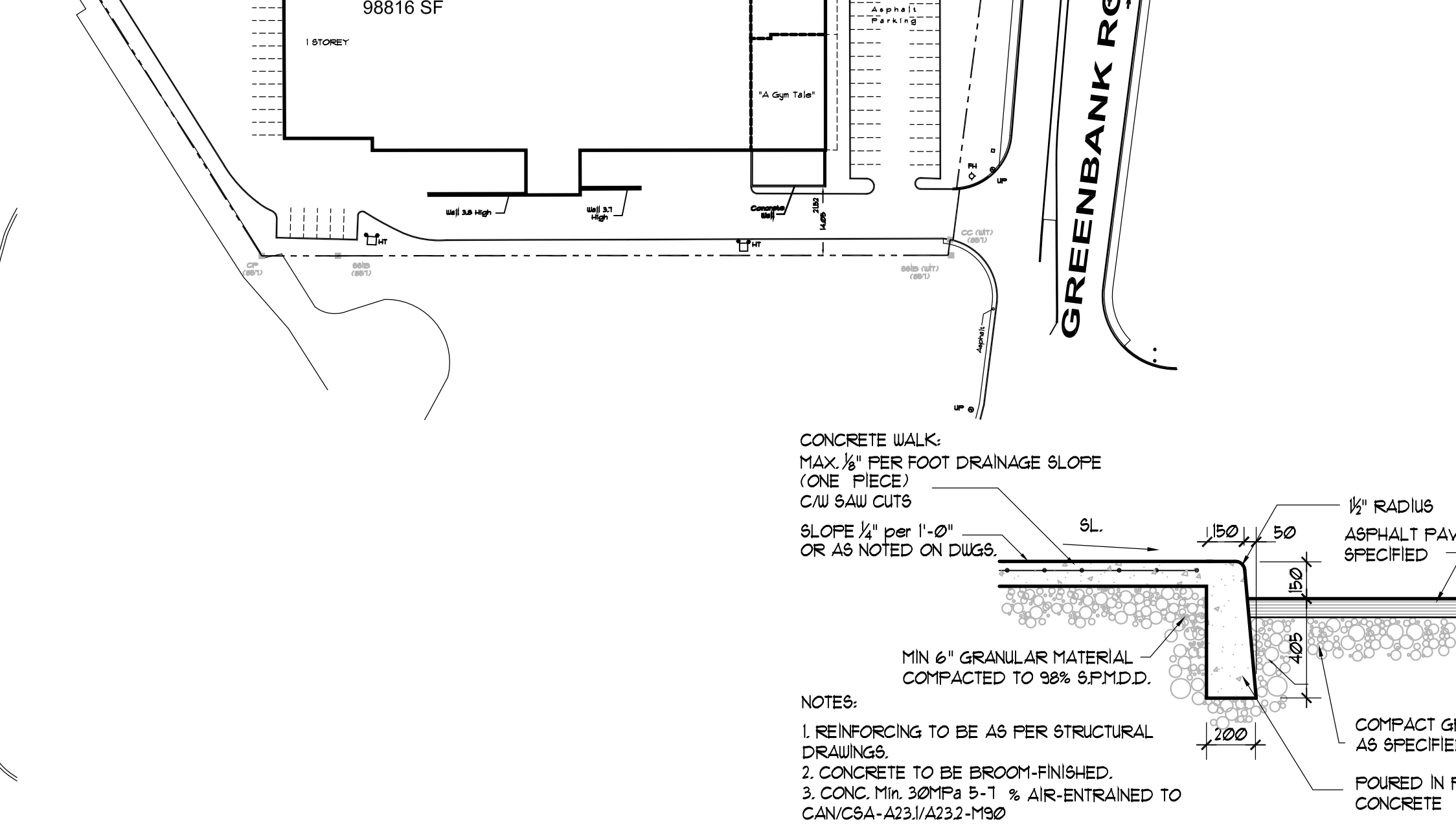
MC187F(2) D(18.5) - ZONE PROVISIONS

ZONING MECHANISMS	II PROVISIONS	PROVIDED
(a) Minimum lot area	No minimum	77926 SM
(b) Minimum lot width	No minimum	+/-370m
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
		Front yard 17.115m
(d) Minimum interior side yard setback	(i) abutting a lot in a residential zone	3 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
		Side yard 3.36m
(e) Minimum rear yard setback	(i) rear lot line abutting a lot in a residential zone	6 m
	(ii) abutting the rapid transit corridor	2 m
	(iii) other cases	No minimum
		+/-127m
(f) Maximum floor space index	2.0	22
(g) Maximum building height	18.5m	6.55m
(i) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, stairs, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	
Exception: maximum gross leasable floor area:	35,000 m <sup>2</sup>	17419.5 SM
<b>PARKING</b>	<b>MIN 3.000 BY GLA</b>	<b>978 SPACES</b>
	<b>MAX 4.000 BY GLA</b>	<b>691 SPACES</b>
<b>LOADING</b>	<b>MIN 2</b>	<b>6</b>
<b>MIN BLDG. HEIGHT</b>	<b>6.71</b>	<b>6.71</b>

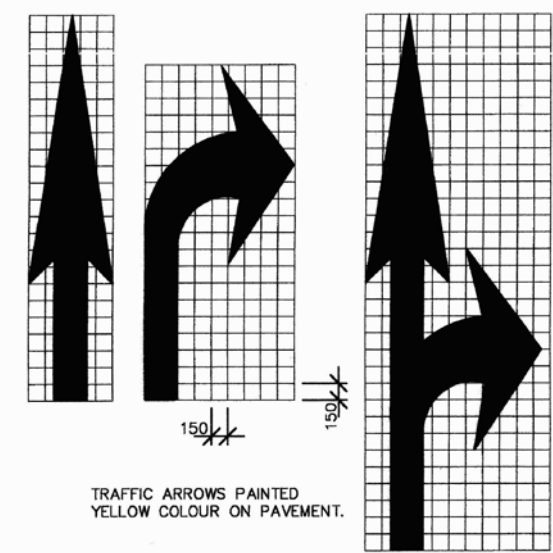
1 SITE PLAN  
A100 SCALE 1 : 1000



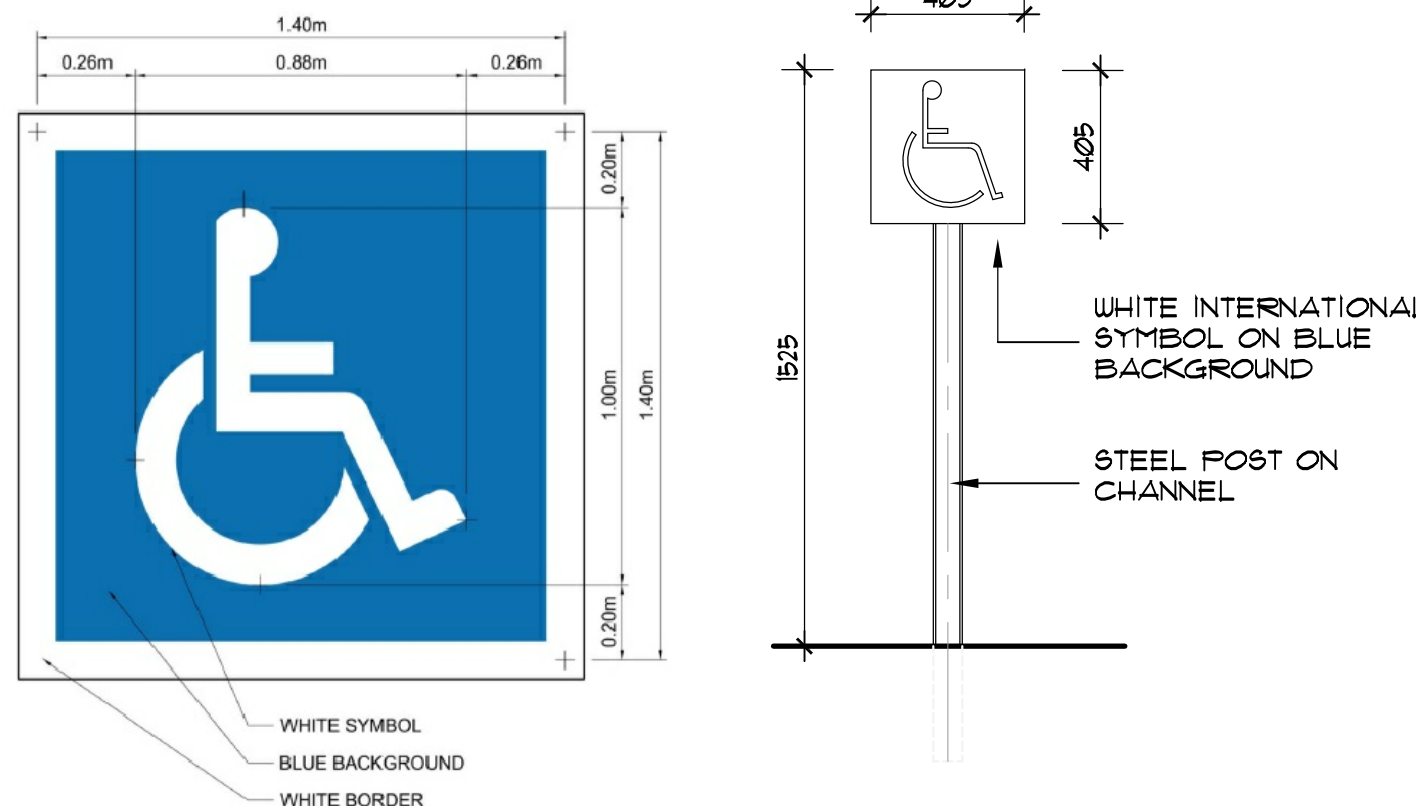
2 ENLARGE SITE PLAN  
A100 SCALE 1 : 250



4 MONOLITHIC CONC. CURB  
A100 SCALE 1:20



5 ROAD PAINTING  
A100 SCALE NTS



6 HANDICAPPED PARKING SIGN  
A100 1:20

**LEGEND**

- LANDSCAPED AREA AS PER LAND. ARCH DWGS
- PAINTED / NO PARKING AREA / CROSSWALK
- NEW PARKING LINES
- EXISTING PARKING LINES TO REMAIN
- FIRE ROUTE
- EXISTING LIGHT STANDARD
- NEW LIGHT STANDARDS AS PER ELECT. DWGS.
- FIRE HYDRANT
- HANDICAP RAMP (DEPRESSED CURB)
- HANDICAPPED PARKING SPACE
- BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE

1	AB	MAY.14.18	SPA
NO.	BY	DATE	ISSUED

VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB  
DO NOT SCALE PRINTS

PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT COMPLETION OF THE WORK OR UPON REQUEST

THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS APPROVED AT RIGHT

APPROVED:  
DATE:

**BARRHAVEN TOWN CENTRE INC.**

**SCOLER LEE + ASSOCIATES ARCHITECTS INC.**

STE 900, 60 ST. CLAIR AVE E TEL: (416) 362-7753  
TORONTO, ONTARIO M4T 1N5 FAX: (416) 362-8519

PROJECT  
**BARRHAVEN TOWN CENTRE**  
3170 GREENBANK, NEPEAN, ONTARIO

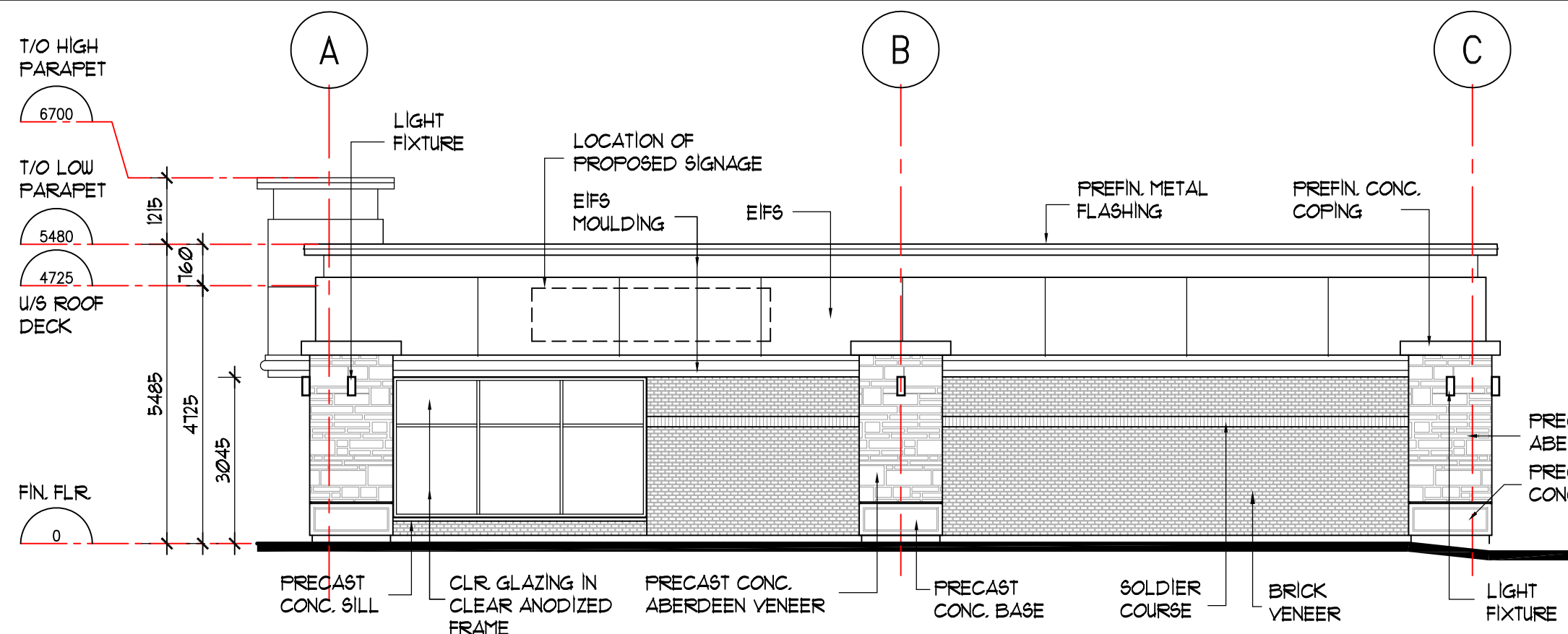
DRAWING TITLE  
**SITE PLAN DETAILS**

DRAWN	JL	FOLIO	07079
CHECKED	AB	DWG. NO.	
DATE	APR 2018	SCALE	A100
AS NOTED			

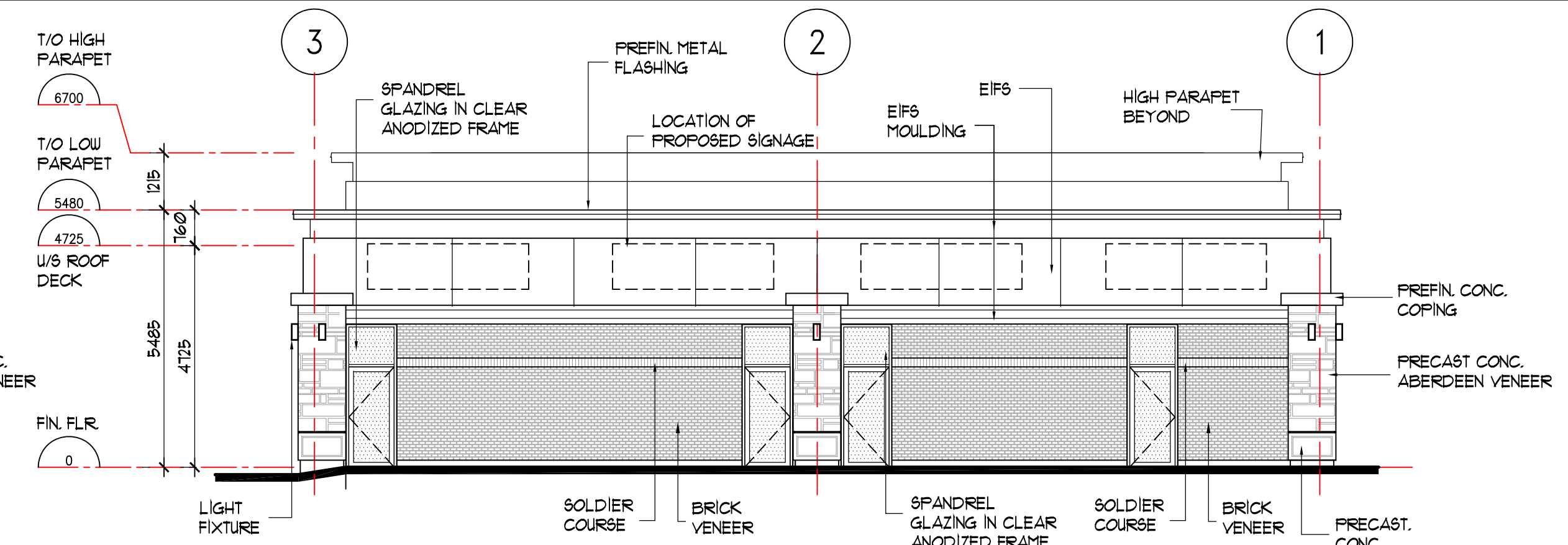
ONTARIO ASSOCIATION OF ARCHITECTS  
ALL IN MICHAEL BRENSTEN LICENSE 7172

X-REFS:

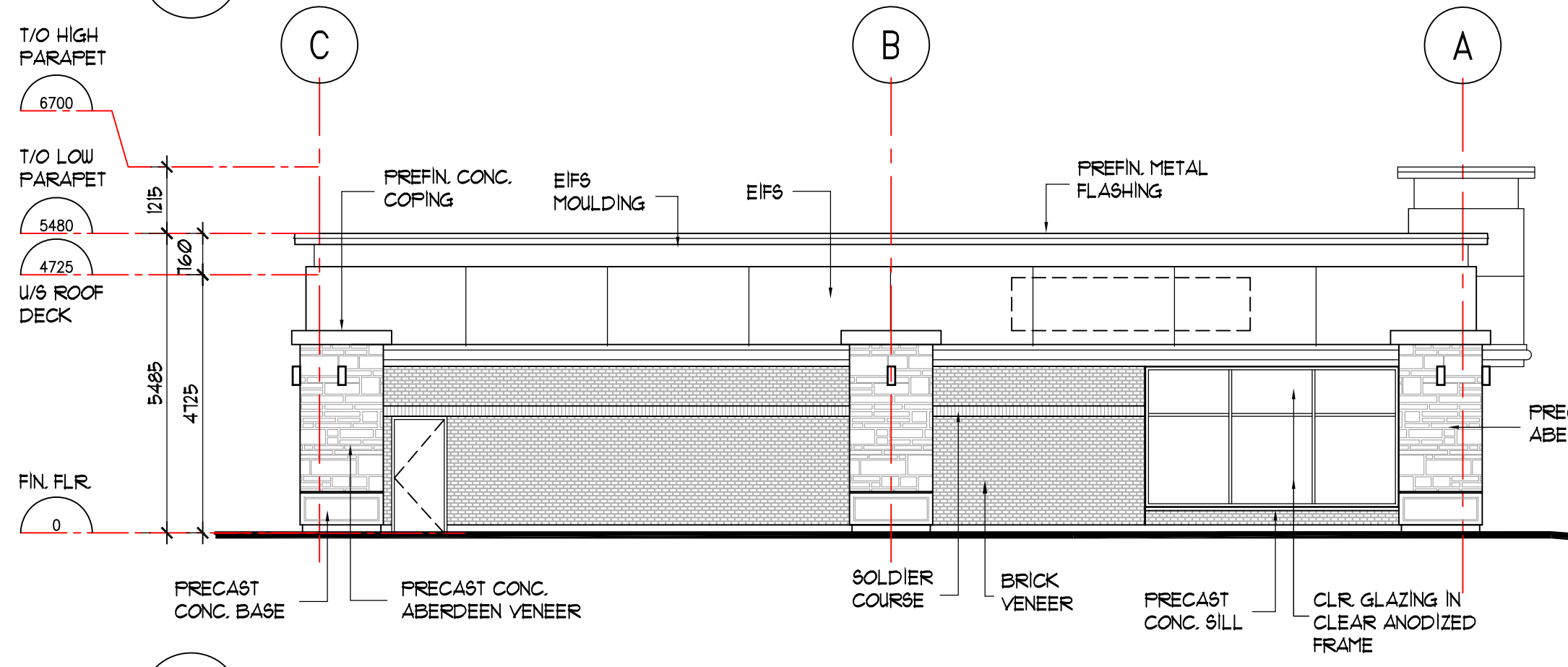
DRAWINGS REVISED: LAST UPDATED:



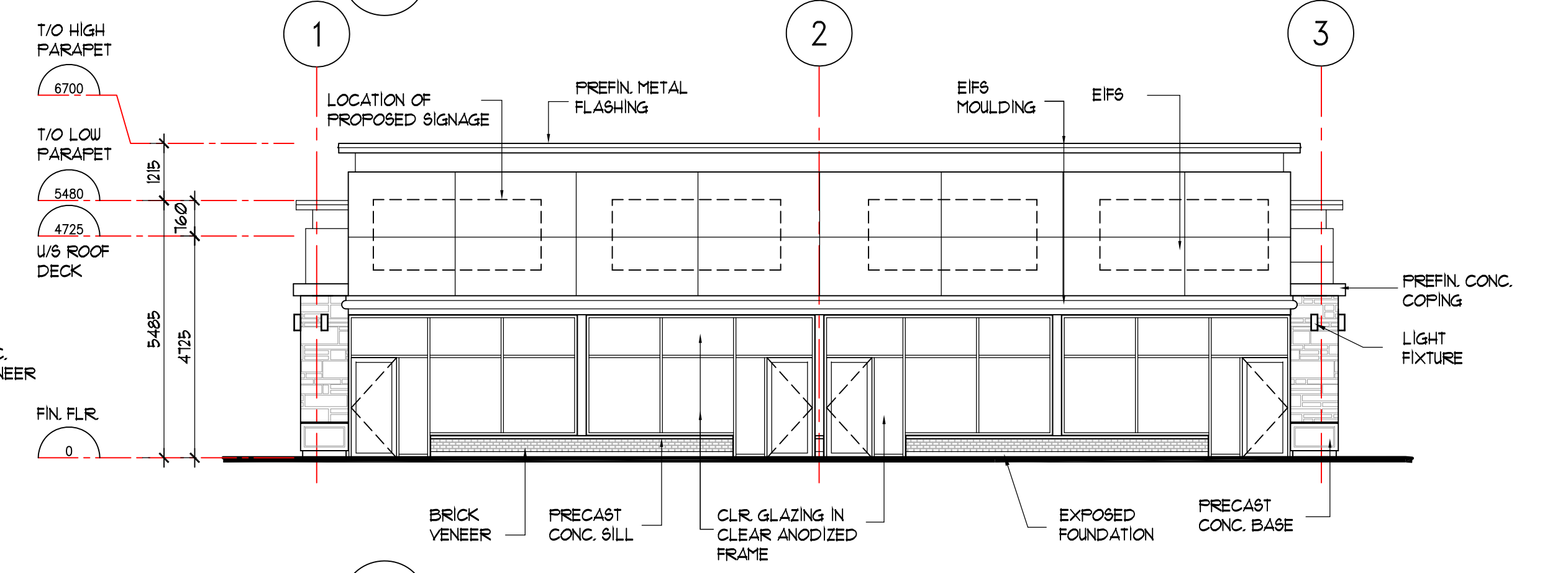
1 SOUTH ELEVATION  
SCALE 1 : 100



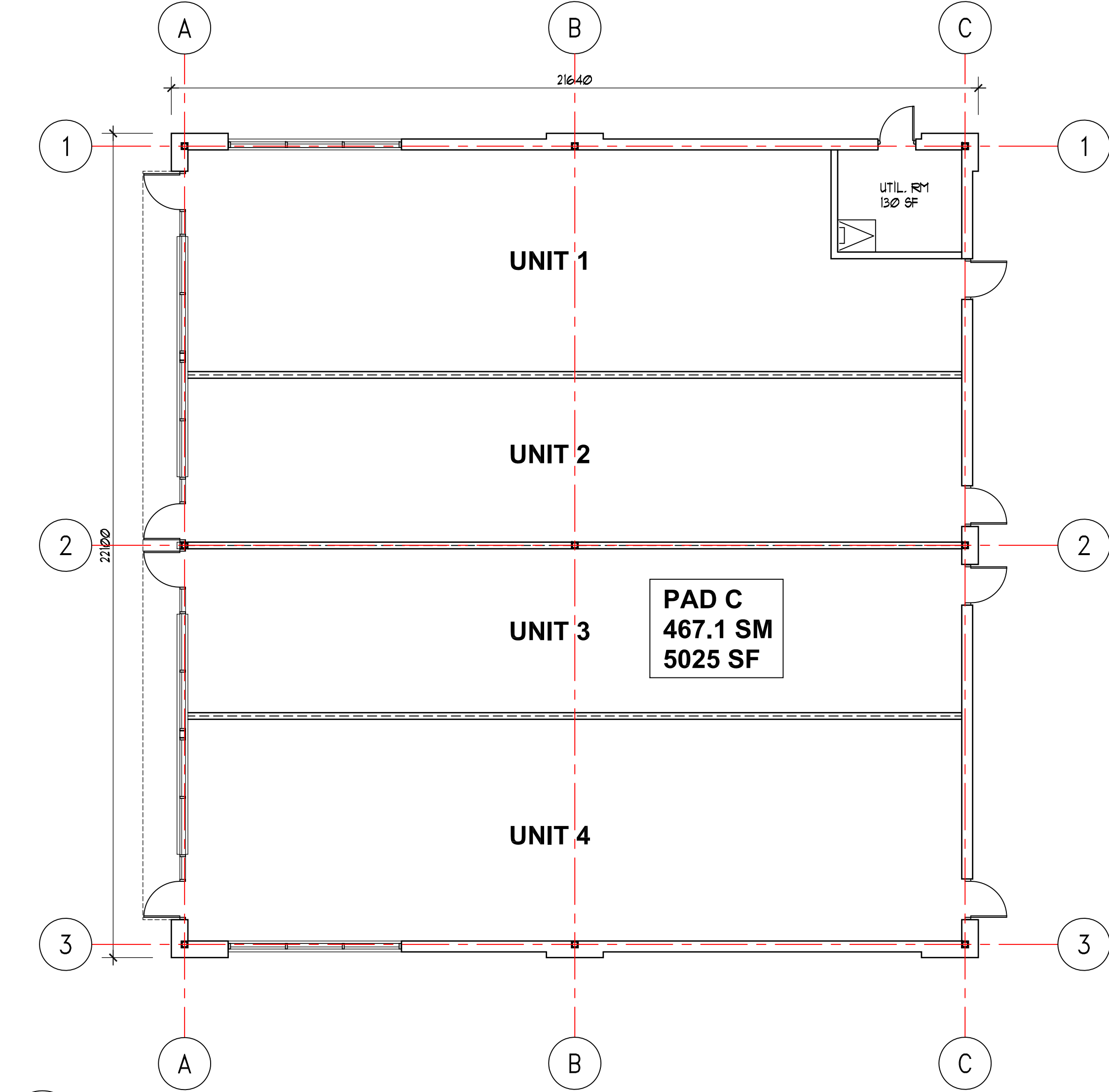
2 EAST ELEVATION  
SCALE 1 : 100



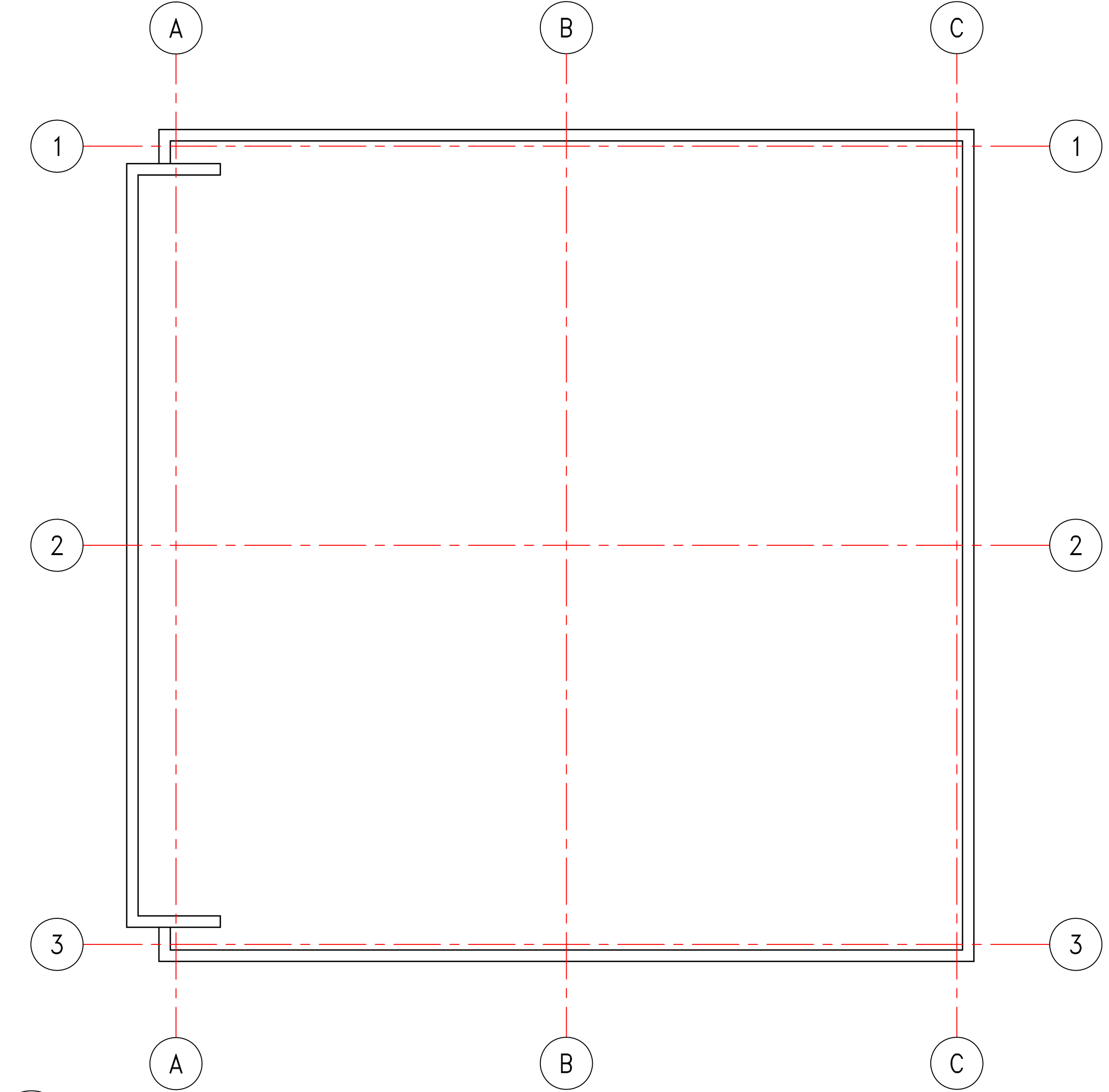
3 NORTH ELEVATION  
SCALE 1 : 100



4 WEST ELEVATION  
SCALE 1 : 100



5 FLOOR PLAN  
SCALE 1 : 100



6 ROOF PLAN  
SCALE 1 : 100


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PROJECT  
**BARRHAVEN TOWN CENTRE**  
 3170 GREENBANK, NEPEAN, ONTARIO

DRAWING TITLE  
**PLANS AND ELEVATION**

DRAWN	JL	FOLIO
CHECKED	AB	07079
DATE	MAY 2012	DWG. NO.
SCALE	AS NOTED	<b>A200</b>

X-REFS:	
DRAWINGS REVISED:	LAST UPDATED: