

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

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

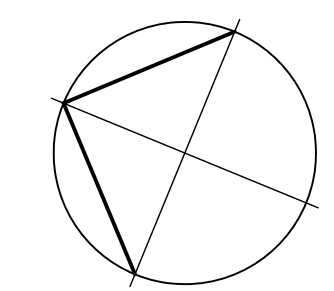
SURVEYOR:
STANTEC GEOMETRICS LTD.
1331 CLYDE AVENUE, OTTAWA, ON K2C 3G4

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

LANDSCAPE ARCHITECT:
STANTEC CONSULTING INC.

CIVIL ENGINEER:
STANTEC CONSULTING INC.

North



Revisions

No.	By	Description	Date
01	JAS	SPA SUBMISSION	13 APR 2017
02	JAS	REVISED FOR SPA	31 OCT 2017
03	JAS	REVISED FOR SPA	20 DEC 2017
04	HAZ	ISSUED FOR PERMIT	27 AUG 2018
05	JAS	ISSUED FOR SPA	31 AUG 2018

Project

GAS BAR AND COFFEE SHOP

3500 HAWTHORNE ROAD, OTTAWA

Drawing

SITE PLAN

Scale AS SHOWN Stamp

Drawn JAS

Checked

Project No. Drawing No.

16-240

Date

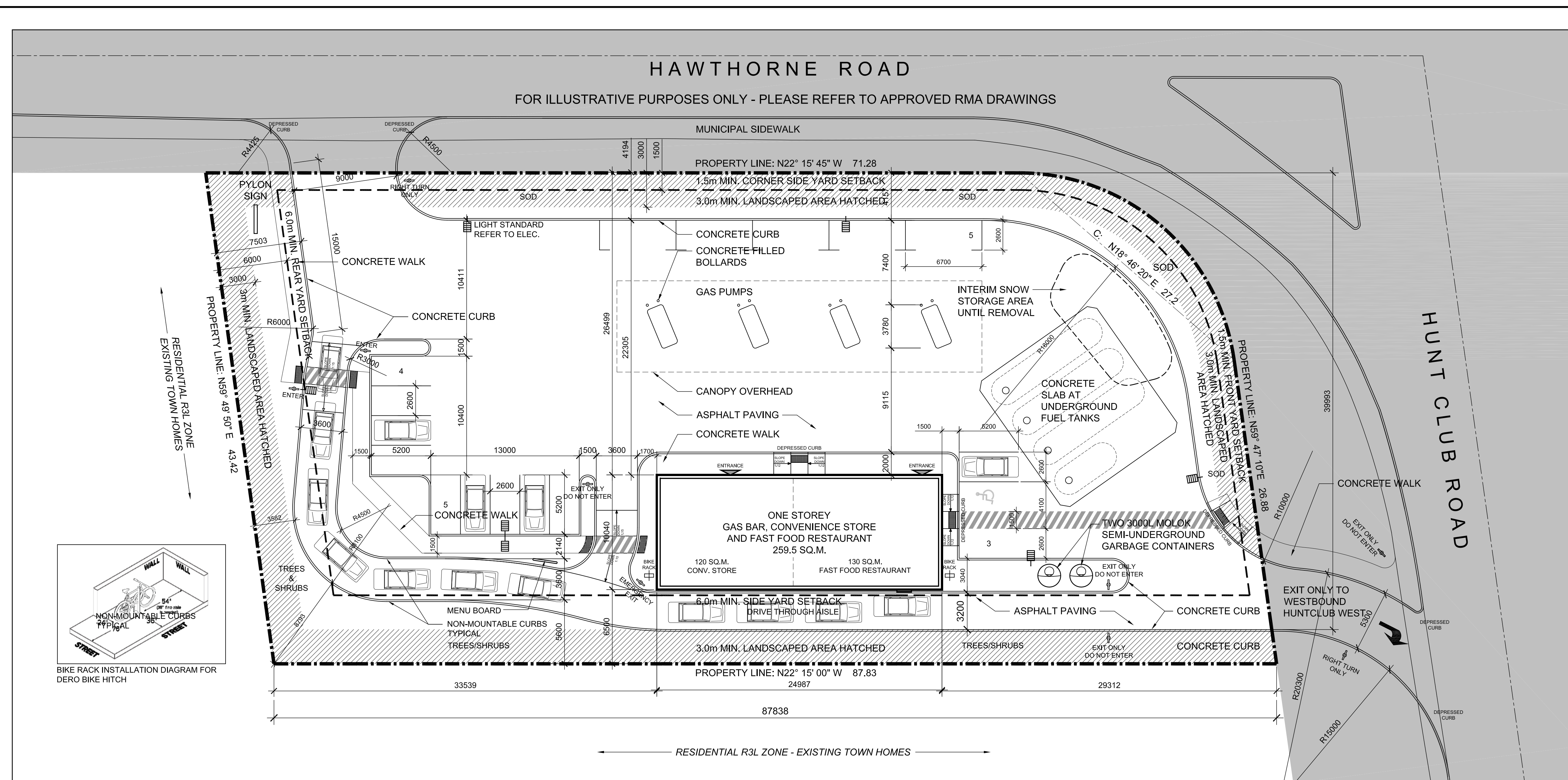
01 APRIL 2017

SP-A01

Stamp

Stamp

Stamp



03 SITE PLAN

SP-A01 SCALE: 1:200

SITE INFORMATION

SITE AREA: 3,720sm

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

ZONING

DESIGNATION:
GM1[50]F(0.25)
General Mixed use, Sub-Zone 1
Exception 50

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

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)

ZONING (cont'd)

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)

Exception 50: Front: 1.5m
Side: 6.0m
Rear: 6.0m

MAXIMUM BUILDING HEIGHT:

Table 187(f): 18m

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: 17 cars (not including fuel dispensers)

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

ZONING (cont'd)

PROVISIONS FOR DRIVE-THROUGHS:

Table 112: 7 before/at order board and a minimum total of 11

BARRIER-FREE PARKING (Bylaw 2003-530):

Part C, Sect. 122: 0 spaces required

LOADING FACILITIES:

Section 113: 0 required for less than 350sm of GFA

BICYCLE PARKING:

Section 111: 1 per 250sm of GFA

Required: 1
Provided: 4

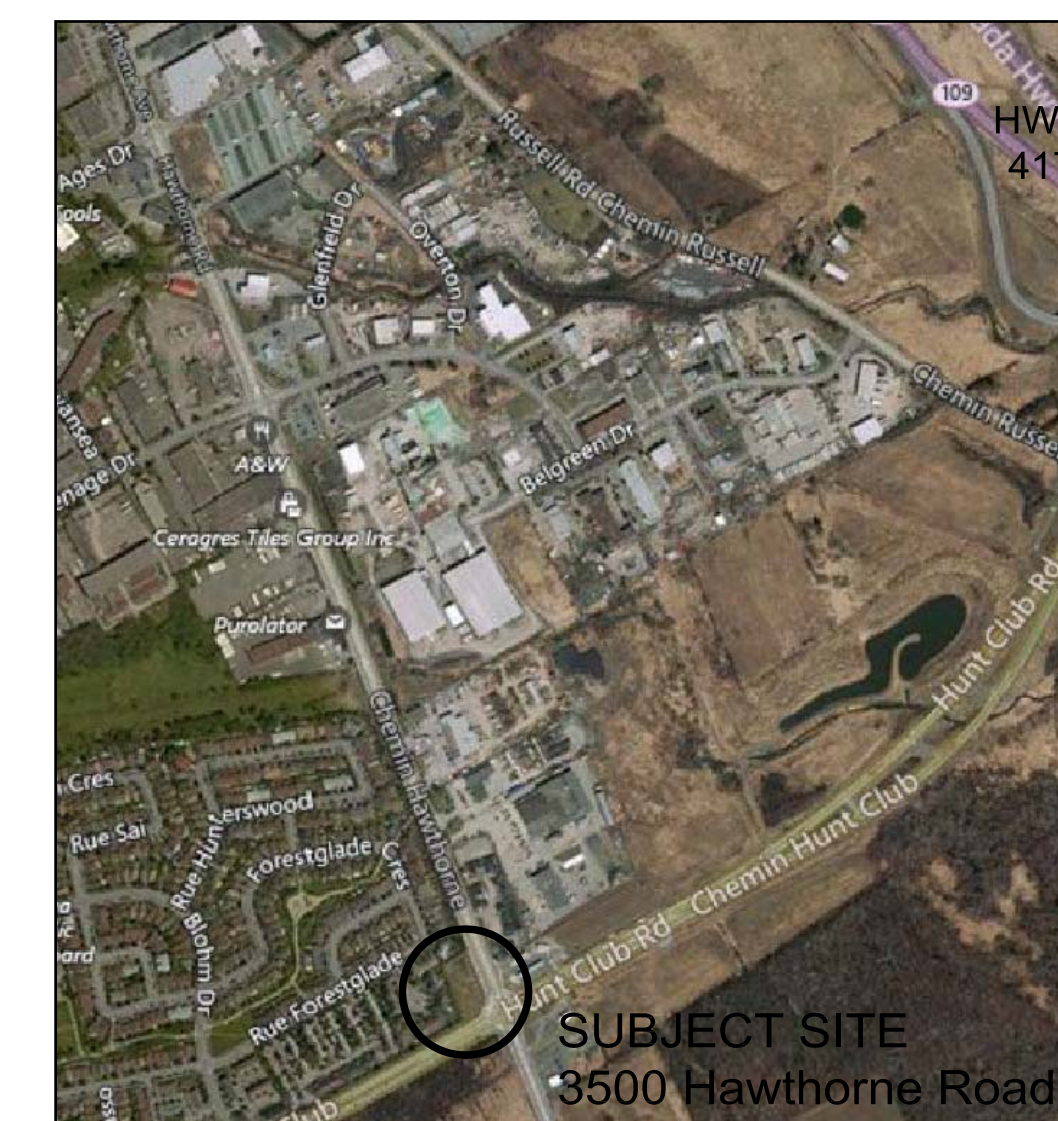
APPROVED

By herweyero at 11:36 am, Sep 26, 2018

Don Herweyer

DON HERWEYER, MCIP, RPP

MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



01 LOCATION PLAN

SP-A01 SCALE: NTS