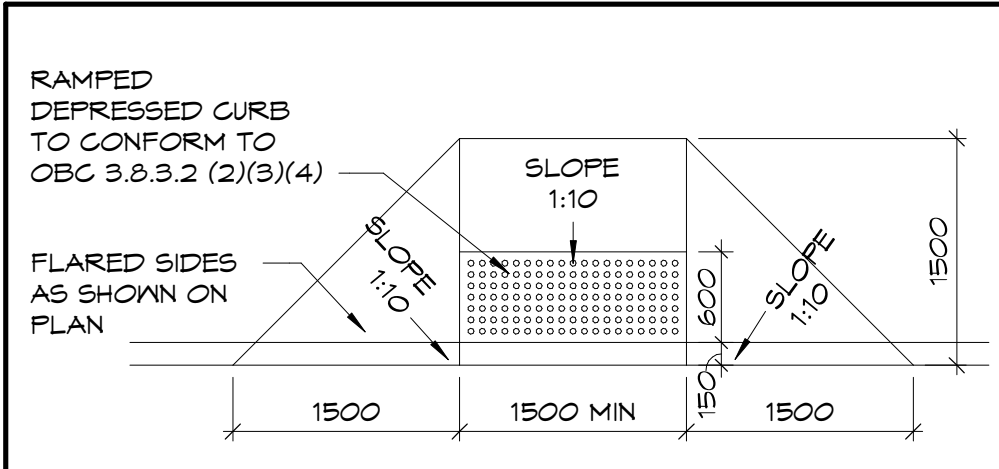
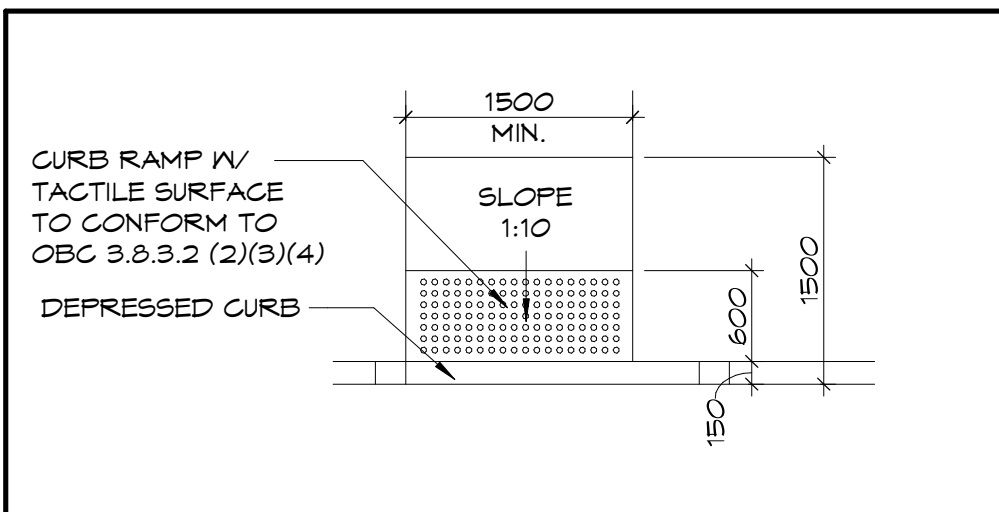




4 TYPICAL BARRIER-FREE RAMP W/SIDES
SCALE: 1: 50



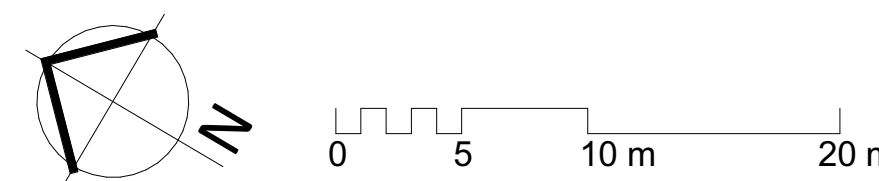
3 TYPICAL BARRIER-FREE RAMP DETAIL
SCALE: 1: 50

ZONING COMPLIANCE TABLE		
Project: COWAN'S GROVE RETAIL PLAZA NORTH SITE		
Address: 101, 105, & 111 Shuttleworth Drive, Ottawa ON.		
Zoning: GM		
Property Identification Number : 043450808		
Existing Lot Area: 9,423 m ²		
Gross Leasable Floor Area: 1997 m ²		
Legal Description: PART OF LOT 19 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA. PART OF BLOCK 246		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	9,423 m ²
Minimum Lot Width	no minimum	80 m
Minimum Front Yard + Corner Side Yard	3 m	3 m
Minimum Side Yard	3 m	3 m
Minimum Interior Side Yard	5 m	5 m
Minimum Rear Yard Abutting a Residential Zone	7.5 m	7.5 m
Maximum Floor Space Index	2	0.24
Maximum Building Height	18 m	6.7 m
Minimum width of landscaping abutting a street	3 m	3 m
Minimum width of landscaping abutting a residential zone	3 m	3 m
Minimum width of landscaping around a parking lot	3 m	3 m
Landscape provision for Parking lots	15 %	42 %
Parking Requirements		
Parking Space for Retail Store Use	372 m ² @ 3.4/100 m ²	13
Parking Spaces for Restaurant Use	567 m ² @ 10/100 m ²	57
Parking Spaces for Bank Use	308 m ² @ 3.4/100 m ²	10
Parking Spaces for Medical Facility	220 m ² @ 4/100 m ²	9
Personal service	434 m ² @ 3.4/100 m ²	15
Animal Care	160 m ² @ 4/100 m ²	6
Total Parking spaces required (including barrier free parking spaces)	110	118
Minimum queuing spaces for Drive-Thru (Bank use)		4
Barrier-free parking spaces	2	3
Reduced Parking Space (2.4m x 5.2m)	Allowed 40 %	24 (20%)
Bicycle Parking (1/250 sq.m GFA)	9	16
Loading space requirement	0	0
Snow clearing		Removed from site

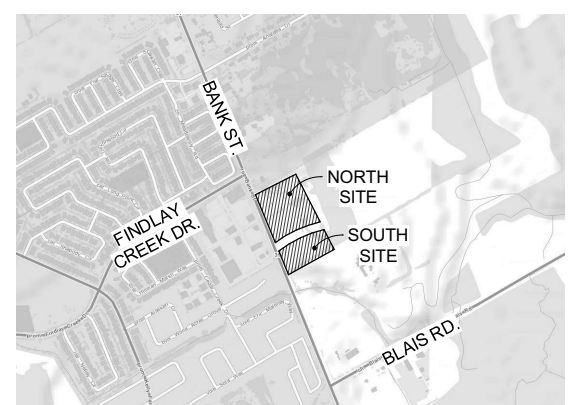
ZONING COMPLIANCE TABLE		
Project: COWAN'S GROVE RETAIL PLAZA SOUTH SITE		
Address: 100, 110 Shuttleworth Drive, Ottawa ON.		
Zoning: GM		
Property Identification Number : 043450808		
Existing Lot Area: 4,608 m ²		
Gross Leasable Floor Area (all buildings): 856 m ²		
Legal Description: PART OF LOT 19 CONCESSION 5 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER, CITY OF OTTAWA. BLOCK 222		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	4,608 m ²
Minimum Lot Width	no minimum	42 m
Minimum Front Yard + Corner Side Yard	3 m	3 m
Minimum Side Yard	3 m	3 m
Minimum Interior Side Yard	5 m	5 m
Minimum Rear Yard Abutting a Residential Zone	7.5 m	7.5 m
Maximum Floor Space Index	2	0.25
Maximum Building Height	18 m	6.7 m
Minimum width of landscaping abutting a street	3 m	3 m
Minimum width of landscaping abutting a residential zone	3 m	3 m
Minimum width of landscaping around a parking lot	3 m	3 m
Subzone Provisions	n/a	n/a
Landscape Provision for Parking lots	15 %	50 %
Parking Requirements		
Parking Space for Retail Store Use	314 m ² @ 3.4/100 m ²	11
Parking Spaces for Restaurant Use	330 m ² @ 10/100 m ²	33
Parking Spaces for Restaurant w/ drive through	212 m ² @ 10/100 m ²	17
(less 20% - with order board)		
Total Parking spaces required (including barrier free parking spaces)	61	62
Barrier-free parking spaces	1	2
Reduced Parking Space (2.4m x 5.2m)	Allowed 40 %	22 (35 %)
Bicycle Parking (1/250 sq.m GFA)	4	10
Loading space requirement	0	0
Snow clearing		Removed from site

COWAN'S GROVE PLAZA	
OWNER / APPLICANT:	URBANDALE CORPORATION 2193 ARCH ST. OTTAWA, ON K1G 2H5 613.731.6331
ARCHITECTURE:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE. SUITE 100 OTTAWA, ON. K1Y 4R9 613.724.9865
SURVEYORS:	ANNIS, O'SULLIVAN, VOLLEBECK LTD. 14 CONDOURSE GATE, SUITE 500 OTTAWA, ON. K2E 7S6 613.727.0850
CIVIL ENGINEERING:	IB GROUP SUITE 400, 333 PRESTON STREET OTTAWA, ON. K1S 5N4 613.225.1311
ELECTRICAL / MECH. ENGINEERING:	JRP ENGINEERING 9 HOUAGATE COURT OTTAWA, ON. K2K 1B4 613.627.2462
LANDSCAPE DESIGN:	F. D. FOUNTAIN LANDSCAPE ARCHITECTURE AND URBAN DESIGN 3-1735 COURTWOOD CRESCENT OTTAWA, ON. K2C 3J2 613.216.2934

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	NEW CURB
---	NEW DEPRESSIONED CURB
DC	SITE / BUILDING ENTRANCE
ΦLS	LAMP STANDARD
ΦB	BOLLARD
BF	ACCESSIBLE PARKING SIGN
FR	FIRE ROUTE SIGN
OW	ONE WAY TRAFFIC SIGN
EV	ELECTRIC CAR CHARGING STATION
AP	ACCESSIBLE PARKING SPACE (3.66 X 5.2M)
SP	STANDARD PARKING SPACE (2.6 X 5.2 M.)
BP	BICYCLE PARKING SPACE (2.6 X 1.8M)
LA	LANDSCAPED AREA
PL	PAINTED LINES
X-X-X-X-X	1.8M HIGH FENCE
---	1.8M HIGH SCREEN
FB	EARTH BIN SYSTEM WASTE CONTAINER
FH	FIRE HYDRANT - REFER TO CIVIL DRAWINGS
SC	STACKING CAR SPACE (3M X 5.2M)



Client:
Key Plan:
Plan Cite:



ISSUED FOR SITE PLAN FINAL RE-SUBMISSION (F)	01 / 22 / 2019
ISSUED FOR SITE PLAN RE-SUBMISSION	11 / 13 / 2018
ISSUED FOR SITE PLAN APPLICATION	07 / 11 / 2018
ISSUED FOR COORDINATION	07 / 10 / 2018
ISSUED FOR COORDINATION	07 / 04 / 2018
ISSUED FOR COORDINATION	07 / 03 / 2018

Issue: Date:

Prime Consultant: Expert-Consult:



Sub Consultant: Expert-Consult:
APPROVED
By Don Herweyer at 12:09 pm, Mar 15, 2019

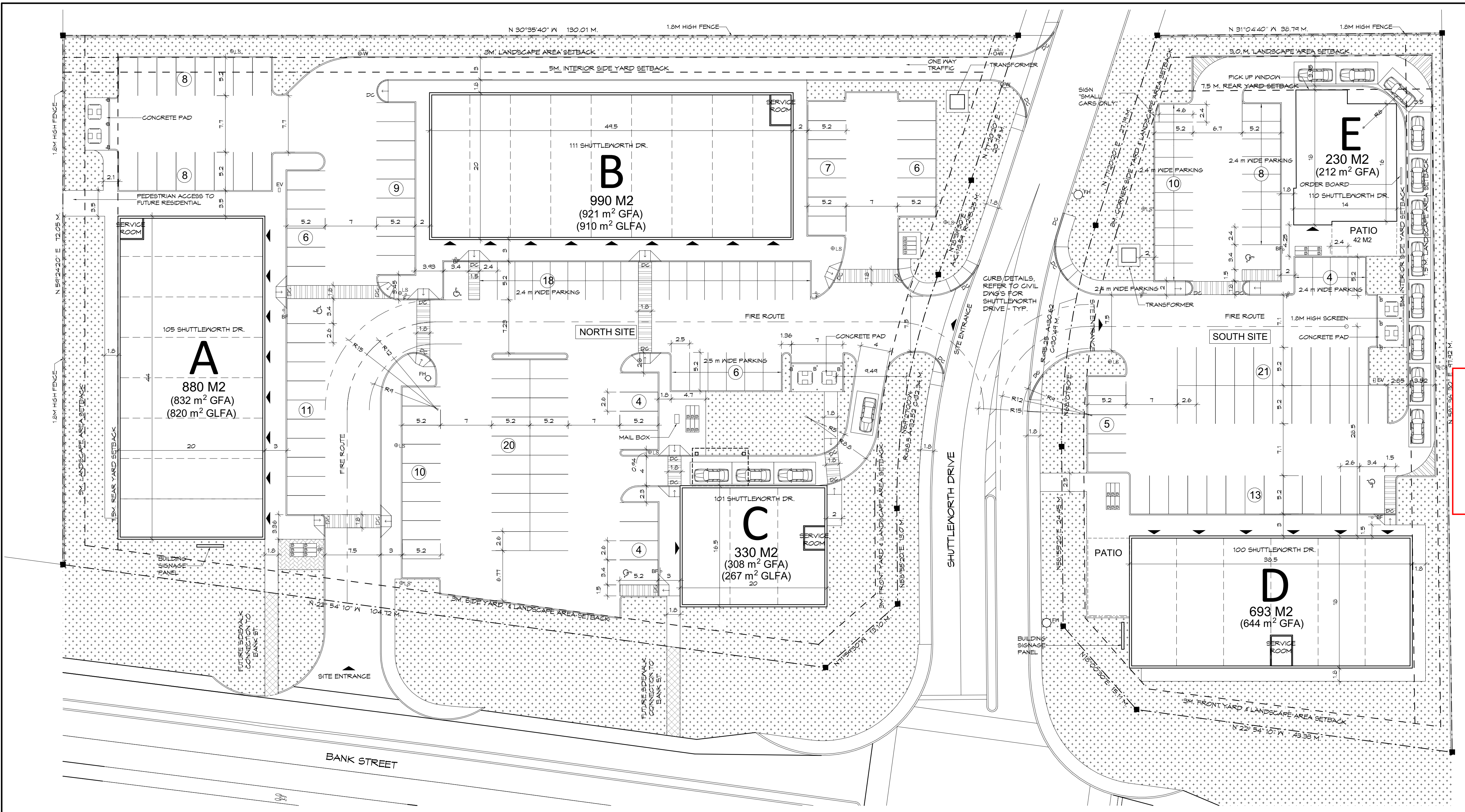
DON HERWEYER, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

Project: COWAN'S GROVE PLAZA
Building D
100 SHUTTLEWORTH DR., OTTAWA, ON.

Drawing: SITE PLAN
Design:

Drawn by: S.G.	Scale: As indicated
Designed by: S.G.	Date: JAN. 22/19
Approved by: M.D.	Client Project No. No. du Projet du Client:

Seal: Ontario Association of Architects	Project No.: 1420
Sheet No.: A-1	No. de la feuille:



1 SITE PLAN
SCALE: 1: 300