

Project Zoning Review/Statistics
 Municipality: City of Ottawa
 Municipal Address: 2950 Bank Street
 Registered Owner: Blossom Park Retail Centre Inc.
 Lot Area: 58,674 sq.m. (631,561 sq.ft.)(14.5 acres)

Zoning Analysis
 Ottawa
 Zoning By-law: 2008-250
 Zone: AM1 H(30)
 Proposed Use: Retail Store; Drive-Through Facility; Restaurant (Shopping Centre)

Building Areas	Gross (out-to-out)	
	Sq.m.	Sq.ft.
Existing Shopping Centre	13,022	140,167
Existing Bank Building	422	4,542
Existing Development	13,444	144,709
Proposed Building 'A'	692	7,450
Proposed Building 'B'	975	10,500
Proposed Development	1,668	17,950
Grand Total	15,112	162,659

Development Standards		
	Required	Provided
Minimum Lot Area	No min.	58,674 sq.m.
Minimum Lot Width	No min.	194.6m
Minimum Required Yard		
Front Yard (min.)	No min.	6m
Corner Side Yard (min.)	No min.	14.5m
Interior Side Yard (min.)	No min.	5m (not abutting residential zone)
Rear Yard (min.)	7.5m	69.3m (abutting residential zone)
Maximum Building Height	30m	10m (Approx. - Existing Building)
Maximum Floor Space Index	2**	0.26 (**FSI no more than 1 for non-residential uses, as per AM1 subzone)

Parking, Loading, Queuing		
	Required:	Provided:
Parking Spaces (2.6m x 5.2m)	544 (Area C Schedule 1A)	547
Shopping Centre (3.6 spaces/100 sq.m.)	13	17 (6 Type 'A'; 3.4m wide; 7 Type 'B'; 2.6m wide)
Accessible Parking	21	21 (17 Existing; plus 2 Type 'A' & 2 Type 'B')
Bicycle Parking (0.6m x 1.8m)	30	30
(Shopping Centre: 1/500 sq.m.)	38	38
Loading Spaces (3.5m x 7.0m)	2 (Table 113A)	3 (Existing)



1 LOCATION PLAN
 A010 SCALE N.T.S.

SITE PLAN LEGEND	
ICON	DESCRIPTION
[Symbol]	Existing Concrete
[Symbol]	Proposed Concrete
[Symbol]	Existing Landscape Area
[Symbol]	Proposed Landscape Area
[Symbol]	Existing Paver Walkway
[Symbol]	Parking Lines to be Repainted
[Symbol]	Watercourse
[Symbol]	Existing Buildings
[Symbol]	Proposed Buildings
[Symbol]	Existing Concrete Curb
[Symbol]	Proposed Concrete Curb
[Symbol]	Overhead Wires
[Symbol]	Property Lines
[Symbol]	Road Lanes
[Symbol]	Fence
[Symbol]	Signage
[Symbol]	BF Parking Space
[Symbol]	6m Wide Fire Route (12m centreline radius on all turns, TYP.)
[Symbol]	Principal Entrance Door
[Symbol]	Exterior Door ("OH" indicates Overhead Door)

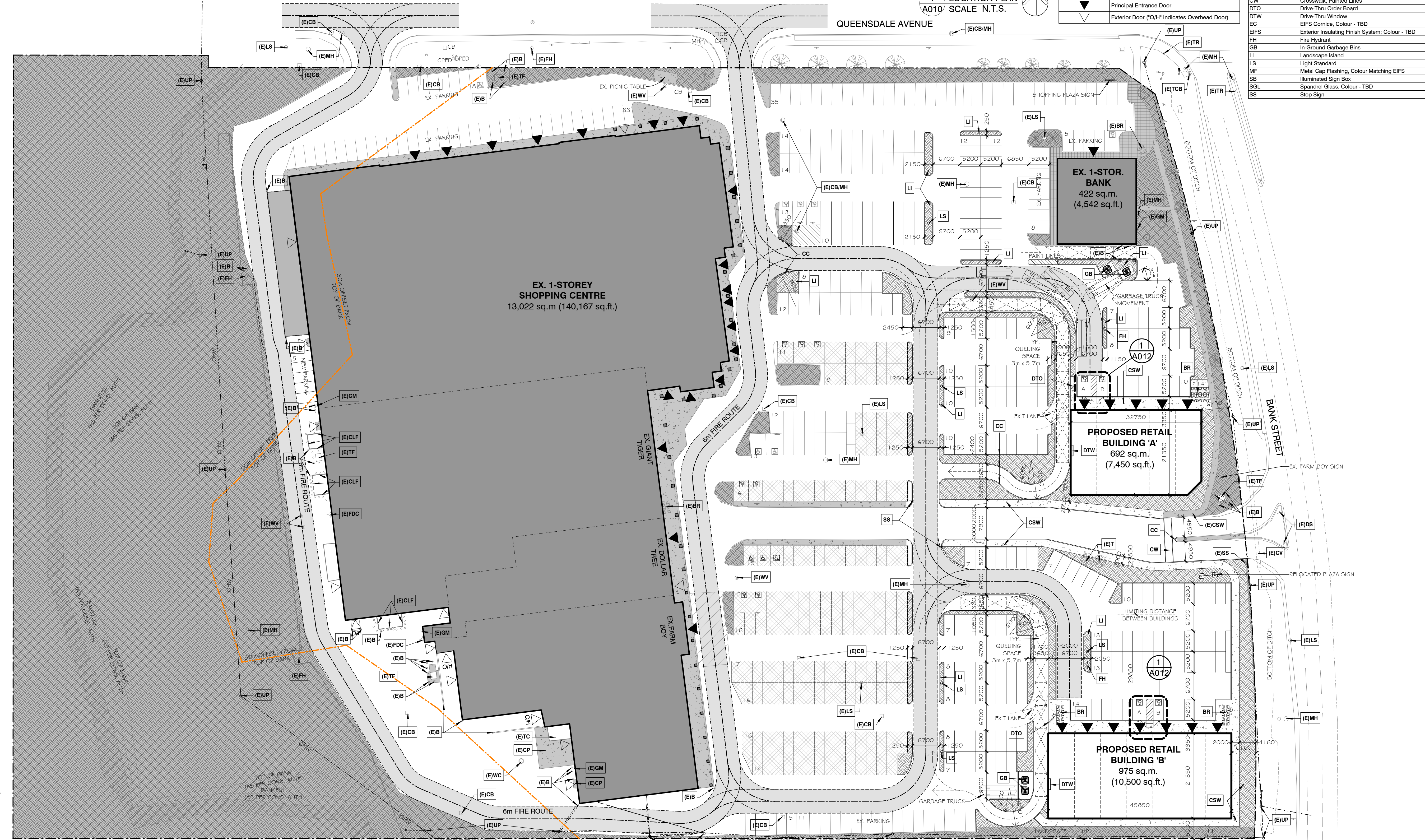
SITE PLAN NOTES	
Note #	Note Text
(E)B	Existing Bollard
(E)BR	Existing Bike Rack
(E)CB	Existing Catch Basin
(E)CBMH	Existing Catch Basin / Manhole
(E)CLF	Existing Chainlink Fence
(E)CP	Existing Concrete Pad
(E)CSW	Existing Concrete Sidewalk
(E)CV	Existing Culvert
(E)DS	Existing Directional Sign
(E)FDC	Existing Fire Department Connection
(E)FH	Existing Fire Hydrant
(E)GM	Existing Gas Meter
(E)LS	Existing Light Standard
(E)MH	Existing Manhole
(E)SS	Existing Stop Sign
(E)T	Existing Tree to remain
(E)TC	Existing Trash Compactor
(E)TCB	Existing Traffic Control Box
(E)TF	Existing Transformer
(E)TR	Existing Traffic Light Pole
(E)UP	Existing Utility Pole
(E)WC	Existing Well Cap
(E)WV	Existing Water Valve
BR	Bike Rack, See Landscape Plan
BRK1	Brick Veneer Williamsburg MKII
BRK2	Brick Veneer Sierra Sandstone
BSC	Brick Soldier Course, 'Sierra Sandstone'
CC	Concrete Curb
CGL	Clear Vision Glass
CSW	Concrete Sidewalk
CW	Crosswalk Painted Lines
DTO	Drive-Thru Order Board
DTW	Drive-Thru Window
EC	EIFS Cornice, Colour - TBD
EIFS	Exterior Insulating Finish System, Colour - TBD
FH	Fire Hydrant
GB	In-Ground Garbage Bins
LI	Landscape Island
LS	Light Standard
MF	Metal Cap Flashing, Colour Matching EIFS
SB	Illuminated Sign Box
SGL	Spandrel Glass, Colour - TBD
SS	Stop Sign

NOTES:

GENERAL SITE PLAN NOTES:

- Exterior site lighting shall be directed onto the site away from adjacent properties. See Electrical Drawings.
- Read this drawing in conjunction with the Landscape Drawings, Civil Engineering Drawings and Electrical Drawings.

plot scale 1:1



2 SITE PLAN
 A010 SCALE 1:500

0	ISSUED FOR COORDINATION	09 DEC 2019
no.	revision	date

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detail no.	1	detail no.
sheet no.	A1	feuille no.

**NEW FREESTAND
 RETAIL BUILDINGS
 BLOSSOM PARK
 SHOPPING CENTRE**
 2950-2960 BANK STREET
 OTTAWA, ON.

designed by	conçu par	KWC	approved by	approuvé par	
drawn by	dessiné par	AK	project no.	no. du projet	1849
date		09 DECEMBER 2019	scale		as noted
drawing / dessin					

SITE PLAN