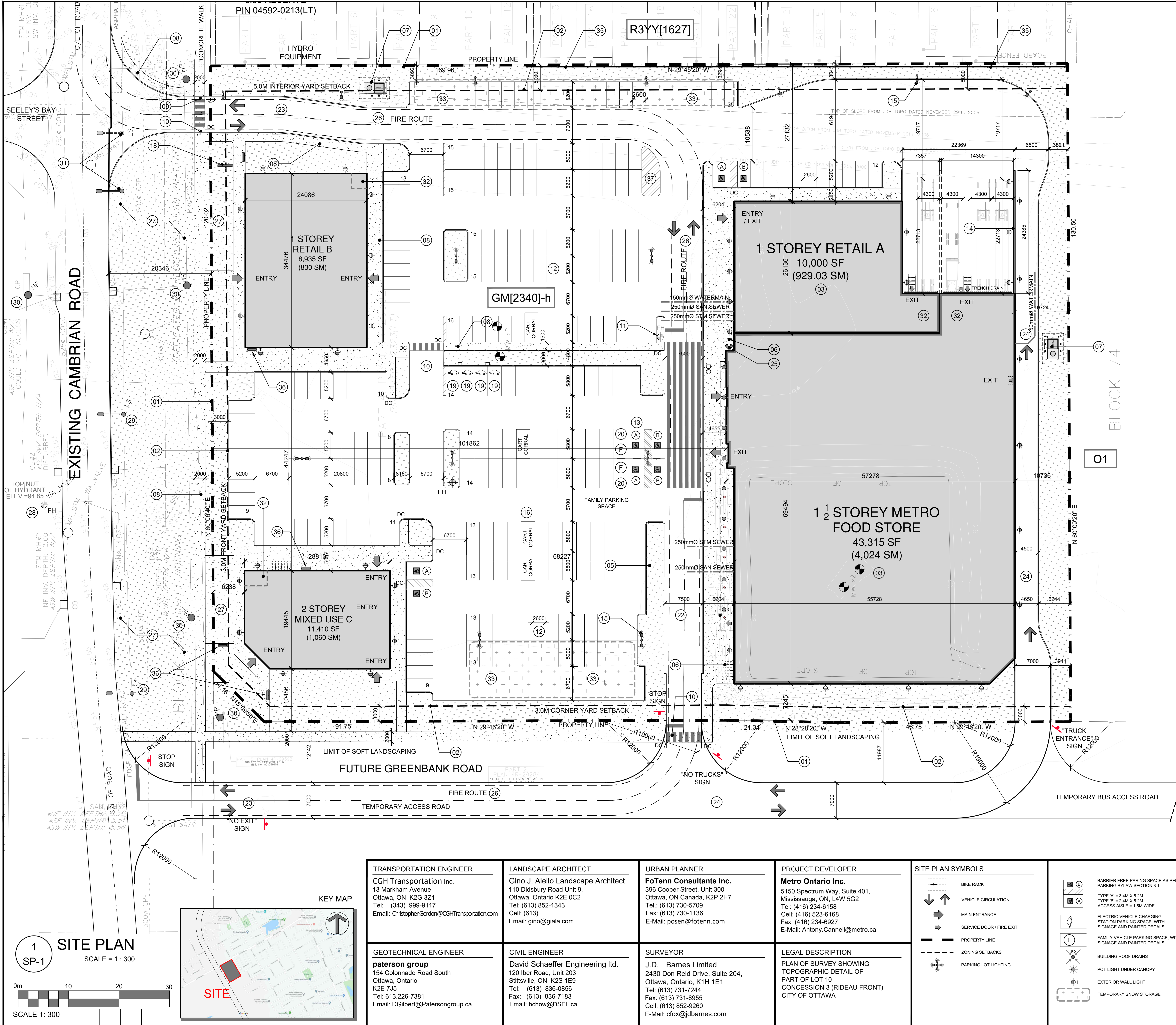




PROJECT INFORMATION

ZONING	GM[2340]-h
SITE AREA	22,063.0 sq. m. (27,404 sq. ft.)
BUILDING HEIGHT	6 Storeys or 24.0 M
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	5.0 M
REAR YARD SETBACK	0.0 M
LANDSCAPE BUFFER AROUND A PARKING LOT	3.0 M
LOADING SPACE - METRO	1
LOADING SPACE - RETAIL 'A'	0
PARKING - FOOD STORE	99
PARKING - RETAIL	24

GROSS BUILDING - AREAS

GFA - CITY OF OTTAWA'S DEFINITION	2,921.3 sq. m. (31,445 sq. ft.)
RETAIL FOOD - METRO	696.8 sq. m. (7,500 sq. ft.)
RETAIL STORE 'A' (ESTIMATE)	622.5 sq. m. (6,700 sq. ft.)
RETAIL STORE 'B' (ESTIMATE)	795.0 sq. m. (8,567 sq. ft.)
MIXED USE 'C' (ESTIMATE)	5,035.1 sq. m. (54,197 sq. ft.)
TOTAL AREA	6,843.0 sq. m. (73,650 sq. ft.)

CAR PARKING

REQUIRED	
METRO - RETAIL FOOD	-3.4 PER 100 m ² OF G.F.A.
RETAIL - BLDG 'A'	-3.4 PER 100 m ² OF G.F.A.
RESTAURANT - BLDG 'B'	-3.4 PER 100 m ² OF G.F.A.
1st FL. RETAIL - BLDG 'C'	-3.4 PER 100 m ² OF G.F.A.
2nd FL. OFFICE - BLDG 'C'	-3.4 PER 100 m ² OF G.F.A.
TOTAL	171
PROVIDED	
METRO - RETAIL FOOD	-4.15 PER 1,000 m ² OF FOOTPRINT AREA
RETAIL - BLDG 'A'	30
RETAIL - BLDG 'B'	25
1st FL. RETAIL - BLDG 'C'	15
2nd FL. OFFICE - BLDG 'C'	15
TOTAL	275

METRO PARKING SPACE	2.74 x 5.75 m	64
STANDARD PARKING SPACE	2.6 x 5.2 m	203
SMALL CAR PARKING SPACE	2.4 x 4.6 m	0
BARRIER FREE SPACE - TYPE A	3.4 x 5.2 m	4
BARRIER FREE SPACE - TYPE B	2.4 x 5.2 m	4

BICYCLE PARKING

REQUIRED		
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.	20
PROVIDED		24

LOADING

PROVIDED		
COMMERCIAL RETAIL	-2,000m ² & OVER OF G.F.A.	2
COMMERCIAL CAFE	-0m ² TO 350m ² OF G.F.A.	1
TOTAL		3

LOT COVERAGE

PAVED SURFACE =	10,464.1 sq. m.	47.4%
BUILDING FOOTPRINT =	6,281.0 sq. m.	28.5%
LANDSCAPE OPEN SPACE =	5,317.9 sq. m.	24.1%
TOTAL =	22,063.0 sq. m.	100.0%

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- PROPOSED COMMERCIAL BUILDING
- FUTURE DEVELOPMENT AREA
- LANDSCAPE ISLAND WITH 150mm BARRIER CURB
- BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
- HYDRO EQUIPMENT
- CONCRETE SIDEWALK, WIDTH AS NOTED
- TWSI TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS
- PEDESTRIAN CROSS WALK WITH DEPRESSION CURBS
- FIRE HYDRANT
- STANDARD PARKING SPACE (2.6 X 5.2 M)
- BARRIER FREE PAVING SPACE
- DROPPED GARBAGE / LOADING BAYS WITH SCREEN WALL
- LIGHT STANDARD - LOCATION TO BE CONFIRMED
- CART CORRAL
- PAINTED ISLAND AND OR CURBS
- PYLON SIGN
- ELECTRIC VEHICLE SPACE WITH CHARGING STATION AND SIGNAGE
- FAMILY PARKING SPACE WITH SIGNAGE
- WATER STORAGE TANK, SEE CIVIL
- BUILDING CANOPY
- 2 WAY ACCESS DRIVEWAY / ROAD
- 1 WAY ACCESS DRIVEWAY / ROAD
- SIAMSESE CONNECTION
- FIRE ROUTE
- SOFT LANDSCAPING
- EXISTING FIRE HYDRANT
- EXISTING LIGHT STANDARD
- EXISTING HYDRO POLE
- RELOCATE EXISTING LIGHT STANDARD
- INTERNAL GARBAGE / RECYCLING AREA
- TEMPORARY SNOW STORAGE AREA
- MOUNTABLE CURB WITH CONCRETE TRUCK APRON
- 5.0m HT. SOUND BARRIER FENCE
- BENCH
- PAINTED ISLAND

SITE PLAN SYMBOLS

BIKE RACK	VEHICLE CIRCULATION
MAIN ENTRANCE	SERVICE DOOR / FIRE EXIT
PROPERTY LINE	ZONING SETBACKS
PARKING LOT LIGHTING	

BARRIER FREE PAVING SPACE AS PER PARKING BYLAW SECTION 3.1
TYPE 'A' = 3.4M X 5.2M
TYPE 'B' = 2.4M X 5.2M
ACCESS AISLE = 1.5M WIDE
ELECTRIC VEHICLE CHARGING STATION PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS
FAMILY VEHICLE PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS
BUILDING ROOF DRAINS
POT LIGHT UNDER CANOPY
EXTERIOR WALL LIGHT
TEMPORARY SNOW STORAGE

TRANSPORTATION ENGINEER

CGH Transportation Inc.
13 Markham Avenue
Ottawa, ON K2G 3Z1
Tel: (613) 999-9117
Email: Christopher.Gordon@CGHTransportation.com

LANDSCAPE ARCHITECT

Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613) 730-1136
Email: gino@giiala.com

URBAN PLANNER

FoTenn Consultants Inc.
396 Cooper Street, Unit 300
Mississauga, ON, L4W 5G2
Tel: (416) 234-5709
Fax: (416) 523-6168
E-Mail: posen@fotenn.com

PROJECT DEVELOPER

Metro Ontario Inc.
5150 Spectrum Way, Suite 401,
Mississauga, ON, L4W 5G2
Tel: (416) 234-6158
Cell: (416) 523-6168
Fax: (416) 234-6927
E-Mail: Antony.Cannell@metro.ca

GEOTECHNICAL ENGINEER

paterson group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: DGilbert@Patersongroup.ca

CIVIL ENGINEER

David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: bchow@DSEL.ca

SURVEYOR

J.D. Barnes Limited
2430 Don Reid Drive, Suite 204,
Ottawa, Ontario, K1H 1E1
Tel: (613) 731-7244
Fax: (613) 731-8955
Cell: (613) 852-9260
E-Mail: cfox@dbarnes.com

LEGAL DESCRIPTION

PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 10
CONCESSION 3 (RIDEAU FRONT)
CITY OF OTTAWA

ARCHITECT SEAL

ONTARIO ASSOCIATION OF ARCHITECTS
RODERICK LAHEY
LICENCE #425

SEAL DATE: STAMP DATE

CLIENT:

metro
25 Vickers Rd Bldg A 2 Floor, Etobicoke Ont M9B 1C1
Tel: 416-234-6118 Fax: 416-234-6927

ARCHITECT:

rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:

METRO - BARRHAVEN
GREENBANK ROAD @
CAMBRIAN ROAD
OTTAWA ONTARIO

SHEET TITLE:

SITE PLAN

DRAWN: RV	CHECKED: R.V.
SCALE: 1:300	SHEET No. SP-1
PROJECT No. 1949	