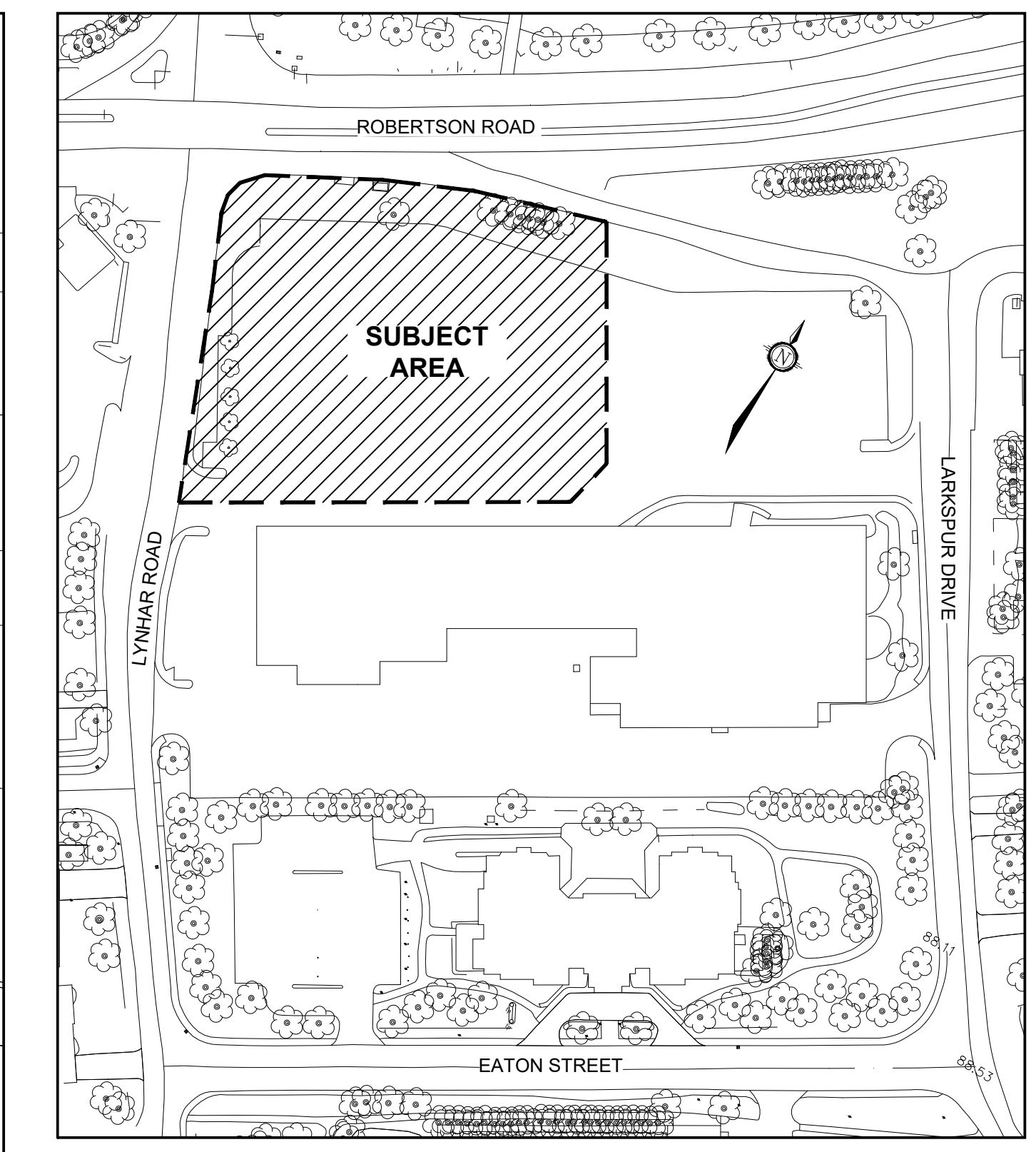
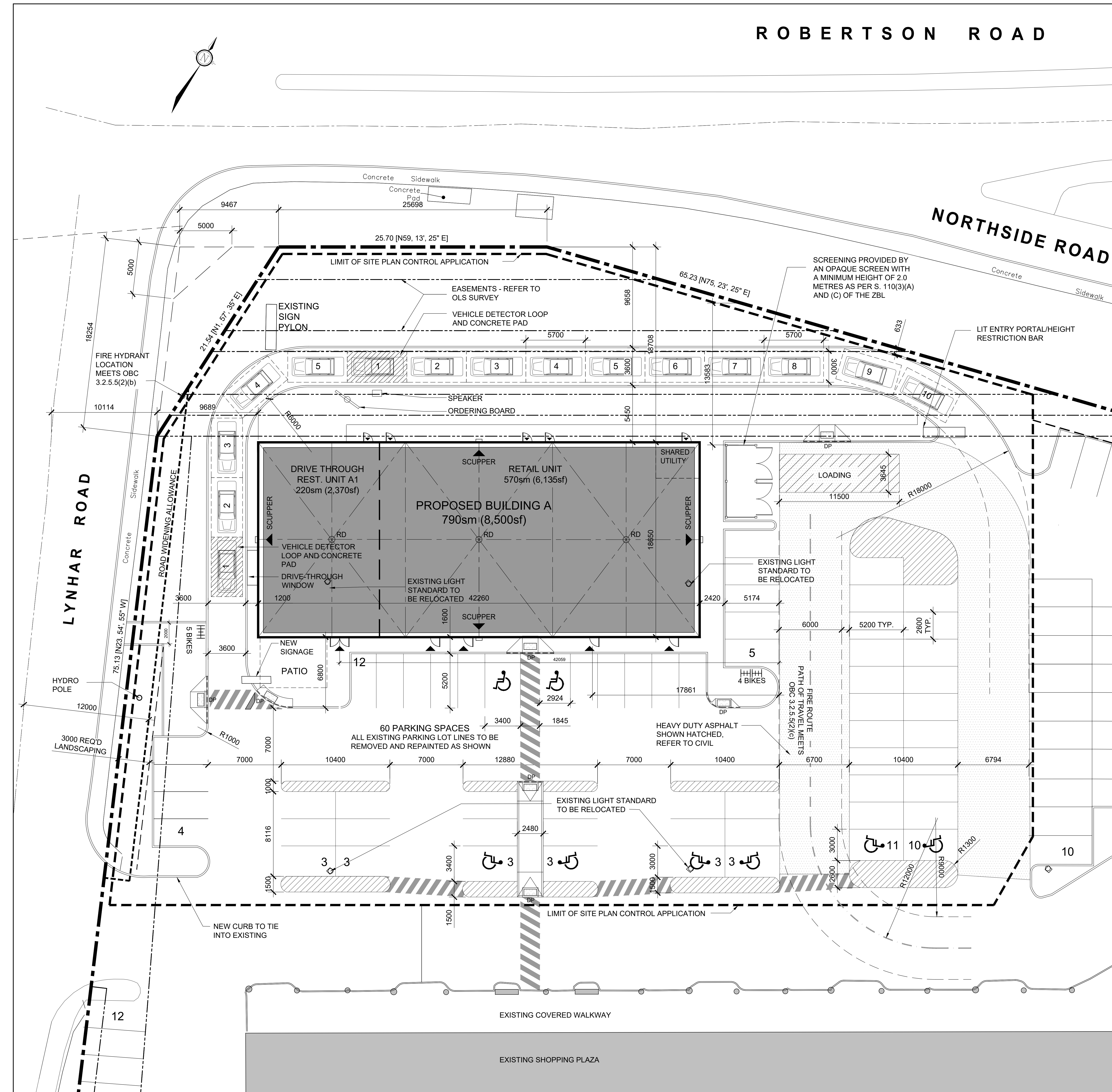


ROBERTSON ROAD

NORTHSIDE ROAD

LYNHAR ROAD



03 LOCATION PLAN
SCALE: NTS

SITE INFORMATION
SITE AREA: 19,014sm (4.7 acres)

BUILDING INFORMATION
EXISTING: 4,831sm (52,000sf)
PROPOSED BLDG. A: 790sm (8,500sf)

ZONING INFORMATION
DESIGNATION: AM - ARTERIAL MAINSTREET ZONE

APPLICABLE PERMITTED NON-RESIDENTIAL USES:
Section 185:
• Animal Care Establishment
• Animal Hospital
• Bank
• Bank Machine
• Bar
• Car Wash
• Catering Establishment
• Convenience Store
• Drive-through Facility
• Medical Facility
• Office
• Personal Service Business
• Recreational and Athletic Facility
• Restaurant
• Retail Food Store
• Retail Store

REQUIRED SETBACKS - TABLE 185:
Non-Residential or Mixed Use Building
Front & Corner Yard: No minimum
Interior Side Yard: 7.5m minimum abutting a residential zone
No minimum other cases
(Provided: Not abutting a residential zone)
Rear Yard: 3.0m abutting a street
7.5m abutting a residential zone
No minimum other cases
(Provided: Not abutting a street or residential zone)
Lot Width: No minimum
Lot Area: No minimum
* REFER TO PLAN FOR PROVIDED SET BACK DIMENSIONS

MAXIMUM FSI - TABLE 185(h):
None

MAXIMUM BUILDING HEIGHT - TABLE 185:
30.0m but in no case more than 9 storeys

MINIMUM WIDTH OF LANDSCAPED AREA - TABLE 110:
3.0m

PARKING (Section 101(6)(a)(ii) & Table 101, Row N38)
Minimum Required (Shopping Centre Rate - 3.6/100sm): 174
Existing Shopping Centre (4831sm): 174
Proposed Building A (790sm): 28
Total: 202
Provided (Total Site): 222

BARRIER FREE PARKING - CITY OF OTTAWA'S ACCESSIBILITY DESIGN STANDARDS:
MINIMUM REQUIRED:
TYPE A: 3
TYPE B: 4
PROVIDED: 3 TYPE A, 5 TYPE B

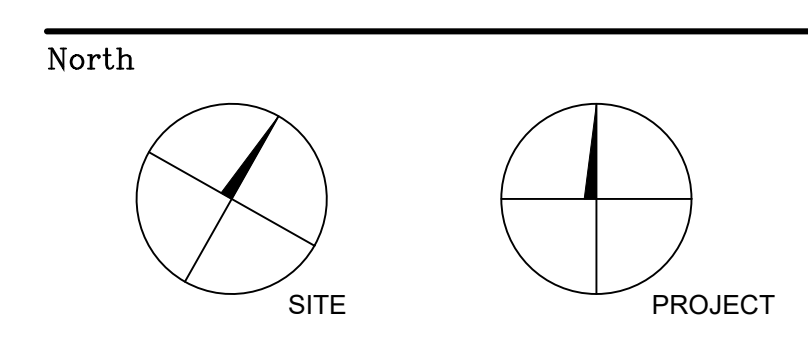
BICYCLE PARKING - SECTION 111 (TABLE 111(A)(F)):
MINIMUM REQUIRED: 1
PROVIDED: 9

LOADING - SECTION 113:
MINIMUM REQUIRED: 2
PROVIDED: 2

DRAWING LEGEND
BUILDING ENTRANCE/EXIT
BARRIER-FREE CURB RAMP WITH TACTILE WALKING SURFACE INDICATORS REFER TO DETAIL ON A000
TYPICAL 4.65M WIDE WIDE BARRIER-FREE PARKING WITH PAINTED ACCESSIBLE AISLE
VEHICULAR TRAFFIC DIRECTION INDICATOR
PAINTED LINES IN PARKING LOT
DEPRESSED CONCRETE CURB
*CONCRETE PADS AND FOOTING FOR NEW SIGNAGE SHALL BE DETAIL BY STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO

02 SITE, BUILDING AND ZONING INFORMATION
SCALE: NTS

01 SITE PLAN
SCALE: 1:150



Revisions

No.	By	Description	Date
01	NH	ISSUED FOR SITE PLAN CONTROL	03 MAR 2023



Project
LYNHAR CENTRE REDEVELOPMENT
1826 ROBERTSON ROAD
Drawing
PROPOSED SITE PLAN

Scale AS NOTED
Drawn NH
Checked JS

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
JILL COLLEEN THAYER SPENCER LIC# 5633

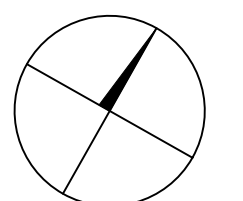
Project No. 19-142
Date 2022-12-09
Drawing No. SP-A01
PLAN NUMBER: XXXXX
CITY FILE NO.: D07-XX-XX-XXXX

EXTERIOR MATERIALS LEGEND

- AS-1** ACRYLIC STUCCO 1 - DARK GREY
- BR-1** BRICK MASONRY - BELDEN BRICK - BLACK DIAMOND VELOUR
- MC-1** METAL COPING - IDEAL ROOFING - BLACK #6262
- MP-1** METAL PANEL 1 - AL13 COMPOSITE ALUMINUM - MC308 METALLIC CHARCOAL
- MP-2** METAL PANEL 2 - AL13 COMPOSITE ALUMINUM - DARK GREY
- MP-3** METAL PANEL 2 - AGWAY 6-150 NF - 38mm STEEL CLADDING - DEEP GREY QC #28314
- VG-1** VISION GLASS 1 - SOLARBAN 60 CLEAR GLASS IN BLACK ANODIZED ALUMINUM FRAMES
- WE-1** WOOD PANEL 1 - MAIBEC MODERN EM 25x152 mm BRUSHED FACE MUSKOKA BROWN 053

06 MATERIAL LEGEND
A201 SCALE: NTS

North



Revisions

No.	By	Description	Date
01	NH	ISSUED FOR SITE PLAN CONTROL	03 MAR 2023



Project

LYNWOOD CENTRE REDEVELOPMENT

1826 ROBERSTON ROAD

Drawing
PROPOSED ELEVATIONS

Scale 1:100

Stamp

Drawn NH

Checked JS

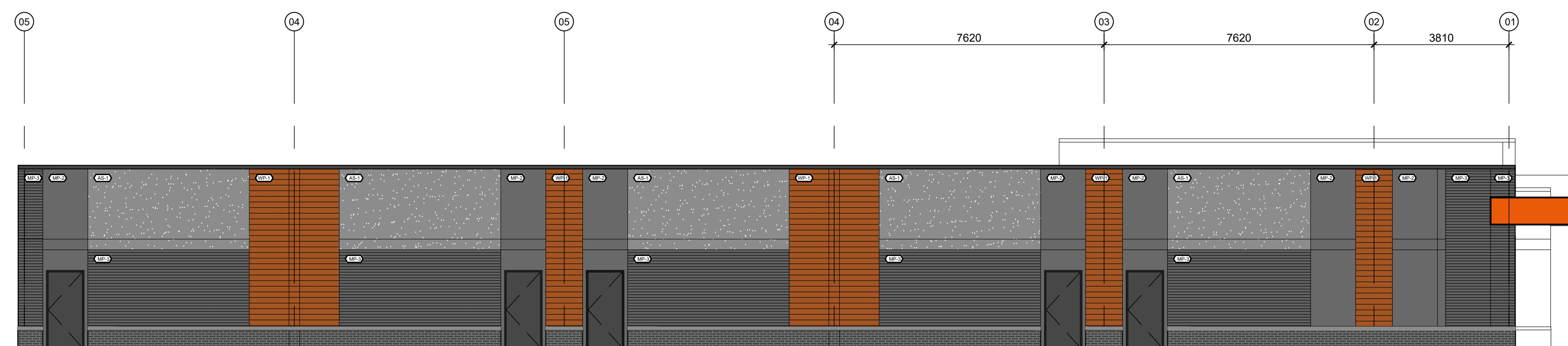


Project No. 19-142

Drawing No.

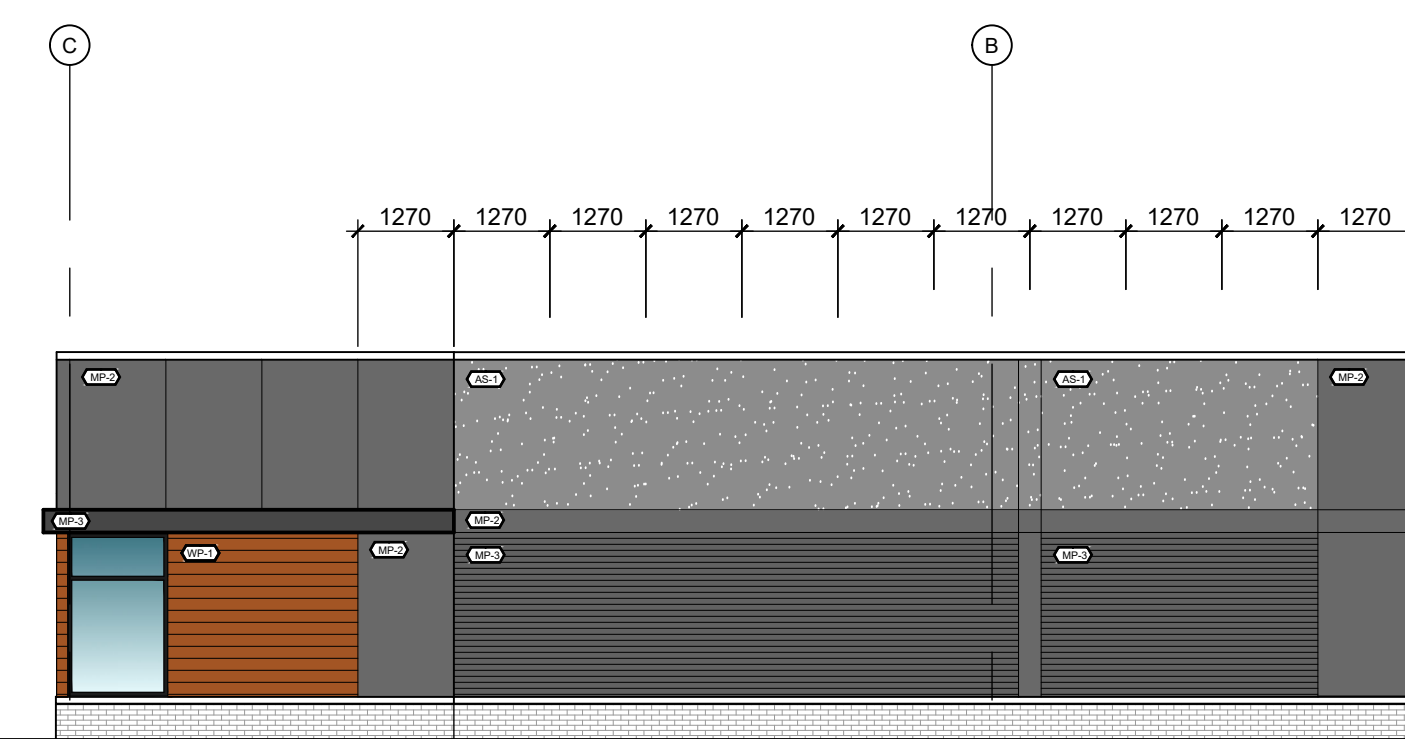
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A02

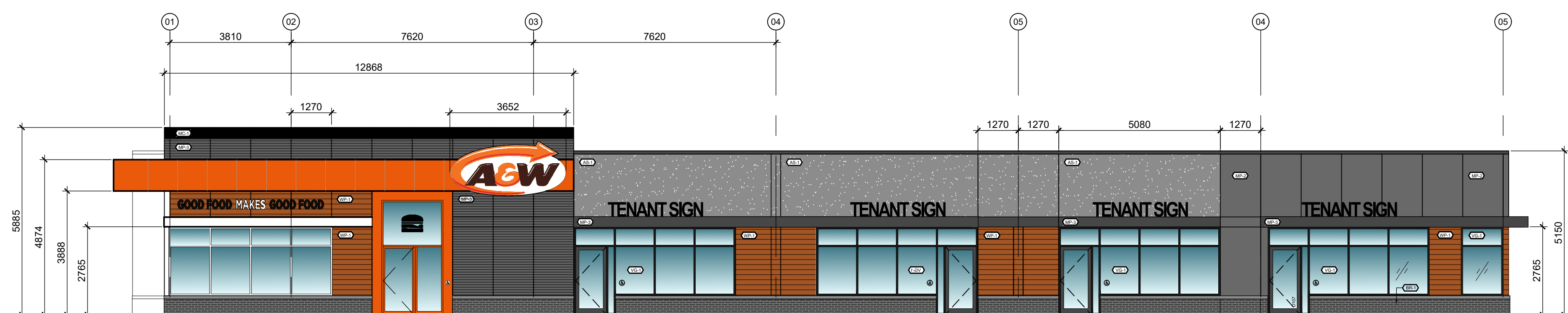


MATERIALS NOT NOTED ON A&W RETAIL UNIT TO MATCH A&W'S CORPORATE STANDARDS

03 NORTH ELEVATION - OPTION 1
A201 SCALE: 1:100

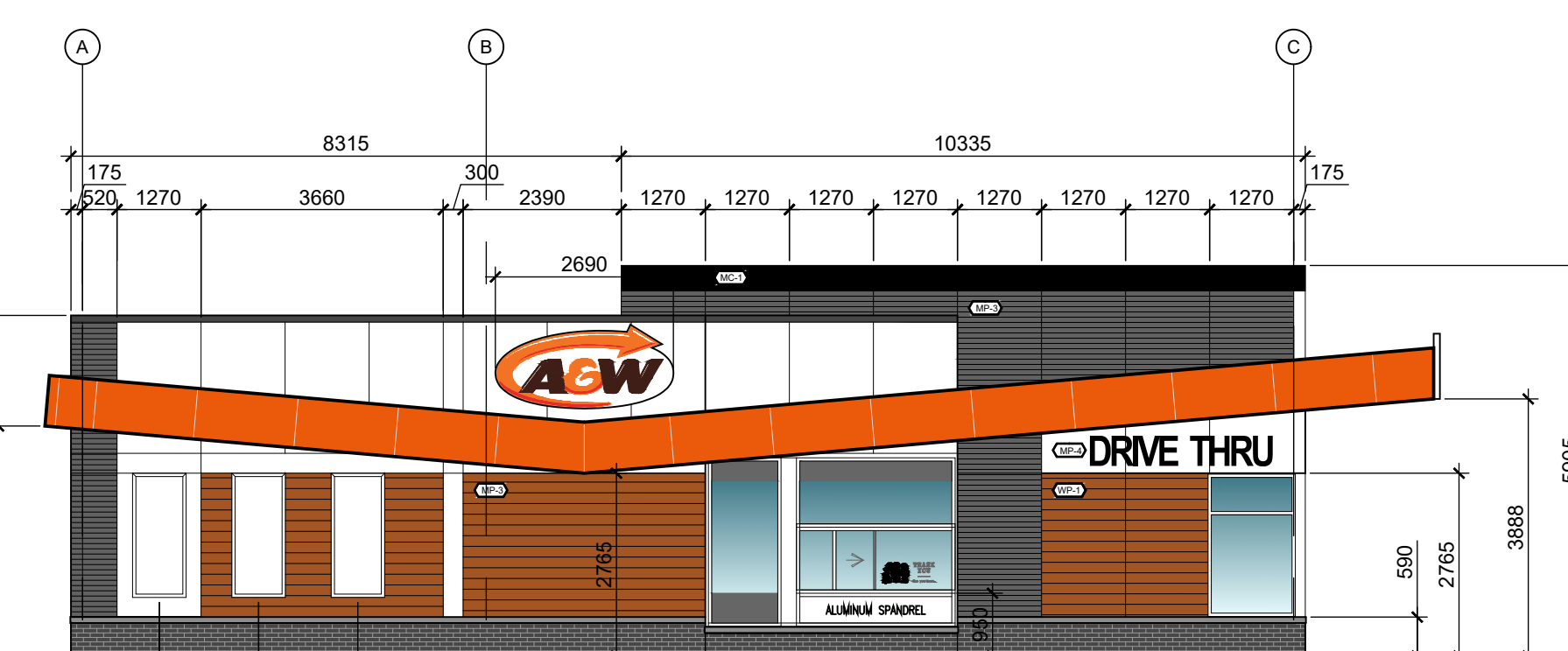


04 EAST ELEVATION
A201 SCALE: 1:100



MATERIALS NOT NOTED ON A&W RETAIL UNIT TO MATCH A&W'S CORPORATE STANDARDS

01 SOUTH ELEVATION - OPTION 1
A201 SCALE: 1:100



MATERIALS NOT NOTED ON A&W RETAIL UNIT TO MATCH A&W'S CORPORATE STANDARDS

02 WEST ELEVATION
A201 SCALE: 1:100