

**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  
 7.5m minimum abutting a residential zone  
 Interior Side Yard: No minimum other cases (Provided: Not abutting a residential zone)  
 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(n):**  
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 N83)**  
 Minimum Required (Shopping Centre Rate - 3.6/100sm): 174  
 Existing Shopping Centre (4831sm): 174  
 Proposed Building A (790sm): 28  
 Total: 202  
 Provided (Total Site): 208

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

**BICYCLE PARKING - SECTION 111 (TABLE 111A)(F):**  
 MINIMUM REQUIRED: 1  
 PROVIDED: 4

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

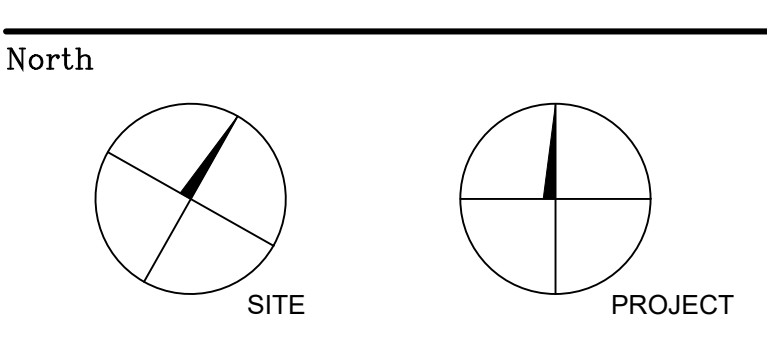
**DRAWING LEGEND**

- BUILDING ENTRANCE/EXIT
- BARRIER-FREE CURB RAMP WITH TACTILE WALKING SURFACE INDICATORS REFER TO DETAIL ON A100
- TYPICAL 4.65M 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 DETAILED BY STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO

**01 SITE PLAN**  
SCALE: 1:150

**02 SITE, BUILDING & ZONING INFORMATION**  
SCALE: NTS



**Revisions**

No.	By	Description	Date
01	NH	ISSUED FOR SITE PLAN CONTROL	03 MAR 2023
03	NH	ISSUED FOR REVIEW	06 JULY 2023
04	NH	ISSUED FOR REVIEW	04 AUG 2023
05	NH	ISSUED FOR REVIEW	12 SEPT 2023
06	NH	RE-ISSUED FOR SITE PLAN CONTROL	17 NOV 2023
07	NH	ISSUED FOR REVIEW	12 MAR 2024
08	NH	RE-ISSUED FOR SITE PLAN CONTROL	19 APR 2024



Project  
**LYNWOOD CENTRE REDEVELOPMENT**

1826 ROBERTSON ROAD  
Drawing  
**PROPOSED SITE PLAN**

Scale AS NOTED  
Drawn NH  
Checked JS

Stamp  
ONTARIO ASSOCIATION OF ARCHITECTS  
JILL THORNER  
LICENCE 5833

Project No. 19-142  
Date 2023-05-05  
Drawing No. SP-A01  
PLAN NUMBER: XXXXX