

**03 LOCATION PLAN**  
SCALE: NTS

**SURVEY INFORMATION SOURCE FROM FARLEY, SMITH & DENIS SURVEYING LTD. SURVEY**

**AOLS PLAN SUBMISSION FORM NUMBER V-38770**  
FILE NO. 560-22  
SURVEY COMPLETED ON OCTOBER 21, 2022

**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  
Rear Yard: 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

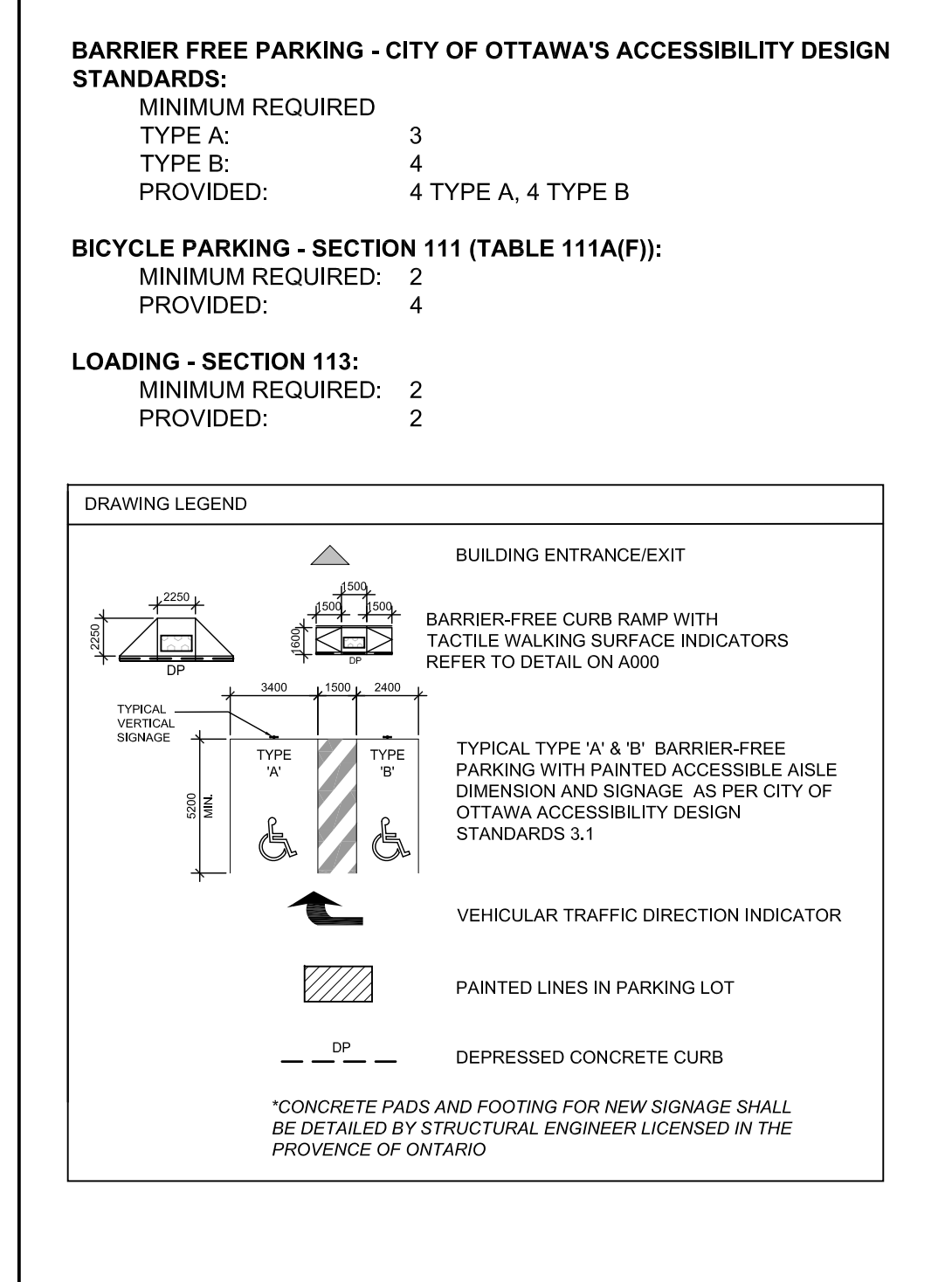
**MINIMUM WIDTH OF LANDSCAPED AREA - TABLE 110:**  
3.0m

**PARKING (Section 101(6)(a)(ii) & Table 101, Row N83)**  
Minimum Required (Shopping Centre Rate - 3.6/100sm):  
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: 4 TYPE A, 4 TYPE B

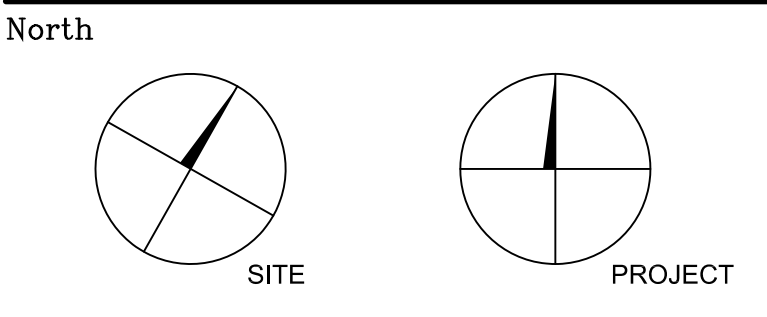
**BICYCLE PARKING - SECTION 111 (TABLE 111A)(F):**  
MINIMUM REQUIRED: 2  
PROVIDED: 4

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



**02 SITE, BUILDING & 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
08	NH	RE-ISSUED FOR SITE PLAN CONTROL	19 APR 2024
09	NH	ISSUED FOR REVIEW	06 MAY 2024
10	NH	ISSUED FOR REVIEW	28 MAY 2024
11	NH	RE-ISSUED FOR SITE PLAN CONTROL	12 JULY 2024
12	NH	RE-ISSUED FOR SITE PLAN CONTROL	19 JULY 2024



Project  
**LYNWOOD CENTRE REDEVELOPMENT**

1826 ROBERTSON ROAD  
Drawing  
**PROPOSED SITE PLAN**

Scale AS NOTED  
Stamp  
Drawn NH  
Checked JS  
Ontario Association of Architects  
Jill Trimmer  
Licence 9883

Project No. 19-142  
Drawing No. SP-A01  
Date 2023-05-05  
PLAN NUMBER: 19127  
CITY FILE NO.: D07-12-13-0027