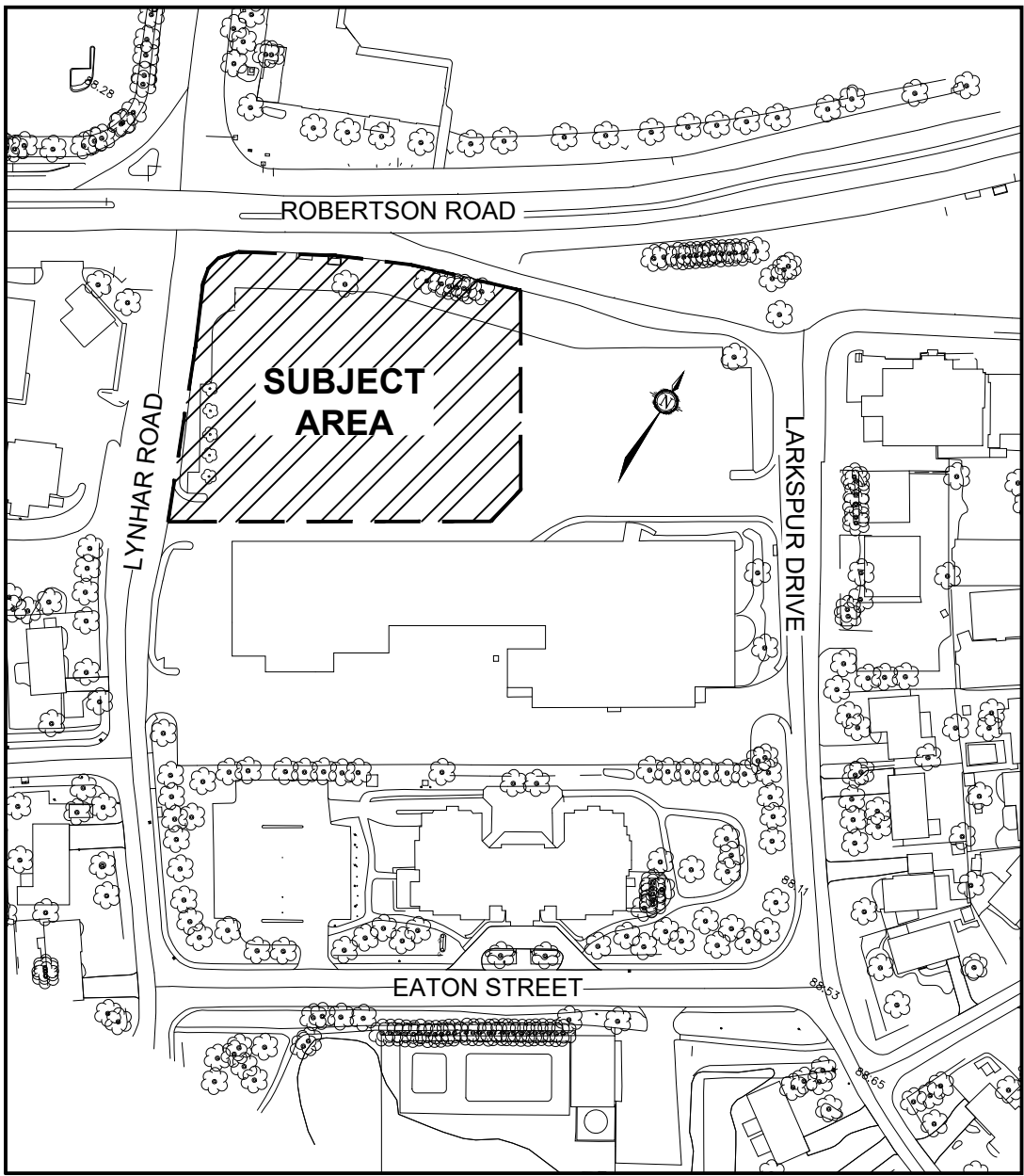




03 LOCATION PLAN
SP-A01 SCALE: NTS

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:

50.0m 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:

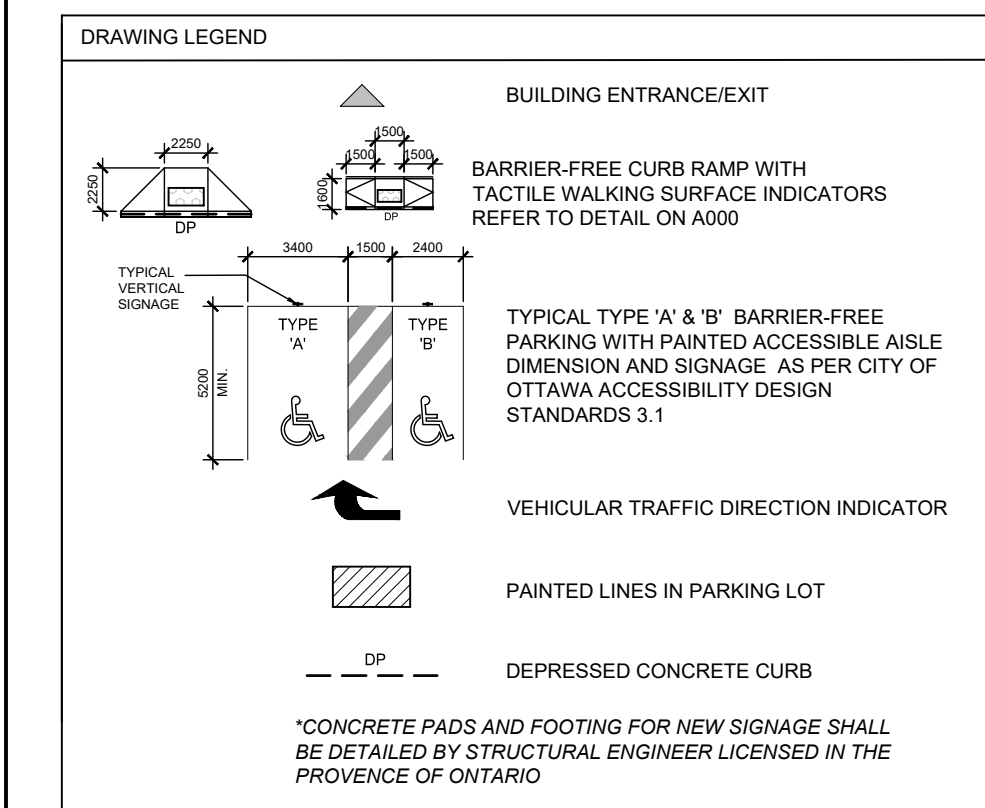
MINIMUM REQUIRED
TYPE A: 3
TYPE B: 4
PROVIDED: 4 TYPE A, 4 TYPE B

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
SP-A01 SCALE: NTS

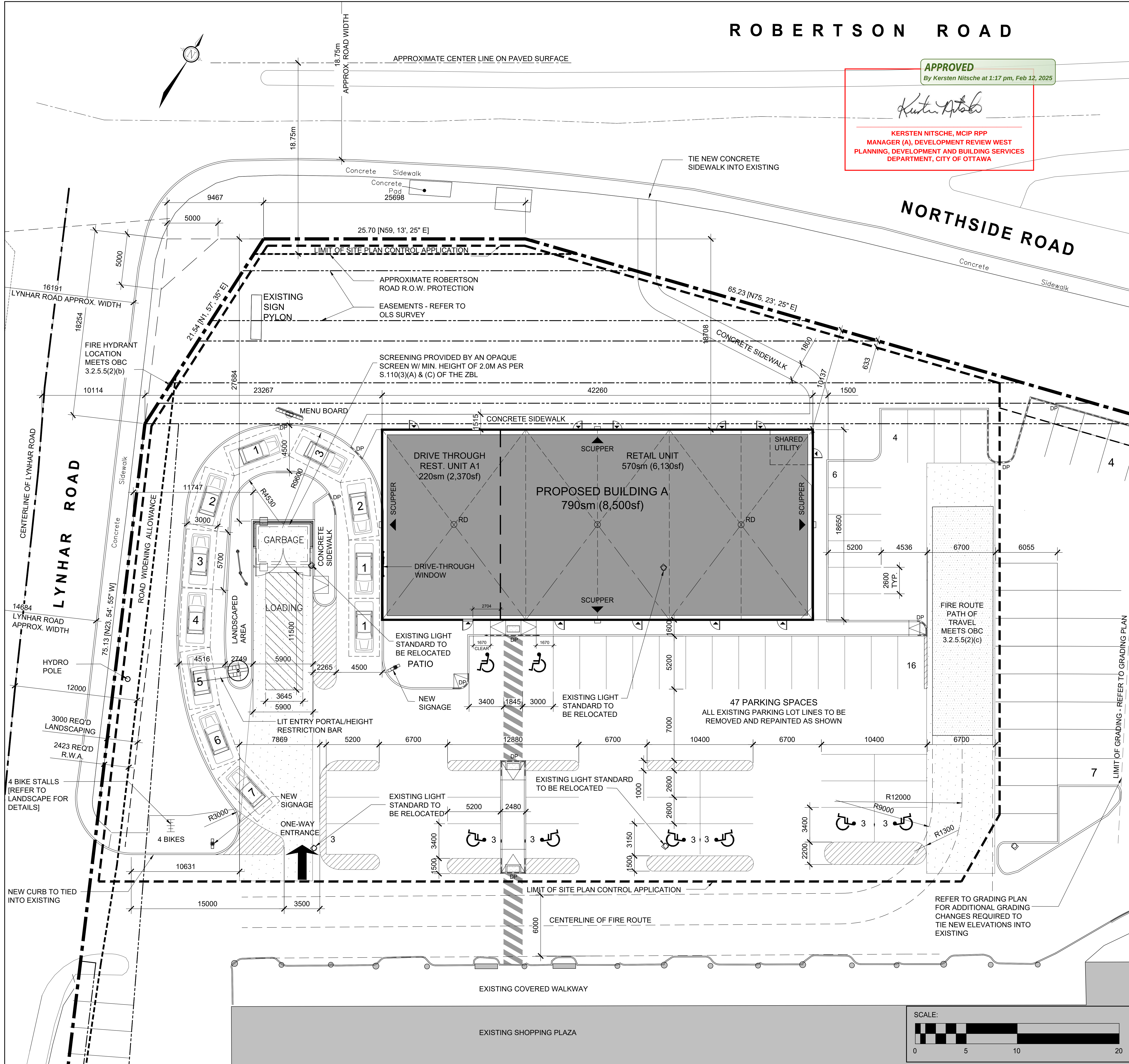
ROBERTSON ROAD

APPROVED
By Kersten Nitsche at 1:17 pm, Feb 12, 2025

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

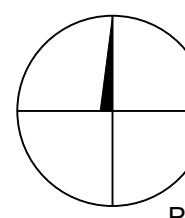
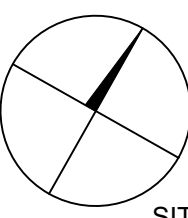
NORTHSIDE ROAD

LYNHAR ROAD



01 SITE PLAN
SP-A01 SCALE: 1:150

North



SITE

PROJECT

Revisions

No.	By	Description	Date
01	NH	ISSUED FOR SITE PLAN CONTROL	03 MAR 2023
07	NH	ISSUED FOR REVIEW	12 MAR 2024
08	NH	RE-ISSUED FOR SITE PLAN CONTROL	19 APR 2024
09	NH	ISSUED FOR REVIEW	06 MAY 2024
10	NH	ISSUED FOR REVIEW	15 MAY 2024
11	NH	RE-ISSUED FOR SITE PLAN CONTROL	12 JULY 2024
12	NH	RE-ISSUED FOR SITE PLAN CONTROL	08 NOV 2024



Project

LYNWOOD CENTRE
REDEVELOPMENT

1826 ROBERTSON ROAD

Drawing

PROPOSED SITE PLAN

Scale

AS NOTED

Stamp

Drawn

NH

Checked

JS



Project No.

19-142

Date

2023-05-05

Drawing No.

SP-A01

PLANT NUMBER: 19127