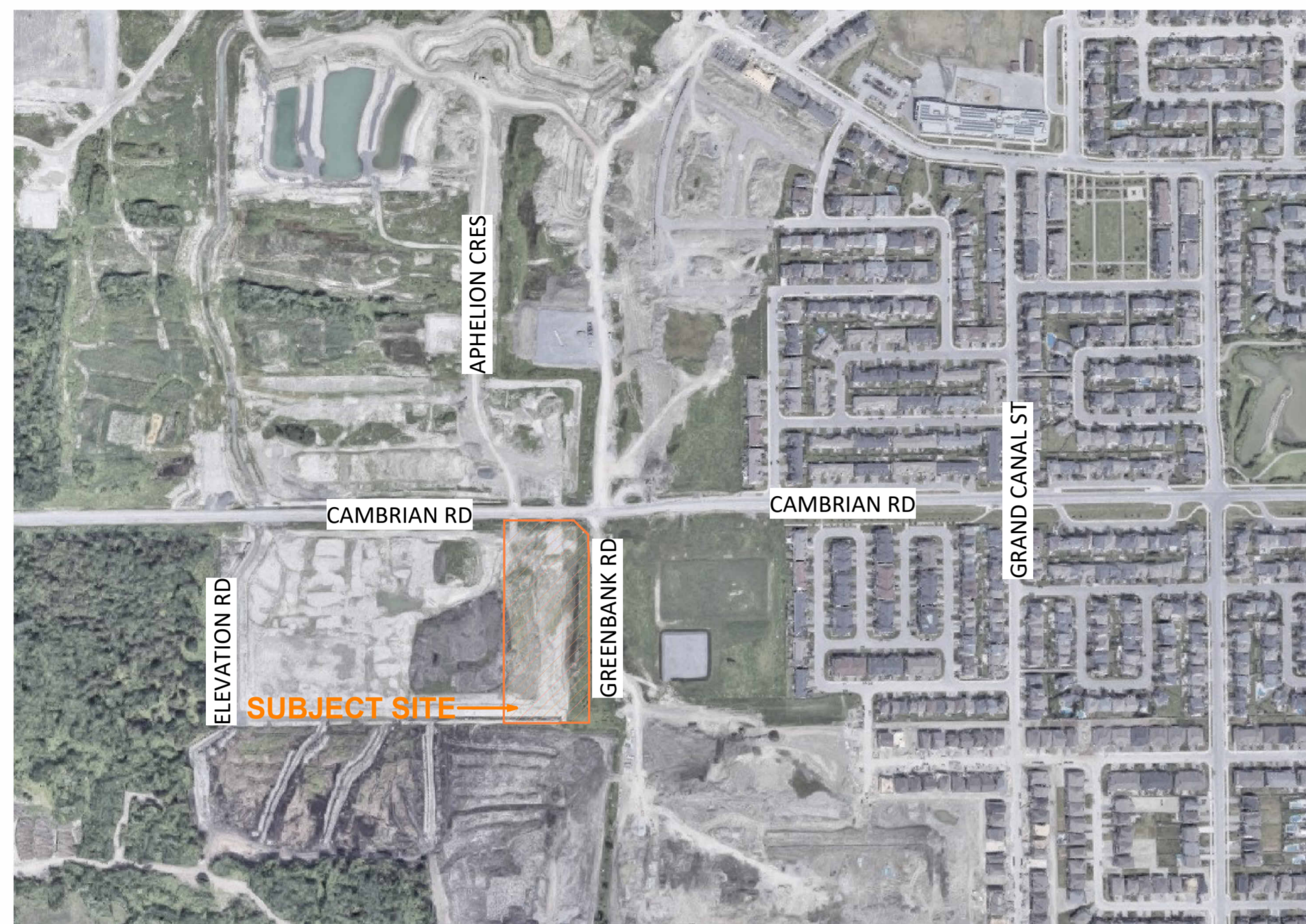


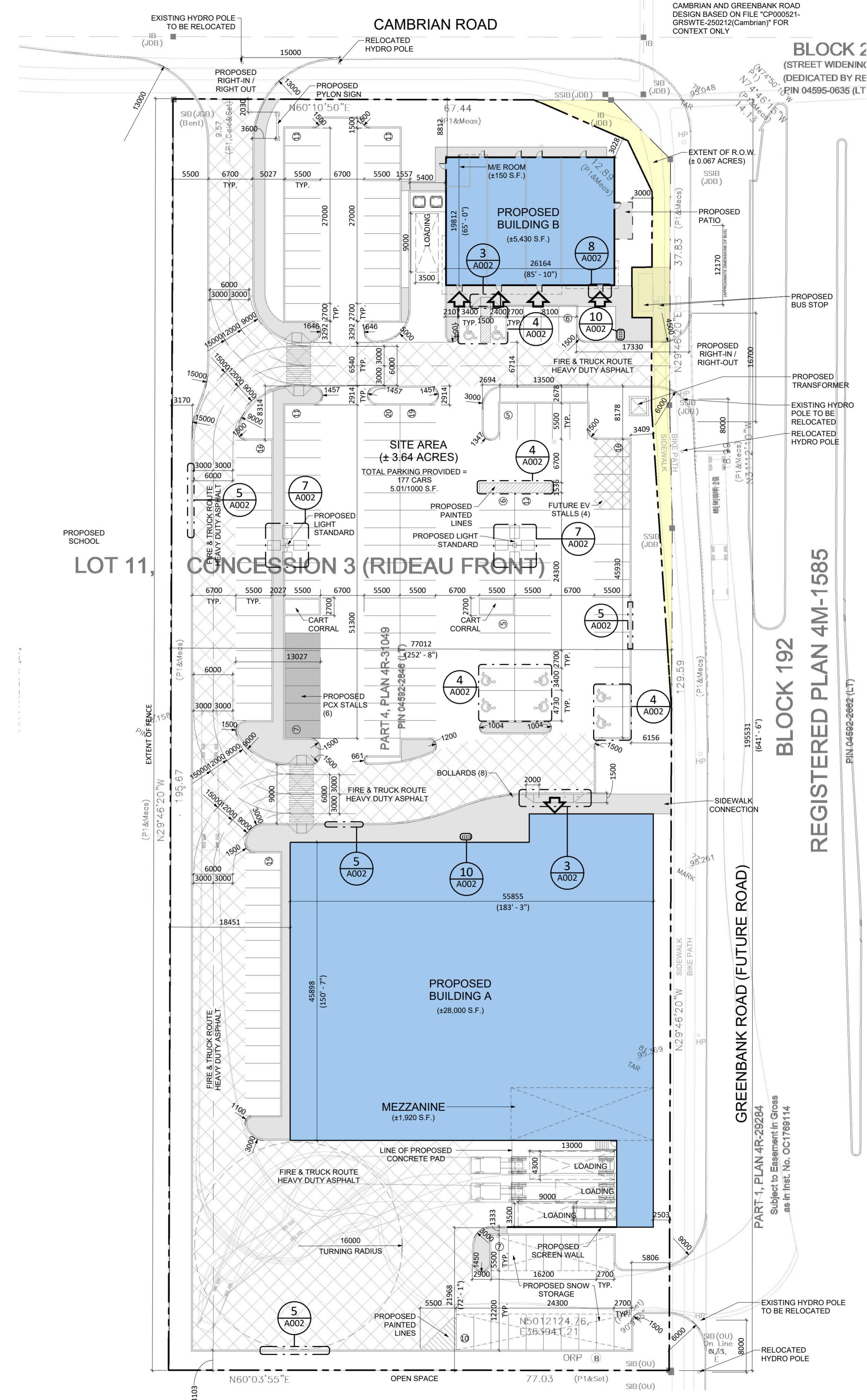
This drawing is an instrument of service, provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must verify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be used for any other project without the written consent of Turner Fleischer Architects Inc. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damage resulting from his work.

This site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features and encroachments prepared by Annis, 1740 Avenue, Victoria, B.C., dated 2023-03-28 as provided by United Companies Limited.



2 CONTEXT PLAN
A001 N.T.S

ZONING COMPLIANCE CHART - ZONING: GM[1628]		
	REQUIRED	PROPOSED
Minimum Lot Width (m)	N/A	77.02 m
Minimum Lot Area (acres)	N/A	3.66 acres
Minimum Front Yard Setback (Cambrian Rd) (m)	3 m	8.81 m
Minimum Rear Yard Setback (m)	7.5 m (from any portion of a rear lot line abutting a residential zone)	21.96 m
Minimum Interior Side Yard Setback (m)	5 m (for a non-residential or mixed-use building, from any portion of lot line abutting a residential zone)	18.45 m West 2.50 m East
Maximum Height (m)	18 m	7.48 m / 1 storey
Maximum Floor Space Index	N/A	0.30
Minimum Parking Dimensions (m)	2.6m x 5.2m	2.7m x 5.5m
Minimum Parking required (3.6 per 100 s.m. of total GFA)	163 spaces	177 spaces
Minimum Bicycle Parking required (1 per 500 s.m. of GFA)	9 spaces	10 spaces
Loading spaces (for up to 4999 s.m. of GFA)	1 standard space (3.5x9x4.2 m) 1 oversized space (4.3x13x4.2 m)	2 standard spaces 3 oversized space
Minimum Drive Aisle Width (parking angle at 90 degrees) (m)	6.7 m	6.7 m



1 SITE PLAN
A001 1:400

LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF PART OF LOT 10
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

STATISTICS

SITE AREA	±3.64 ACRES	±147
PROPOSED BUILDING A AREA	±28,000 S.F.	±2,501
MEZZANINE AREA	±1,920 S.F.	±178
TOTAL BUILDING A AREA	±29,920 S.F.	±2,779
PROPOSED BUILDING B AREA	±5,430 S.F.	±505
PROPOSED ME ROOM	±150 S.F.	±14
TOTAL BUILDING B AREA	±5,580 S.F.	±519
TOTAL GROSS FLOOR AREA	±35,500 S.F.	±3,298
TOTAL BUILDING AREA	±37,570 S.F.	±3,490
TOTAL PARKING PROVIDED	177 CARS	5,366.00
COVERAGE	4.98/1000 S.F.	22.36 %

LEGEND

- PROPOSED BUILDING
- PROPOSED ENTRANCE ARROW
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED PCX PARKING
- PROPOSED EV PARKING
- PROPOSED TRANSFORMER
- EXTENT OF RIGHT OF WAY (R.O.W.)

17	2024-04-03	ISSUED FOR SPA	FPI
12	2023-10-25	ISSUED FOR SPA	FPI
#	DATE	DESCRIPTION	BY

Loblaw Companies Limited

PROJECT

PROPOSED NO FRILLS

CAMBRIAN RD (S. PARCEL)
BARRHAVEN, ONTARIO

DRAWING

SITE PLAN

PROJECT NO.

21.326SD

PROJECT DATE

2024-12-11

DRAWN BY

GEA

CHECKED BY

RCH

SCALE

1:400

DRAWING NO.

A001