



KEY PLAN N.T.S.

GENERAL NOTES :

- PROPOSED FIRE HYDRANT (H) EXISTING FIRE HYDRANT (H)
- DEPRESSED CONCRETE CURB AND RAMP MAX 1 to 10 SLOPE WITH MIN 0.61M TACTILE WARNING SURFACE
- EXISTING CONCRETE CURB AND RAMP
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
- BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
- EXISTING CURB TO BE REMOVED
- EXISTING CONCRETE CURB TO REMAIN
- CONCRETE CURB
- SIAMASE CONNECTION
- HEAVY DUTY ASPHALT LANDSCAPED ISLAND (TYP.)
- CONCRETE PAVING AT LOADING 90° PARKING STRIPING (TYP.)
- TYPE A-VAN ACCESSIBLE PARKING SIGN
- TYPE B-ACCESSIBLE PARKING SIGN
- STOP BAR
- NO PARKING FIRE LANE MARKING SIGN
- 1.00M GRAVEL SHOULDER BOLLARD.
- PEDESTRIAN CROSSING SIGN
- PAINTED ISLAND
- STOP SIGN
- MOTORBIKE SPACE SIGN

THIS SITE PLAN DRAWING AND THE SITE BOUNDARIES BEARINGS ARE PREPARED BASED ON PLAN OF SURVEY OF PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND AND CITY OF OTTAWA, P.N. (ALL OF 14653 - 3520) PREPARED BY STANTEC GEOMATICS LTD., DATED 2024.

PHASE 3 SA-004B

APPROVED ☐ REFUSED ☐
THIS ____ DAY OF _____, 20__

JEFF MCEWEN, P. ENG. MANAGER
DEVELOPMENT REVIEW EAST, PLANNING,
INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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SITE PLAN - PHASE 3

SCALE: 1:500

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartCentres

PETROFF PARTNERSHIP ARCHITECTS
PETROFF

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DRAWN BY: DR
CHECKED BY: AE
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ONTARIO ASSOCIATION
OF
ARCHITECTS
ALEXANDER HADLEY EGGERTS
C.O.A. 2024

PROJECT No. **06099.26**
DWG. No. **SA-004B**

SITE ANALYSIS (BASED ON ZONING BY-LAW 2008-250)
MUNICIPAL ADDRESS : 2025 MER BLEUE ROAD, OTTAWA, ONTARIO
ZONING DESIGNATION : AM(1607/H2)1-h
AREA ON SCHEDULE 1 & 1A : AREA "C"
SITE AREA
OVERALL LOT/SITE AREA : 53,250.68 M² (13.158 ACRES)
TOTAL GROSS FLOOR AREA (GFA): 13,530.3 M² (145,665.5 SF)
TOTAL GROSS LEASABLE AREA (GLA): 13,471.3 M² (145,020.5 SF) (INCLUDING MEZZANINE)
TOTAL PARKING PROVIDED: 617 CARS (4.58/100 M²) + 1 MOTORBIKE SPACE
INCLUDING ACCESSIBLE PARKING 23 SPACES
10 TYPE A AND 13 TYPE B
TOTAL PAVED PARKING AREA : 20,571.41 M²
TOTAL LANDSCAPED AREA : 4,597.59 M² 22.35% (OF PAVED AREA)
LOT COVERAGE (PHASE 1 & 2) : 13,265.7 M²/53,250.68 M² = 24.91%
MAX. PERMITTED BUILDING HEIGHT : 21.0M

PHASE (1 & 2) - APPROVED
PHASE AREA : 34,981.17 M² (8,644 ACRES)
BUILDING GROSS FLOOR AREA (GFA):
* BLDG. "H": 6,514 M² (70,120 SF)
BLDG. "J": 470 M² (5,065 SF)
BLDG. "K": 623.1 M² (6,707 SF)
* BLDG. "L": 793 M² (8,106 SF)
BLDG. "M": 999 M² (10,328 SF)
BLDG. "N": 427.8 M² (4,604.5 SF)
TOTAL GFA : 9,746.9 M² (104,930.5 SF)
BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.)
* BLDG. "H": 6,487 M² (69,825 SF)
BLDG. "J": 470 M² (5,065 SF)
BLDG. "K": 623.1 M² (6,707 SF)
* BLDG. "L": 734 M² (7,906 SF)
BLDG. "M": 946 M² (10,178 SF)
BLDG. "N": 427.8 M² (4,604.5 SF)
TOTAL GLA : 9,687.9 M² (104,285.5 SF)
* BLDG. "H3" & BLDG. "L" APPROVED - FUTURE CONSTRUCTION

PROPOSED PHASE (3)
PHASE (3) AREA : 18,269.51 M² (4,514 ACRES)
BUILDING GROSS FLOOR AREA (GFA):
BLDG. "S2" : 3,783.40 M² (40,735 SF)
BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.)
BLDG. "S2" : 3,783.40 M² (40,735 SF)
TOTAL PARKING PROVIDED: 260 CARS (6.87/100 M²) + 1 MOTORBIKE SPACE
INCLUDING ACCESSIBLE PARKING 8 SPACES
4 TYPE A AND 4 TYPE B

MOTOR VEHICLE PARKING
RATE OF CALCULATION : 3.6 SPACES/100 M² GLA FOR SHOPPING CENTRE.
REQUIRED MIN. : 3.6 x (9,687.9 + 3,783.4 M²) / 100 = 485 SPACES
PROVIDED : 618 SPACES (4.57/100 M²)
BARRIER FREE PARKING SPACE
REQUIRED MIN. : 15 SPACES
PROVIDED : 23 SPACES
LOADING SPACE
REQUIRED MIN. : 4 STANDARD SPACE + 1 OVERSIZED SPACE FOR SHOPPING CENTRE OVER 2,000 M² GFA.
PROVIDED : 5 * STANDARD SPACES + 5 OVERSIZED SPACE
* EACH BUILDING HAS ITS OWN LOADING SPACE(S)

BICYCLE PARKING
PHASE 1 & 2: RECD (MIN.): 9,746.9 M²/500 = 20 SPACES
PHASE 3: RECD (MIN.): 3,783.4 M²/500 = 8 SPACES
TOTAL REQ'D (MIN.): 28 SPACES
TOTAL PROVIDED - PHASE 1&2: 52 SPACES
TOTAL PROVIDED - PHASE 3: 8 SPACES
TOTAL PROVIDED: 60 SPACES