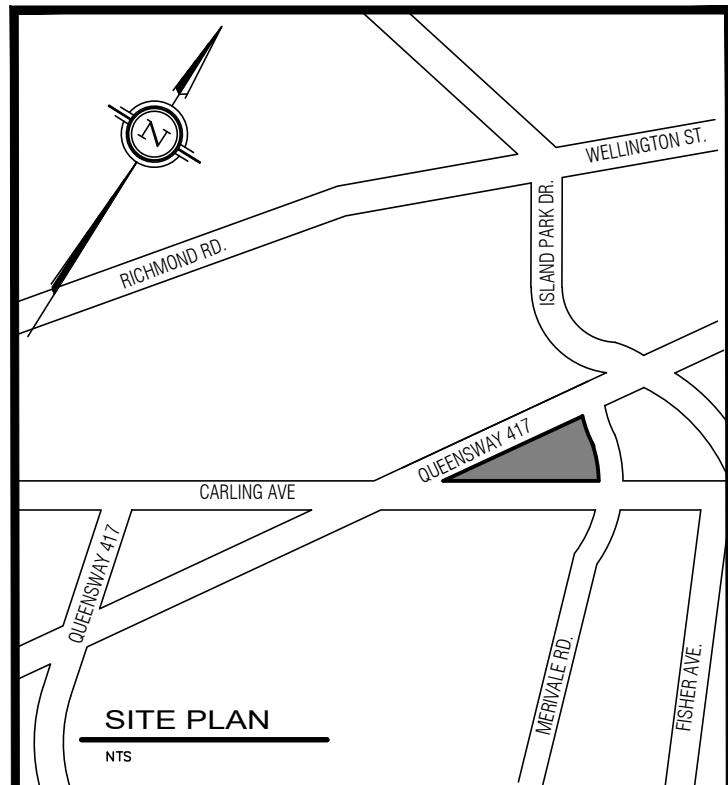


SITE PLAN and BUILDING STATISTICS			
1	ZONING	AM10 – ARTERIAL MAINSTREET ZONE	
2	SITE AREA	3.06 HECTARES 7.57 ACRES	
3	ADDRESS	1309 CARLING AVENUE, OTTAWA, ONTARIO	
4	PORTION OF EXISTING WALL DEMOLISHED	50. M	50. FT
5	BUILDING A (EXISTING WALL TO REMAIN)	15 (404)	(165 805)
6	PROPOSED NEW BUILDING - B	2 830	30 426
7	NEW TOTAL	2 572	27 686
8	PAVED AREA	10,452.9 SM (84.4%)	
9	SOFT LANDSCAPED AREA	682.2 SM (5.5%)	
10	HARD LANDSCAPED AREA	1,244.2 SM (10.1%)	
11	TOTAL LANDSCAPED AREA	1,926.4 SM (15.6%)	
12	PARKING REQUIRED	97 SPACES	
13	EXISTING PARKING ON WESTGATE LANDS	305 SPACES	
14	EXISTING PARKING ON HYDRO	258 SPACES	
15	EXISTING STRADDLING PARKING	53 SPACES	
16	TOTAL EXISTING PARKING	616 SPACES	
17	PROPOSED PARKING ON WESTGATE LANDS	364 SPACES	
18	PROPOSED PARKING ON HYDRO	253 SPACES	
19	PROPOSED STRADDLING PARKING	53 SPACES	
20	TOTAL PROPOSED PARKING	670 SPACES	
21	TOTAL BICYCLE PARKING ON SITE	25 BIKES	



A2	ISSUED FOR SITE PLAN APPLICATION	MAR 21 2025	
A2	HYDRO ONE SUBMISSION	FEB 27 2025	
A2	PRE-APPLICATION SUBMISSION	OCT 28 2024	
A2	PRELIMINARY PLANNING REVIEW (SA10)	OCT 24 2024	
REV	BY	DESCRIPTION	DATE
REVISIONS			

CONTRACTOR SHALL CHECK AND VERIFY
ALL DIMENSIONS ON SITE
DO NOT SCALE DRAWINGS

RIO CAN
REAL ESTATE INVESTMENT TRUST
RIOCAN YONGE EGLINTON CENTRE, 500-2300 YONGE STREET
P.O. Box 2386, TORONTO, ON M4P 1E4

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PROJECT

PROPOSED REDEVELOPMENT OF
WESTGATE SC

1100 CARLING AVENUE OTTAWA, ONTARIO

1000 CARLING AVENUE		OTTAWA, ONTARIO	
DRAWING TITLE			
SITE PLAN			
DRAWN BY		GD	COMM. NO. 24-73
CHECKED		AZ	DRAWING NO.
SCALE		1:500	
DATE		JAN 20 2025	
			SP1.0

UPPER SIZE 24X36