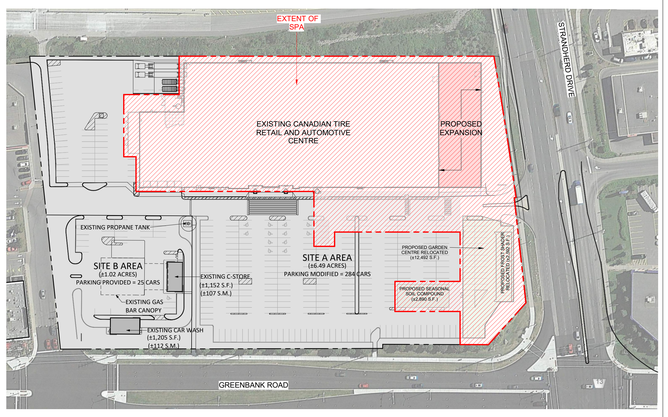


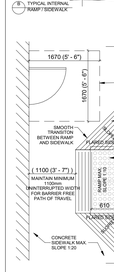
2 A001 KEY PLAN
1 : 1000

Statistics

	Existing Canadian Tire Retail and Automotive Centre			Proposed Canadian Tire Retail and Automotive Centre Expansion			Net Gain / Loss	
	Imperial (SF)	Metric (SM)	Ratio	Imperial (SF)	Metric (SM)	Ratio	Imperial (SF)	Metric (SM)
1. Retail - Ground Floor	155,772 S.F.	15,181 S.M.	52.4%	166,174 S.F.	15,157 S.M.	44.9%	10,402 S.F.	976 S.M.
2. Warehouse - Ground Floor	118,767 S.F.	11,741 S.M.		121,038 S.F.	11,353 S.M.		2,271 S.F.	212 S.M.
3. Warehouse - Racking System	114,798 S.F.	11,375 S.M.		114,798 S.F.	11,375 S.M.		0 S.F.	0 S.M.
4. Warehouse Total	233,565 S.F.	23,116 S.M.	57.6%	235,837 S.F.	23,328 S.M.	55.1%	2,272 S.F.	212 S.M.
5. Service - Ground Floor	18,076 S.F.	1,750 S.M.		18,485 S.F.	1,788 S.M.		409 S.F.	38 S.M.
6. Service - Mezzanine	623 S.F.	58 S.M.		623 S.F.	58 S.M.		0 S.F.	0 S.M.
7. Service Total	18,699 S.F.	1808 S.M.		19,108 S.F.	1846 S.M.		409 S.F.	38 S.M.
8. Office - Ground Floor	12,085 S.F.	1194 S.M.		11,609 S.F.	1149 S.M.		-476 S.F.	-45 S.M.
9. Office - Mezzanine	2,871 S.F.	267 S.M.		2,643 S.F.	246 S.M.		-228 S.F.	-21 S.M.
10. Office Total	14,956 S.F.	1460 S.M.		14,252 S.F.	1395 S.M.		-704 S.F.	-65 S.M.
11. Garden Centre - Canopy	0 S.F.	0 S.M.		0 S.F.	0 S.M.		0 S.F.	0 S.M.
12. Garden Centre - Covered	114,047 S.F.	11,305 S.M.		112,108 S.F.	11,125 S.M.		-1,939 S.F.	-180 S.M.
13. Garden Centre - Frost Shader House	62,382 S.F.	6241 S.M.		62,382 S.F.	6241 S.M.		-1,939 S.F.	-180 S.M.
14. Garden Centre Total	114,047 S.F.	11,305 S.M.		112,108 S.F.	11,125 S.M.		-1,939 S.F.	-180 S.M.
15. Total Building (11) + Building Structural (12+7+10+14)	188,124 S.F.	18,192 S.M.		1100,658 S.F.	19,351 S.M.		12,484 S.F.	1,160 S.M.
16. Canadian Tire - Building Functional (3+15)	1102,972 S.F.	19,566 S.M.		1115,456 S.F.	110,726 S.M.		12,484 S.F.	1,160 S.M.
17. Ground Floor Coverage (12+5+8+11)	184,880 S.F.	17,827 S.M.	30.0%	197,392 S.F.	19,048 S.F.	34.5%	12,712 S.F.	1,181 S.M.
18. Gross Leasable Floor Area (GLFA) (3+7+9+13)	172,019 S.F.	16,691 S.M.		182,226 S.F.	17,639 S.M.		10,207 S.F.	948 S.M.
19. Parking Provided (15)	330 CARS			284 CARS			-46 CARS	
	3.74/1000 S.F.	4 CS/1000 S.F.		2.82/1000 S.F.	3.04/100 S.M.			
20. Site A Area	6.49 ACRES	±2.63 HA.		±6.45 ACRES	±2.63 HA.		±0.00 ACRES	±0.00 HA.
21. Site B Area	1.02 ACRES	±0.41 HA.		1.02 ACRES	±0.41 HA.		±0.00 ACRES	±0.00 HA.
22. Total Site A Area	7.51 ACRES	±3.04 HA.		7.51 ACRES	±3.04 HA.		±0.00 ACRES	±0.00 HA.
23. Existing Car wash	1,205 S.F.	1112 S.M.		1,205 S.F.	1112 S.M.		0 S.F.	0 S.M.
24. Existing C-Store	1,152 S.F.	1107 S.M.		1,152 S.F.	1107 S.M.		0 S.F.	0 S.M.
25. Total Building Structural (15+23+24)	190,531 S.F.	18,411 S.M.		1103,015 S.F.	19,570 S.M.		12,484 S.F.	1,160 S.M.
26. Total Building Functional (16+23+24)	1105,329 S.F.	19,785 S.M.		1117,813 S.F.	110,945 S.M.		12,484 S.F.	1,160 S.M.
27. Total Ground Floor Coverage (17+23+24)	187,237 S.F.	18,086 S.M.	29.6%	199,749 S.F.	19,267 S.M.	30.5%	12,712 S.F.	1,181 S.M.
28. Total Gross Leasable Area (18+23+24)	174,376 S.F.	16,910 S.M.		184,583 S.F.	17,858 S.M.		10,207 S.F.	948 S.M.
29. Parking Provided (25)	355 CARS			309 CARS			-46 CARS	
	3.92/1000 S.F.	5.14/100 S.M.		3.00/1000 S.F.	3.93/100 S.M.			

ZONING COMPLIANCE CHART

	REQUIRED	EXISTING	PROPOSED
LOT AREA	NO REQUIREMENT	±2.63 HA.	±2.63 HA.
LOT FRONTAGE (STRANDHERD DR)	NO REQUIREMENT	134.01 M.	134.01 M.
LOT DEPTH	NO REQUIREMENT	220.18 M.	220.18 M.
LOT COVERAGE (TOTAL)	NO REQUIREMENT	26.20%	30.50%
FRONT YARD SETBACK (STRANDHERD DR TO CT BUILDING)	MIN. 3 M.	26.19 M.	6.46 M.
FRONT YARD SETBACK (STRANDHERD DR TO FROST HOUSE)	MIN. 3 M.	4.39 M.	3.00 M.
REAR YARD SETBACK	NO REQUIREMENT	44.91 M.	44.91 M.
CORNER SIDE YARD SETBACK (GREENBANK RD TO CT BUILDING)	MIN. 3 M.	75.58 M.	75.58 M.
CORNER SIDE YARD SETBACK (GREENBANK RD TO FROST HOUSE)	MIN. 3 M.	26.19 M.	20.39 M.
INTERIOR SIDE YARD SETBACK (TO CT BUILDING)	NO REQUIREMENT	3.10 M.	3.10 M.
TOTAL GROSS FLOOR AREA (TOTAL SITE)	NO REQUIREMENT	16,910.5 M.	17,638.5 M.
MAXIMUM FLOOR SPACE INDEX (TOTAL SITE)		0.38	0.43
BUILDING HEIGHT		18.5 M.	7.37 M.
LANDSCAPED WIDTH (STRANDHERD DR)	MIN. 3 M.	1.59 M.	1.59 M.
DRIVEWAY WIDTH DOUBLE TRAFFIC LANE	MIN. 6 M.	6 M.	6 M.
DRIVEWAY WIDTH SINGLE TRAFFIC LANE	MIN. 3 M.	3 M.	3 M.
BICYCLE PARKING SPACE		15 SPACES	4 SPACES
NO. OF CT LOADING SPACES		4 SPACES	5 SPACES
PARKING REQUIREMENT			
RETAIL STORE	1.4 PER 100 S.M. OF GLFA	177 CARS	202 CARS
AUTOMOTIVE AND CERVICE CENTRE	3.4 PER 100 S.M. OF GLFA	28 CARS	29 CARS
OFFICE	2.4 PER 100 S.M. OF GLFA	5 CARS	4 CARS
GAS BAR	NO REQUIREMENT	0	0
CAR WASH	NO REQUIREMENT	0	0
TOTAL PARKING PROVIDED		355 CARS	309 CARS



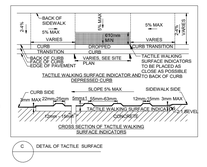
3 A001 CURB RAMP WITH TACTILE PLATES
1 : 50

GENERAL NOTES:

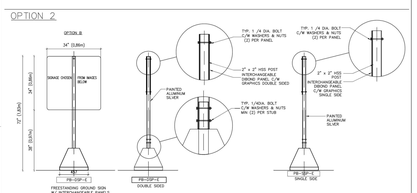
G1. SIDEWALK SLOPES TO BE 1/8" /FT. (1%) MAX. IN ALL DIRECTIONS ALONG STOREFRONT. 1/4"/FT. (2%) MAX. IN OTHER AREAS.
G2. EXPANSION JOINTS ARE TO BE AS SPECIFIED & AS LOCATED ON ARCHITECTURAL DOCUMENTS.
G3. ALL CONCRETE TO BE AS PER STRUCTURAL DOCUMENTS.
G4. CONCRETE TO BE BROOM FINISHED AS PER ARCHITECTURAL DOCUMENTS.
G5. CONSTRUCTION OF CURB RAMPS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN PROVINCE
i) ONTARIO REGULATION 191/11 - DESIGN OF PUBLIC SPACES STANDARD - PART IV.1 OF ONTARIO REGULATION 191/11
i) MUST HAVE TACTILE WALKING SURFACE INDICATORS THAT:

i) HAVE RAISED TACTILE PROFILES.
ii) HAVE A HIGH TONAL CONTRAST WITH THE ADJACENT SURFACE.
iii) ARE LOCATED AT THE BOTTOM OF THE CURB RAMP.
iv) ARE SET BACK BETWEEN 100mm AND 200mm FROM THE CURB EDGE.
v) EXTEND THE FULL WIDTH OF THE CURB RAMP, AND
vi) ARE A MINIMUM OF 610mm IN DEPTH.

NOTES:
A. TACTILE SIDEWALK IS CONTINUOUSLY ADJACENT, REDUCE THE DROPPED CURB AT ENTRANCES TO 7"
2. FOR SUBFORMING PROCEDURE A 5% BATTER IS REQUIRED
A. TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01
B. OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES
C. TACTILE WARP TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M , EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES



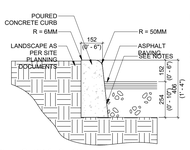
C A001 DETAIL OF TACTILE SURFACE



MODEL	PANEL SIZE	TOTAL HEIGHT	SIDES	LANDSCAPE
PB-SSP-1	18L"x18W"x14H"	34"x24"	270 Lbs	DOUBLE SIDED END
PB-SSP-2	18L"x18W"x14H"	34"x24"	260 Lbs	SINGLE SIDE END
PB-SSP-1	18L"x18W"x14H"	34"x24"	270 Lbs	DOUBLE SIDED FR
PB-SSP-2	18L"x18W"x14H"	34"x24"	260 Lbs	SINGLE SIDE FR

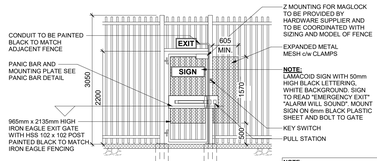
CONTACT FOR SIGNS, POSTS, CONCRETE BASES AND RELATED ITEMS:
INTERNATIONAL NEON – ALBERT BALDI
5780 FERRIER, MONT-ROYAL, QC H4P 1M7
TEL: 514-937-0044/ 416-302-0044

4 A001 E-COMM PARKING SIGNAGE
N.T.S.

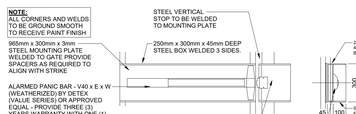


5 A001 CONCRETE CURB SECTION
1 : 15

NOTES:
1.TREATMENT AT ENTRANCES SHALL CONFORM WITH OPSD-351.01
2.OUTLET TREATMENT SHALL CONFORM WITH OPSD-610 SERIES
3. THE LENGHT OF TRANSITION FROM ONE CURB TYPE TO ANOTHER SHALL BE 3.0M, EXCEPT IN CONJUNCTION WITH GUIDE RAIL, IT SHALL CONFORM TO OPSD-900 SERIES

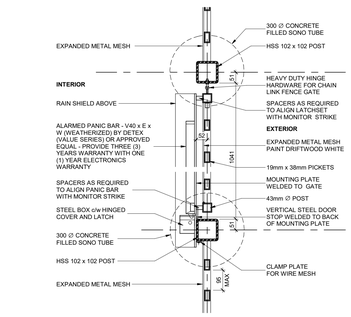


A MAN GATE ELEVATION
1:50

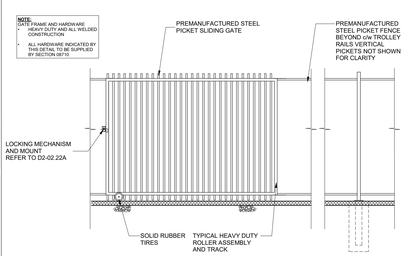


B PANIC BAR DETAIL
NTS

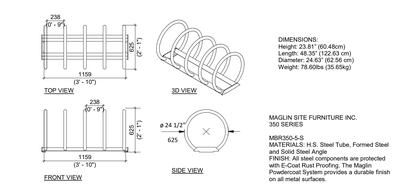
6 A001 IRON EAGLE FENCE - EXIT GATE LOCK
1 : 50



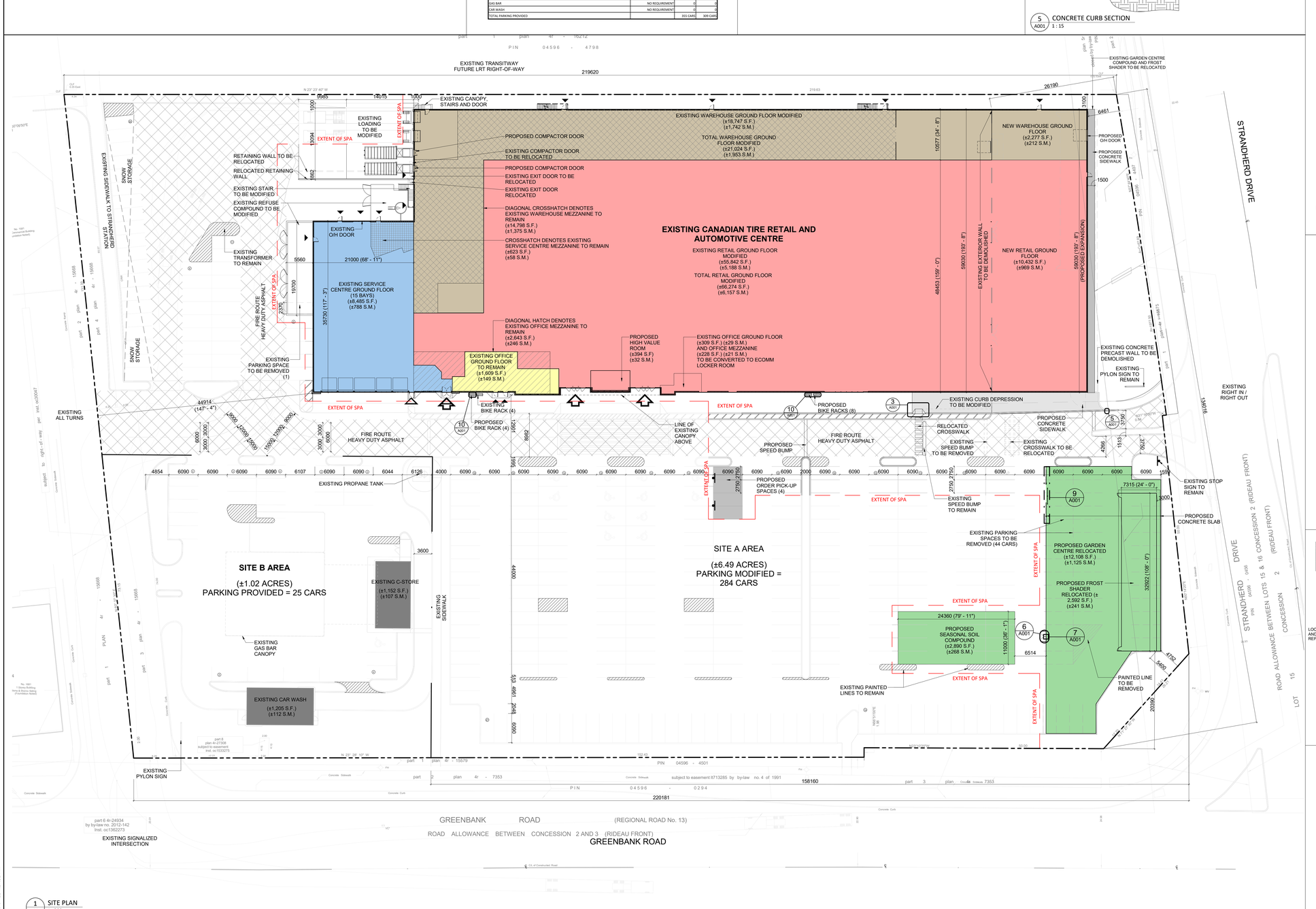
7 A001 PICKET FENCE - EXIT GATE
1 : 10



9 A001 STEEL PICKET FENCE SLIDING GATE AND LOCK
1 : 50



10 A001 BICYCLE RACK DETAIL - 4 SPACES
1 : 30



1 A001 SITE PLAN
1 : 300

TURNER FLEISCHER

Turner Fleischer Architects Inc.
67 Leemill Road
Toronto, ON, M3B 2T8
T 416 425 2222
turnerfleischer.com

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The 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, & encumbrances prepared by JD BARNES LIMITED, dated 2020-12-22 as provided by CANADIAN TIRE.

LEGEND

- ENTRANCE ARROW
- EXIT ARROW
- FIRE HYDRANT
- PROPERTY LINE
- EXTENT OF ROAD WIDENING
- EXISTING PARKING
- EXISTING PARKING TO BE DEMOLISHED
- E-COMM PARKING SPACES
- PROPOSED PAINTED LINES
- EXISTING PAINTED LINES
- FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED SIDEWALK EXTENSION
- PROPOSED CONCRETE
- LOADING SPACE (3000 x 14000 (45' - 11"))

COLOUR LEGEND

- RETAIL
- WAREHOUSE
- OFFICE
- SERVICE CENTRE
- GARDEN CENTRE
- WAREHOUSE MEZZANINE
- OFFICE MEZZANINE
- SERVICE CENTRE MEZZANINE

#	DATE	DESCRIPTION	BY
14	2025-01-28	ISSUED FOR SPC APPROVAL	NAR
13	2023-10-20	ISSUED FOR SPA	RCH
12	2023-08-28	ISSUED FOR SPA	FPI
11	2023-05-16	ISSUED FOR SPA	FPI

BARRHAVEN STORE No. 142

PROJECT
GREENBANK RD. + STRANDHERD DR.
BARRHAVEN, ON

DRAWING
SITE PLAN

PROJECT NO.	05.264P01
PROJECT DATE	2025-01-28
DRAWN BY	GEA
CHECKED BY	RCH
SCALE	As indicated

DRAWING NO. **A001**

2025-01-28 1:27:02 PM

PLAN #R-15668 PROJECT #05.264P01