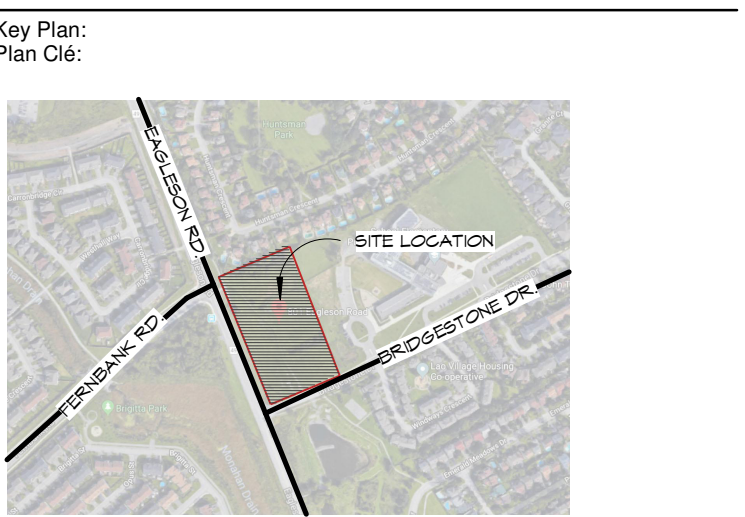
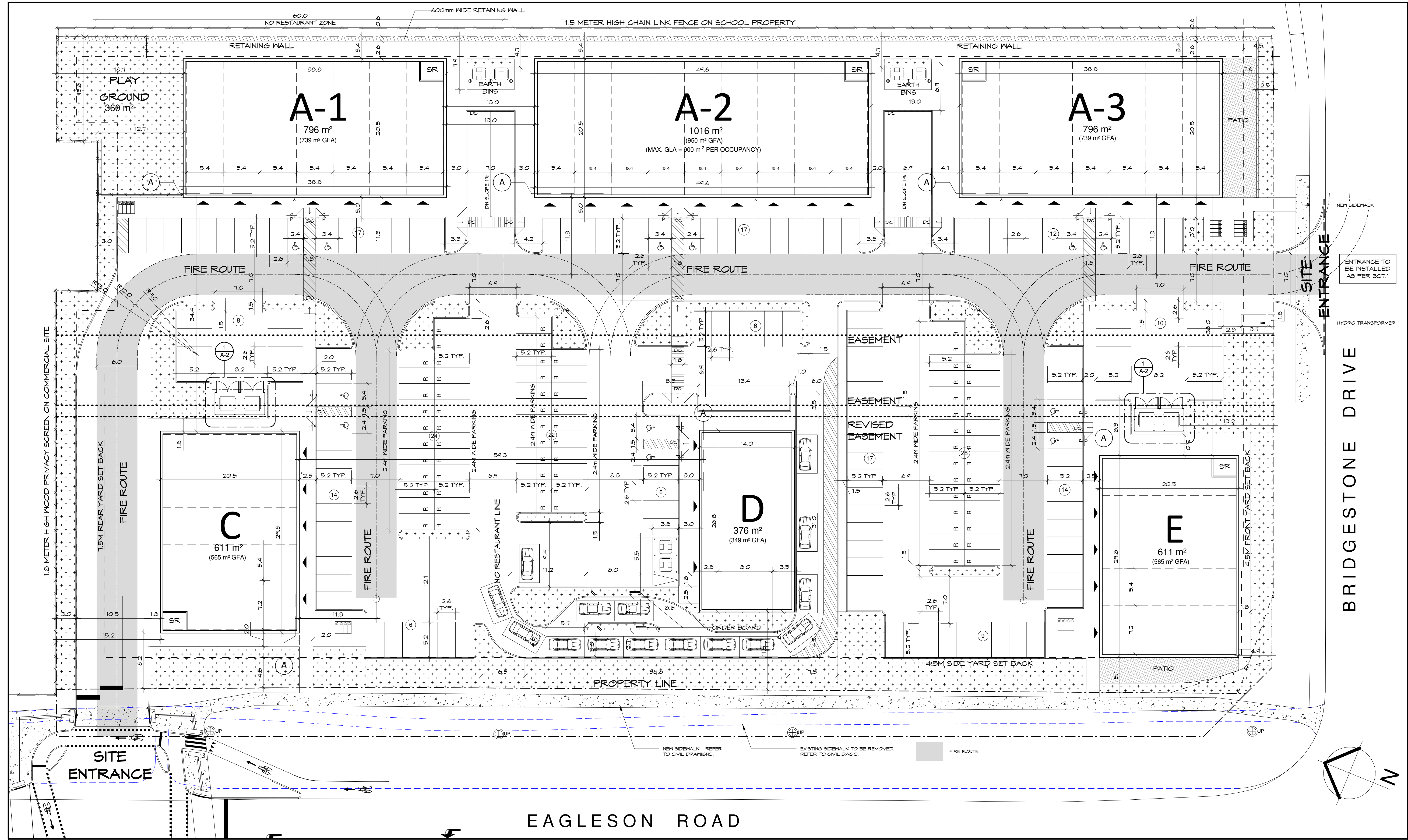




RE - ISSUED FOR SITE PLAN APPLICATION 06 / 27 / 2025
ISSUED FOR SITE PLAN APPLICATION 01 / 22 / 2025

Issue: Date:
Prime Consultant: Expert-Consult:
DREDGE LEAHY ARCHITECTS INC.
411-11 Holland Ave. Ottawa, ON K1Y 4S1 613.724.9865
dl-arch.ca

Sub Consultant: Expert-Consult:

Project: Project: **EAGLESON PLAZA**

801 EAGLESON RD. KANATA, ON. K2M 0G7

Drawing: Dessin: **SITE PLAN**

Drawn by: RD
Designed by: Conçu par: **MD**
Scale: Échelle: **As indicated**

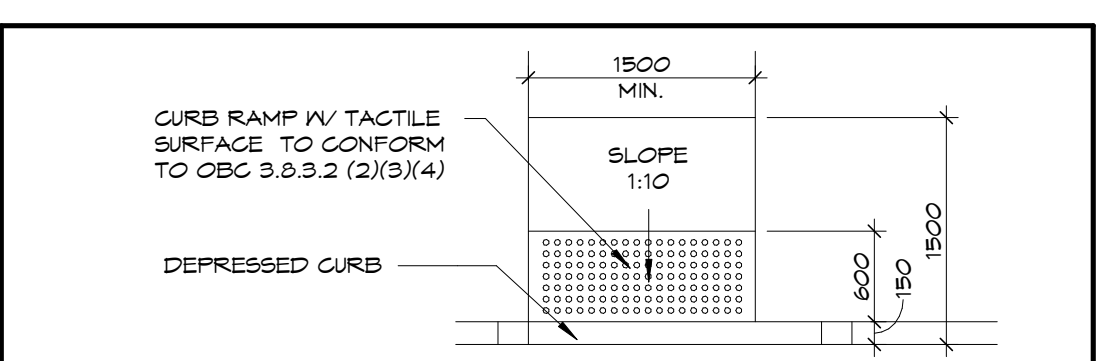
Approved by: MD
Client Project No.: No. du Projet: **JUN. 2025**
No. du Projet du Client:

Project No.: No. du Projet: **1163-02**
Sheet No.: No. de la feuille: **A-1**
Seal: Soeu: **ONTARIO ASSOCIATION OF ARCHITECTS**
MICHELE L. DREDGE LICENCE 4998

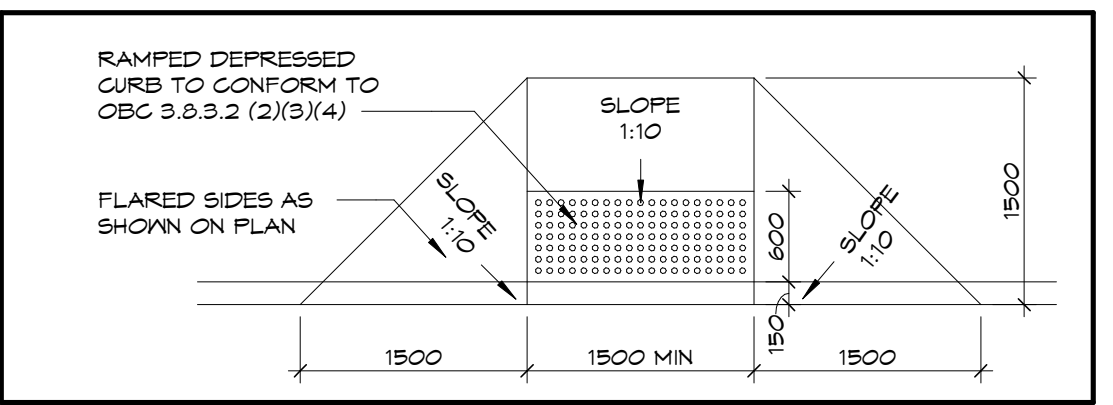
1 **URBANDALE - EAGLESON SITE PLAN**
A-1 SCALE: 1 : 300

EAGLESON AND BRIDGESTONE PLAZA	
801 Eagleston Road Ottawa, Ontario	
OWNER / APPLICANT:	URBANDALE CORPORATION 2193 ARCH ST. OTTAWA, ON K1G 2H5
ARCHITECT:	DREDGE LEAHY ARCHITECTS INC. 11 HOLLAND AVE., SUITE 411 OTTAWA, ON K1Y 4R9
CIVIL ENGINEERING:	ARCADIS 333 PRESTON ST., SUITE 500 OTTAWA, ON K1S 3N4
PLANNING:	FOTENN 396 COOPER ST., SUITE 300 OTTAWA, ON K2P 2H7
M&E ENGINEERING:	JRP ENGINEERING 9 HOLLAND COURT KANATA, ON K2K 1B4
LANDSCAPE ARCHITECT:	JAMES B. LENNOX & ASS. LANDSCAPE ARCHITECTS 3332 CARLING AVE OTTAWA, ON K2H 5A8
SURVEYOR:	FAIRHALL MOFFATT & WOODLAND LTD. 600 TERRY FOX DRIVE, SUITE 100 KANATA, ON K2L 4B6
GEOTECHNICAL:	PATERSON GROUP 9 AURIGA DRIVE OTTAWA, ON K2E 7Y9

- SITE PLAN NOTES:**
- BOUNDARY INFORMATION TAKEN FROM SURVEY PREPARED BY FAIRHALL MOFFATT & WOODLAND LTD., REF. NO. 110-6 (RF) NP DATED JAN. 25, 2019.
 - SNOW WILL BE REMOVED FROM SITE BY OWNER.
 - MAXIMUM GLA OF BUILDING A-2 IS 900m² PER OCCUPANCY.



2 **TYPICAL BARRIER-FREE RAMP DETAIL**
A-1 SCALE: 1 : 50

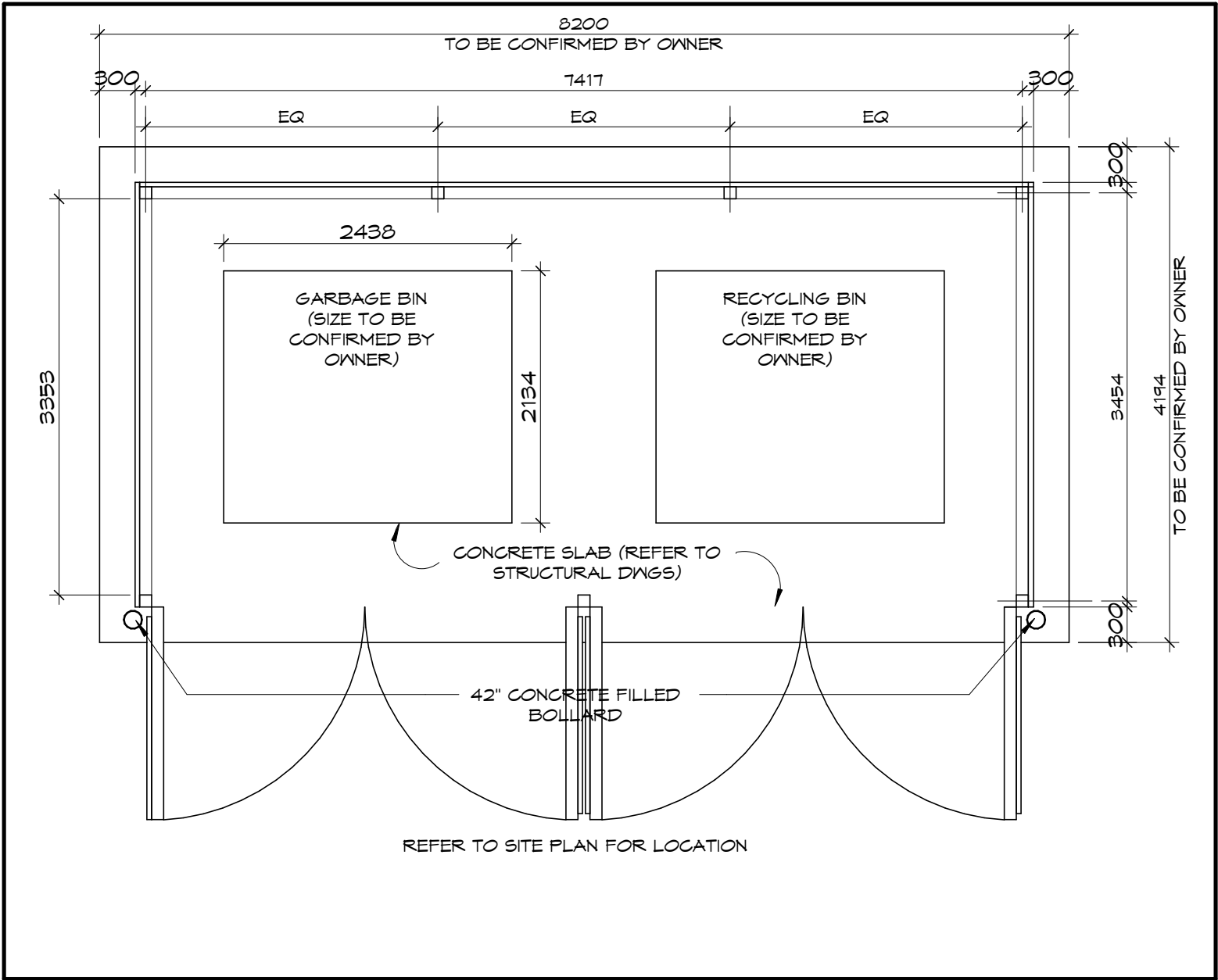


3 **TYPICAL BARRIER-FREE RAMP W/SIDES**
A-1 SCALE: 1 : 50

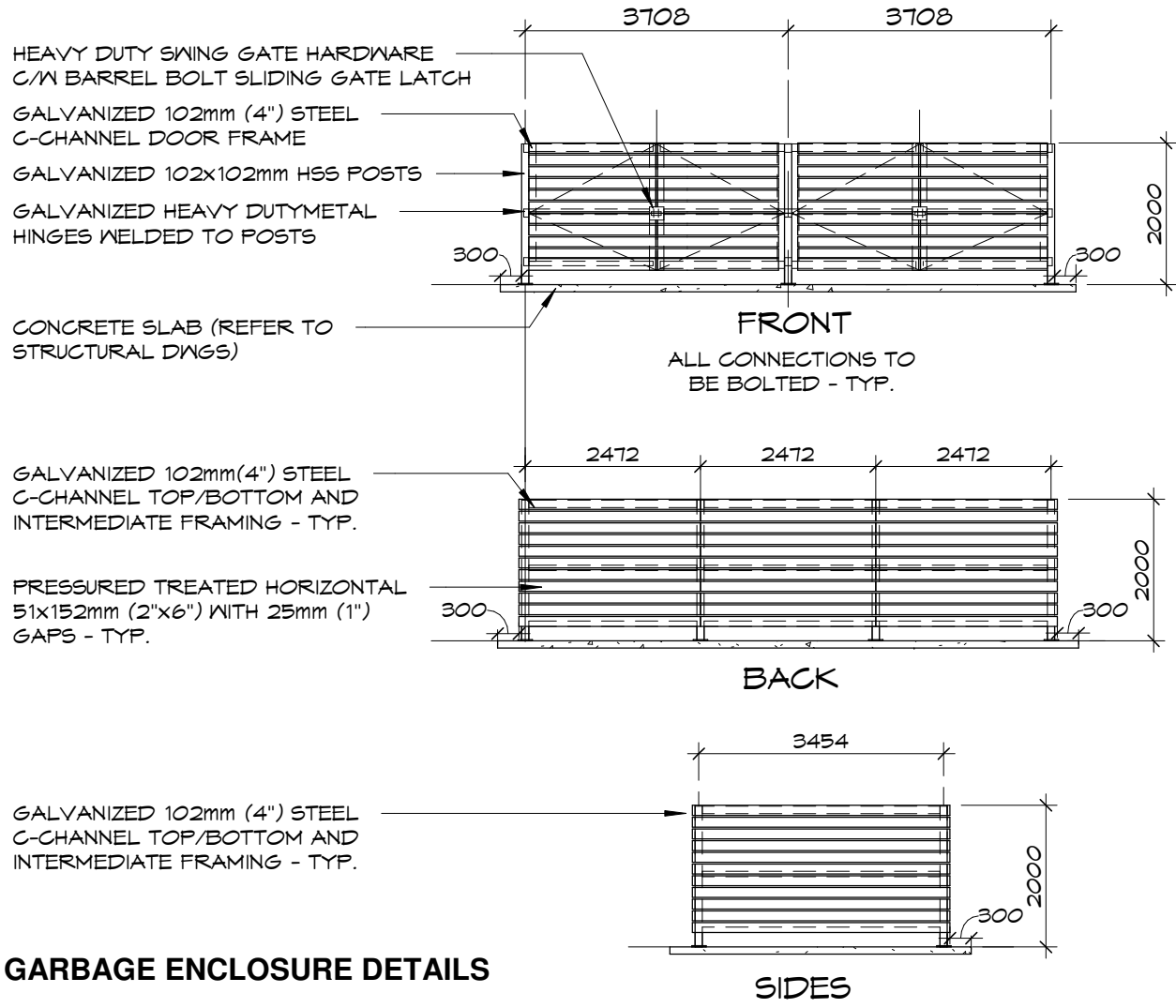
SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	NEW CURB
---	NEW DEPRESSED CURB
▲	SITE / BUILDING ENTRANCE
▲	LAMP STANDARD
○	BOLLARD
□	ACCESSIBLE PARKING SIGN
□	FIRE ROUTE SIGN
□	STOP SIGN
□	ELECTRIC CAR CHARGING STATION
□	BICYCLE PARKING SPACE (2.0 x 1.0m)
□	ACCESSIBLE PARKING SPACE (TYPE A 5.4 x 5.2m) (TYPE B 2.4 x 5.2m)
□	STANDARD PARKING SPACE (2.6 x 5.2 m)
□	R - DENOTES REDUCED PARKING (2.4 x 5.2 m)
□	LANDSCAPED AREA
□	PAINTED LINES
□	EASEMENT AREA

ZONING COMPLIANCE TABLE		
Project: Eagleston and Bridgestone Plaza		
Address: 801 Eagleston Road, Ottawa, ON		
Zoning: L7 (226)		
Property Identification Number : 04742 - 4589		
Existing Lot Area: 17,172 m ²		
Site Development Area Frontage: 93 m (along Bridgestone)		
Gross Floor Area (all buildings): 3,936 m ²		
Legal Description:		
Part of Blocks AX and BX, Part of Bridgestone Drive (As Closed By-Law Inst. L7803175), Registered Plan M-183 and Part of Lot 28, Concession 6, (Rideau Front), Geographic Township of Nepean, City of Ottawa		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	m ²
Minimum Lot Width	no minimum	97 m
Minimum Front Yard Setback	4.5 m	4.9 m
Minimum Corner Side Yard Setback	4.5 m	6.4 m
Minimum Interior Side Yard Setback	no minimum	3.4 m
Minimum Rear Yard Setback abutting Residential	7.5 m	15.3 m
Maximum Building Height	12.5 m	6 m
Minimum width of landscaping abutting a Street	3 m	>3 m
Minimum width of landscaping abutting a Residential/Inst. zone	3 m	>3 m
Minimum width of landscaping around a parking lot	3 m	>3 m
Parking Requirements		
Parking Spaces for Shopping Centre - 3.6/100 m ² GLA	142	210
Minimum queuing spaces for Drive-Thru	11	11
Barrier-free parking spaces	7	12
Bike Parking	16	20
Loading Spaces for Retail	0	0

D07-12-25-0014



1 GARBAGE ENCLOSURE PLAN
A-2 SCALE: 1 : 50



GARBAGE ENCLOSURE DETAILS
2 GARBAGE ENCLOSURE ELEVATION
A-2 SCALE: 1 : 100

Client:

Key Plan:
Plan Clé:

T.N. = TRUE NORTH
P.N. = PROJECT
NORTH

P.N.
T.N.

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Project:
Projet:

EAGLESON PLAZA

801 EAGLESON RD. KANATA, ON. K2M 0G7

Drawing:
Dessin:

SITE DETAILS

Drawn by:
Dessiné par:

RD

Scale:
Échelle:

As indicated

Designed by:
Conçu par:

MD

Date:

JUN. 2025

Approved by:
Approuvé par:

MD

Client Project No.
No. du Projet du Client:

Seal:
Sceau:

Project No.:
No. du Projet:

1163-02

Sheet No.:
No. de la feuille:

A-2