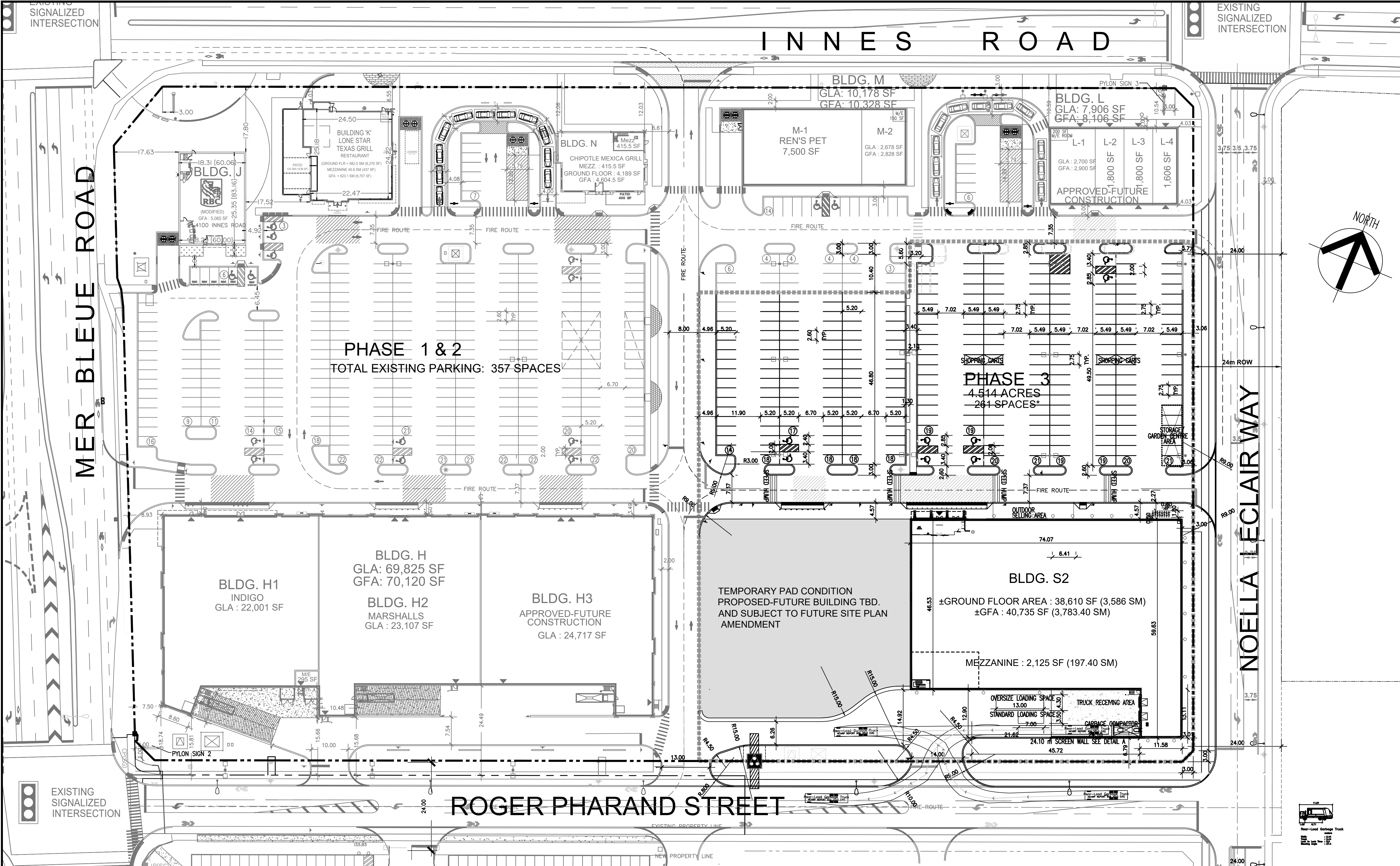




- KEY PLAN N.T.S.**
- GENERAL NOTES :**
- PROPOSED FIRE HYDRANT (H) EXISTING FIRE HYDRANT
 - DEPRESSED CONCRETE CURB AND RAMP MAX 1 to 10 SLOPE WITH MIN 0.61M TACTILE WARNING SURFACE
 - EXISTING CONCRETE CURB AND RAMP
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING 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 - 3352) PREPARED BY STANTEC GEOMATICS LTD., DATED 2024.

PHASE 3 SA-004B R2

No.	DESCRIPTION	DATE	BY
1	ISSUED FOR COORDINATION	MAY 14, 2025	PT
2	ISSUED FOR SITE PLAN APPROVAL	APR 26, 2025	OR
3	REVISED AS PER CITY COMMENTS	JULY 17, 2025	OR
4	REVISED AS PER CITY COMMENTS	AUG 12, 2025	OR

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
Do not scale the drawing.
This drawing contains copyright material belonging to the Architect.
This drawing was developed for a specific purpose; use for any other purpose is not permitted.
This drawing shall not be reproduced in whole or in part without the written approval of the Architect.
This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN PHASE 3 GARBAGE TRUCK

SCALE: 1:500

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartCentres

PETROFF PARTNERSHIP ARCHITECTS
PETROFF

260 TOWN CENTRE BLVD., SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905.470.7000 FAX 905.470.2500

DRAWN BY: DR
CHECKED BY: AE
DATE: SEPTEMBER 27, 2017
ISSUED: AUGUST 12, 2025
PROJECT No.: 06099.26
DWG. No.: SA-004B

SITE ANALYSIS (BASED ON ZONING BY-LAW 2006-250) MUNICIPAL ADDRESS : 2025 MER BLEUE ROAD, OTTAWA, ONTARIO ZONING DESIGNATION : AM1607H(21)h AREA ON SCHEDULE 1 & 1A : AREA "C" SITE AREA OVERALL LOT/SITE AREA : 53,250.68 M ² (13,158 ACRES) TOTAL GROSS FLOOR AREA (GFA): 13,530.3 M ² (145,665.5 SF) TOTAL GROSS LEASABLE AREA (GLA): 13,471.3 M ² (145,020.5 SF) (INCLUDING MEZZANINE) TOTAL PARKING PROVIDED: 618 SPACES (4,599/100 M ²) * INCLUDED IN THIS TOTAL: 1 MOTORBIKE / SMALL VEHICLE SPACE AND 23 ACCESSIBLE SPACES (10 TYPE A AND 13 TYPE B) TOTAL PAVED PARKING AREA: 20,571.41 M ² TOTAL LANDSCAPED AREA: 4,587.59 M ² 22.35% (OF PAVED AREA) LOT COVERAGE (PHASE 1 & 2): 13,265.7 M ² / 53,250.68 M ² = 24.91% MAX. PERMITTED BUILDING HEIGHT: 21.0M	PHASE (1 & 2) - APPROVED PHASE AREA : 34,981.17 M ² (8,644 ACRES) BUILDING GROSS FLOOR AREA (GFA): * BLDG. "H": 6,514 M ² (70,120 SF) BLDG. "J": 470 M ² (5,065 SF) BLDG. "K": 623.1 M ² (6,707 SF) * BLDG. "L": 793 M ² (8,106 SF) BLDG. "M": 969 M ² (10,328 SF) BLDG. "N": 427.8 M ² (4,604.5 SF) TOTAL GFA: 9,746.9 M ² (104,930.5 SF) BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.): * BLDG. "H": 6,487 M ² (69,825 SF) BLDG. "J": 470 M ² (5,065 SF) BLDG. "K": 623.1 M ² (6,707 SF) * BLDG. "L": 734 M ² (7,906 SF) BLDG. "M": 946 M ² (10,178 SF) BLDG. "N": 427.8 M ² (4,604.5 SF) TOTAL GLA: 9,687.9 M ² (104,285.5 SF) * BLDG. "H3" & BLDG. "L" APPROVED - FUTURE CONSTRUCTION	PROPOSED PHASE (3) PHASE (3 AREA): 18,269.51 M ² (4,514 ACRES) * Phase 3 area includes a portion of the approved Phase 2 area for which C.O.P. has already been paid for. The inclusion of this Phase 2 area in the current Phase 3 application was intentional and is specific to a portion of the parking lot where minor modifications will occur. Accordingly, the C.O.P. calculation is to be based on a Phase 3 area of 4.01 acres / 16,269.51 sq.m. (reflects the Phase 3 area less the portion of the Phase 2 lands included as part of the Phase 2 approval) and not 4.514 acres / 18,269.51 sq.m. BUILDING GROSS FLOOR AREA (GFA): BLDG. "S2": 3,783.40 M ² (40,735 SF) BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.): BLDG. "S2": 3,783.40 M ² (40,735 SF) TOTAL PARKING PROVIDED: 261 SPACES (6,877/100 M ²) * INCLUDED IN THIS TOTAL: 1 MOTORBIKE / SMALL VEHICLE SPACE AND 6 ACCESSIBLE SPACES (4 TYPE A AND 2 TYPE B)	MOTOR VEHICLE PARKING RATE OF CALCULATION : 3.6 SPACES/100 M ² GLA FOR SHOPPING CENTRE. REQUIRED MIN. : 3.6 x (9,687.9 + 3,783.4 M ²) / 100 = 485 SPACES PROVIDED : 618 SPACES (4,571/100 M ²) 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 M ² GFA PROVIDED : 5 * STANDARD SPACES + 5 OVERSIZED SPACE * EACH BUILDING HAS ITS OWN LOADING SPACE(S)	BICYCLE PARKING PHASE 1 & 2: REQ'D (MIN.): 9,746.9 M ² / 500 = 20 SPACES PHASE 3: REQ'D (MIN.): 3,783.4 M ² / 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
--	--	--	---	--

19289