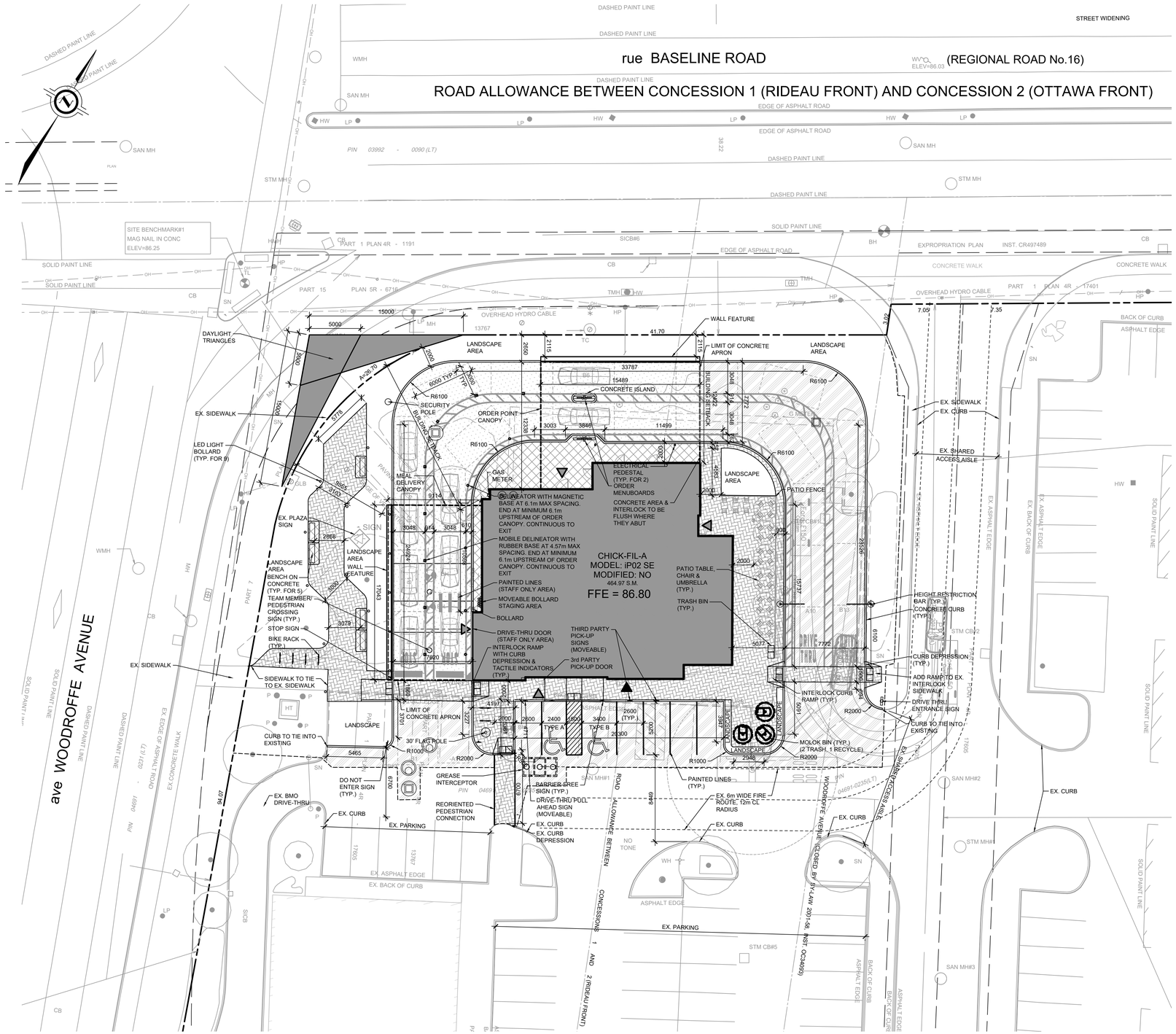

A PARTIAL SITE PLAN
SCALE 1:200

DEVELOPMENT STATISTICS		
BY-LAW 2008-250: MIXED USE - COMMERCIAL ZONE II (MC F(1.5) H(34))		
	REQUIREMENT ZONING BY-LAW	PROPOSED
MIN. LOT AREA	0.0m	lease area ~2,390sq.m.
MIN. LOT WIDTH	0.0m	lease area ~42m
GFA (MEASURED FROM INTERIORS OF OUTSIDE WALLS)	0.0m	~424sq.m.
MIN. FRONT YARD & CORNER SIDE YARD SETBACK (ABUTTING RAPID TRANSIT CORRIDOR)	2.0m	2.65m CANOPY 12.4m BUILDING 1.965m FEATURE WALL
MIN. INTERIOR SIDE YARD SETBACK (ABUTTING RAPID TRANSIT CORRIDOR)	2.0m	
MIN. REAR YARD SETBACK (ABUTTING RAPID TRANSIT CORRIDOR)	2.0m	
MAX. FLOOR SPACE INDEX	1.5	0.19
MIN. BUILDING HEIGHT	6.7m	6.7m
MAX. BUILDING HEIGHT	34m	
LANDSCAPE COVERAGE		515.41m2 ~21.6%
MIN. WIDTH OF LANDSCAPE AREA	0.0m	2.0m
MIN. LANDSCAPE BUFFER ADJACENT TO STREET	2.0m	2.0m
MIN. LANDSCAPE BUFFER ALONG REAR AND SIDE YARDS	2.5m	
PARKING RATE FOR CHICK-FIL-A	MAX. 4/100SQ.M OF GFA = 19	7
EX. SHARED PARKING		56
PARKING FOR CHICK-FIL-A	2.6x5.2m	2.6x5.2m
BARRIER-FREE FOR CHICK-FIL-A	1-25 SPACES = 1 26-50 SPACES = 2 TYPE 'A' 3.4x5.2m TYPE 'B' 2.4x5.2m	1 @ TYPE 'A' 3.4x5.2m 1 @ TYPE 'B' 2.4x5.2m
RESTAURANT STACKING FOR CHICK-FIL-A	MIN. 7 QUEUING SPACES @ 3.0x5.7m	27 @ 3.0x6.0m
LOADING FOR CHICK-FIL-A	GFA <1999SQ.M. = 0	0
AISLE WIDTH	MIN. 6.7m FOR DOUBLE LANE TRAFFIC	6.7m
BICYCLE PARKING FOR CHICK-FIL A	MIN. 1/250SQ.M. OF GFA + 2	12
SIDEWALK ACCESS	MIN. 2.0m WIDE WITH DISTINGUISHED MATERIALS	2.0m
CURB SIDE PATIO	MIN. 2.0m CLEAR PEDESTRIAN PATH MIN. 0.8m SETBACK FROM EDGE OF CURB	2.0m & 0.9m

SITE STATS		
SEATING		
SE INTERIOR SEATING		86
PATIO SEATING		30
STACKING		
ENTRANCE TO PICK-UP POINT		25
PICK-UP POINT TO EXIT		2
ORDER POINT TO PICK-UP POINT		12
TOTAL STACK		27
ADJACENT PARCEL INFORMATION		
NORTH	MC 01[310]	COMMERCIAL PLAZA WITH RESTAURANTS & ANIMAL HOSPITAL, HIKING AREA & SWM POND
EAST	MC R5A[1157]	COMMERCIAL PLAZA WITH GROCERY & DEPT. STORE THIRD & FIFTH DENSITY RESIDENTIAL USES
SOUTH	MC 12	COMMERCIAL PLAZA WITH RESTAURANTS & RETAIL, ALGONQUIN COLLEGE
WEST	MC[1331] I1A	RAIL CONSTRUCTION AREA & COMMERCIAL USES SIR GUY CARLETON SECONDARY SCHOOL

GENERAL NOTES:

1. ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
3. DRAWING PRODUCED FROM J. D. BARNES LTD. DRAWING 25-10-063-00 DATED JULY 7, 2025. REFER TO SURVEY FOR BENCHMARK AND GEODETIC INFORMATION.
4. ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
5. ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
6. DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
7. ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
8. EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
9. MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
10. GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

LEGEND

HW	EX.	HANDWELL
BH	EX.	BOREHOLE
SN	EX.	SIGN
P	EX.	POST/BOLLARD
TMH	EX.	TELECOMMUNICATION MANHOLE
∅	EX.	TELECOMMUNICATION CHAMBER
✳	EX.	TELECOMMUNICATION MARK
	EX.	SHRUB
CONC	EX.	CONCRETE
ELEV	EX.	ELEVATION
CB	EX.	CATCH BASIN
MH	EX.	MANHOLE
SAN MH	EX.	MANHOLE
WK	EX.	WATER KEY
WH	EX.	WATER HYDRANT
	EX.	TREE
HT	EX.	HYDRO JUNCTION BOX
HMH	EX.	HYDRO MAN HOLE
		NEW CONCRETE CURB
		NEW CURB DEPRESSION
		NEW STORM MH
		NEW SANITARY MH
		NEW STORM CB
		NEW STORM CBMH
		MAIN ENTRANCE
		ALTERNATE ENTRANCE
		LIGHT DUTY ASPHALT
		HEAVY DUTY CONCRETE
		LIGHT DUTY CONCRETE
		INTERLOCKING PAVING STONES
		STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
		MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)
		RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)
		LIMIT OF DEVELOPMENT

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998

exp Services Inc.
t: +1.905.793.9800 | f: +1.905.793.0641
1595 Clark Boulevard
Brampton, ON L6T 4V1
Canada
www.exp.com

• BUILDINGS • EARTH & ENVIRONMENT • ENERGY • • INDUSTRIAL • INFRASTRUCTURE • SUSTAINABILITY

LICENSED PROFESSIONAL ENGINEER
M. S. KHAN
100545881
11/18/2025
PROVINCE OF ONTARIO

CHICK-FIL-A
COLLEGE SQUARE
1984 Baseline Road
Ottawa, ON

FSR#30088

BUILDING TYPE / SIZE: iP02 SE
RELEASE: XXXXXXXXX

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
E	2025-09-17	FOR SPA
F	2025-11-07	FOR SPA

Issued for SPA

CITY # SPA xx REGION # Cxx
CONSULTANT PROJECT # RRM0023002042-W0
PROJECT STATUS SPA
DATE JULY 2025
DRAWN BY T.M.

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
SITE PLAN

SHEET NUMBER
A100

E:\BRM\BRM-23002042-W0\60 Execution\65 Drawings\10-30096-A100-RF.dwg
12 November 2025