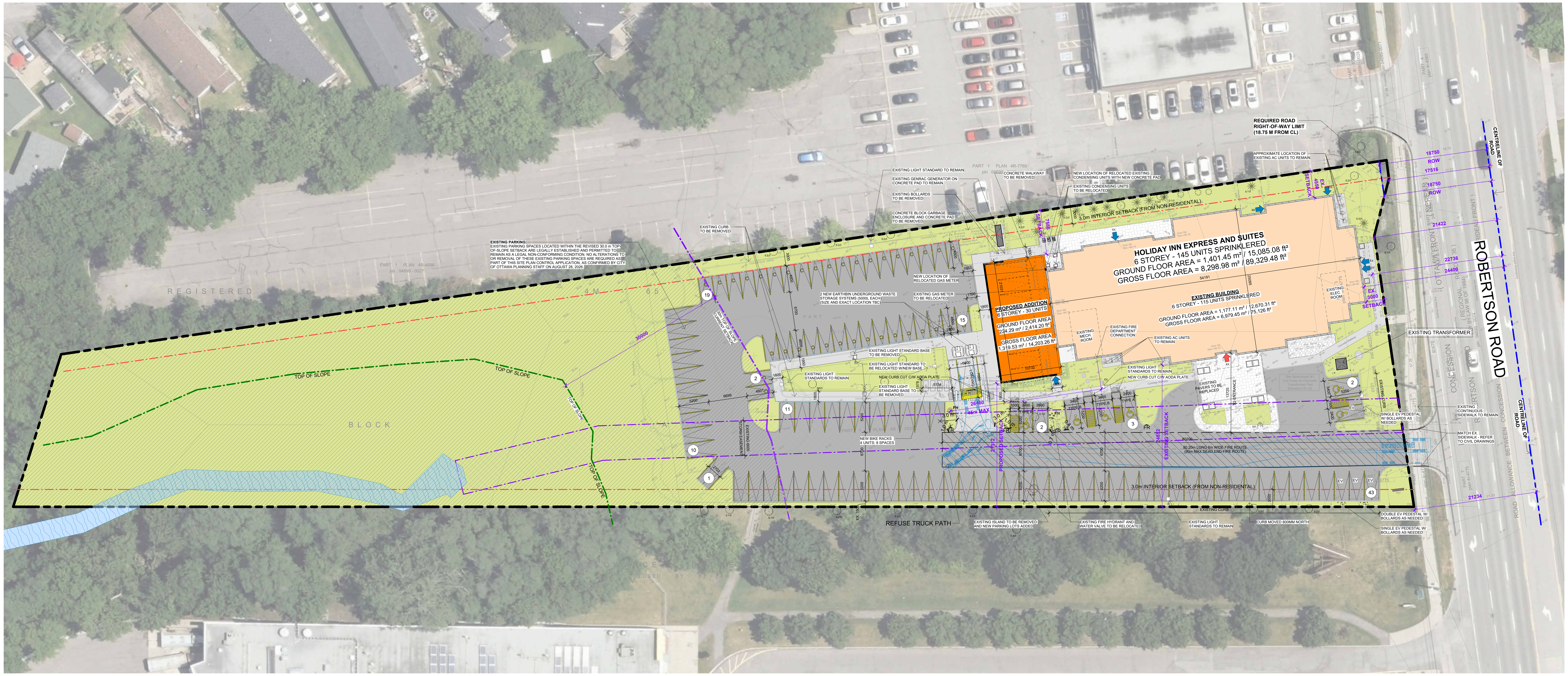


1 A001 SITE PLAN
1 : 300

2055 ROBERTSON ROAD, NEPEAN, ON (Ward 8, College)
AM ZONE (ARTERIAL MAINSTREET ZONE)/MS2 (MAINSTREET ZONE 2)

ZONE REGULATIONS	ZONING BY-LAW 2008-250	ZONING BY-LAW 2026-50	PROVIDED
MIN LOT AREA	NO MINIMUM	NO MINIMUM	10,048 m²
MIN LOT WIDTH	NO MINIMUM	NO MINIMUM	61.0 m
FRONT YARD	NO MINIMUM	NO MINIMUM/1.5 m	3.0 m
INTERIOR YARD	3.0 m	NO MINIMUM	4.5 m / 24.5 m
REAR YARD	NO MINIMUM	NO MINIMUM	165.2 m
MIN BUILDING HEIGHT	NO MINIMUM	6 m	6 STOREYS
MAX BUILDING HEIGHT	30 m MAX OR 9 STOREYS	100 m	6 STOREYS
MAX FSI	NO MAX		
MINIMUM LANDSCAPE BUFFER:			
• EASTERNPARKING BUFFER	3 m	3 m (PER MV MAY 29, 2026)	3 m
• WESTERN PARKING BUFFER	3 m	1 m (PER MV MAY 29, 2026)	1 m
• REAR PARKING BUFFER	3 m	5 m	1.09.1 m

PARKING REGULATIONS
TYPICAL: 2.6m x 5.2m MINIMUM
ACCESSIBLE TYPE A: 3.4m x 5.2m MINIMUM
ACCESSIBLE TYPE B: 2.4m x 5.2m MINIMUM
DRIVE AISLE: 6.7m MINIMUM
QUANTITY:
OVERALL: 1 PER UNIT
ACCESSIBLE: 134-166 SPACES REQUIRED = 6 ACC. SPACES (3 TYPE A, 3 TYPE B)

LOADING REGULATIONS
SIZE: 3.5m x 7.0m
QUANTITY: 5000-9999m² - 2 SPACES

GENERAL NOTES
PARKING DEPTH TO BE ADJUSTED FROM 6.0m TO 5.2m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 106

DRIVEAISLES TO BE ADJUSTED FROM 6.0m TO 6.7m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 107

LIST OF DRWINGS (SPA)

CIVIL	
C000	NOTES
C001	EXISTING CONDITIONS AND REMOVALS PLAN
C100	SITE SERVICING PLAN
C200	SITE GRADING PLAN
C300	EROSION AND SEDIMENT
C400	PRE-DEVELOPMENT STORM CATCHMENTS
C500	POST-DEVELOPMENT STORM CATCHMENT
LANDSCAPE	
L-1	LANDSCAPE PLAN
L-2	SOIL VOLUME AND CANOPY COVER PLAN
ARCHITECTURAL	
A000	COVER SHEET
A001	SITE PLAN
A001a	SITE PLAN DETAILS
A100	FLOOR PLANS
A105	ROOF PLAN & DETAILS
A201	EXTERIOR ELEVATION I
A202	EXTERIOR ELEVATION II

PROPOSED CURBS
EXISTING CURBS

EXISTING UNIT SCHEDULE

Name	Count
EXTG. ACC DOUBLE QUEEN	5
EXTG. ACC KING	5
EXTG. ACC KING SUITE	2
EXTG. DOUBLE QUEEN EXTENDED	10
EXTG. DOUBLE QUEEN SUITE EXTENDED	18
EXTG. KING	30
EXTG. KING JACUZZI	5
EXTG. KING SHOTGUN SUITE	30
EXTG. KING SUITE	10
	115

PROPOSED UNIT SCHEDULE

Name	Count
ACC DOUBLE QUEEN	5
DOUBLE QUEEN	19
DOUBLE QUEEN SUITE	6
	30
TOTAL	**145**

SITE STATISTICS

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	1,401.47 m²	15,085 ft²	13.9%
	1,401.47 m²	15,085 ft²	13.9%
HARD LANDSCAPE			
ASPHALT	2,837.52 m²	30,543 ft²	28.2%
CURB	79.59 m²	857 ft²	0.8%
LOOSE STONE	23.56 m²	254 ft²	0.2%
PAVER	203.20 m²	2,187 ft²	2.0%
SIDEWALK	464.66 m²	5,002 ft²	4.6%
	3,608.53 m²	38,842 ft²	35.8%
SOFT LANDSCAPE			
LANDSCAPE	5,068.85 m²	54,561 ft²	50.3%
	5,068.85 m²	54,561 ft²	50.3%
	10,078.85 m²	108,488 ft²	100.0%
OVERALL SITE	10,081.61 m²	108,517 ft²	100.0%

PROPOSED PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
PROPOSED		
ACCESSIBLE - TYPE A	5.2m X 3.4m	3
ACCESSIBLE - TYPE B	5.2m X 2.4m	3
COMPACT	4.6m x 2.4m	36
STANDARD	5.2m x 2.6m	66
PROPOSED: 108		108
		108

REQUIRED PARKING
0.74 PER UNIT x 145 UNITS = **108 PARKING SPACES REQUIRED PER APPROVED MINOR VARIANCE DATED MAY 29, 2026**
6 SPACES TO BE ACCESSIBLE (INCLUDED IN TOTAL)

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2026-10-29 9:54:14 AM

Chamberlain
Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO.	ISSUED	DATE
9	CLIENT REVIEW	2025-01-28
11	CITY REVIEW	2025-06-02
12	COORDINATION	2025-06-23
13	COORDINATION	2025-10-03
14	BRAND REVIEW 100%	2025-10-03
15	COORDINATION	2025-11-03
16	COORDINATION	2025-11-04
17	COORDINATION	2025-11-20
18	SPA	2025-12-22
19	SPA – ROW CLARIFICATION	2026-01-12
20	SPA SUBMISSION#2	2026-04-02
21	BUILDING PERMIT	2026-04-06
22	COORDINATION	2026-09-16
23	SPA SUBMISSION#3	2026-10-29

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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CLIENT
Owner

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
STEPHEN A. MAURO
LICENCE
6514

CONSTRUCTION NORTH
TRUE NORTH

PROJECT
NEPEAN HOLIDAY INN EXPRESS RENO

CITY'S FILE NUMBER: D07-12-25-0176
ADDRESS: 2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME
SITE PLAN

START DATE: JANUARY 2025
DRAWN BY: MW/HK
CHECKED BY: LC
SCALE: 1 : 300
PROJECT NO.: 125009
DRAWING: A001