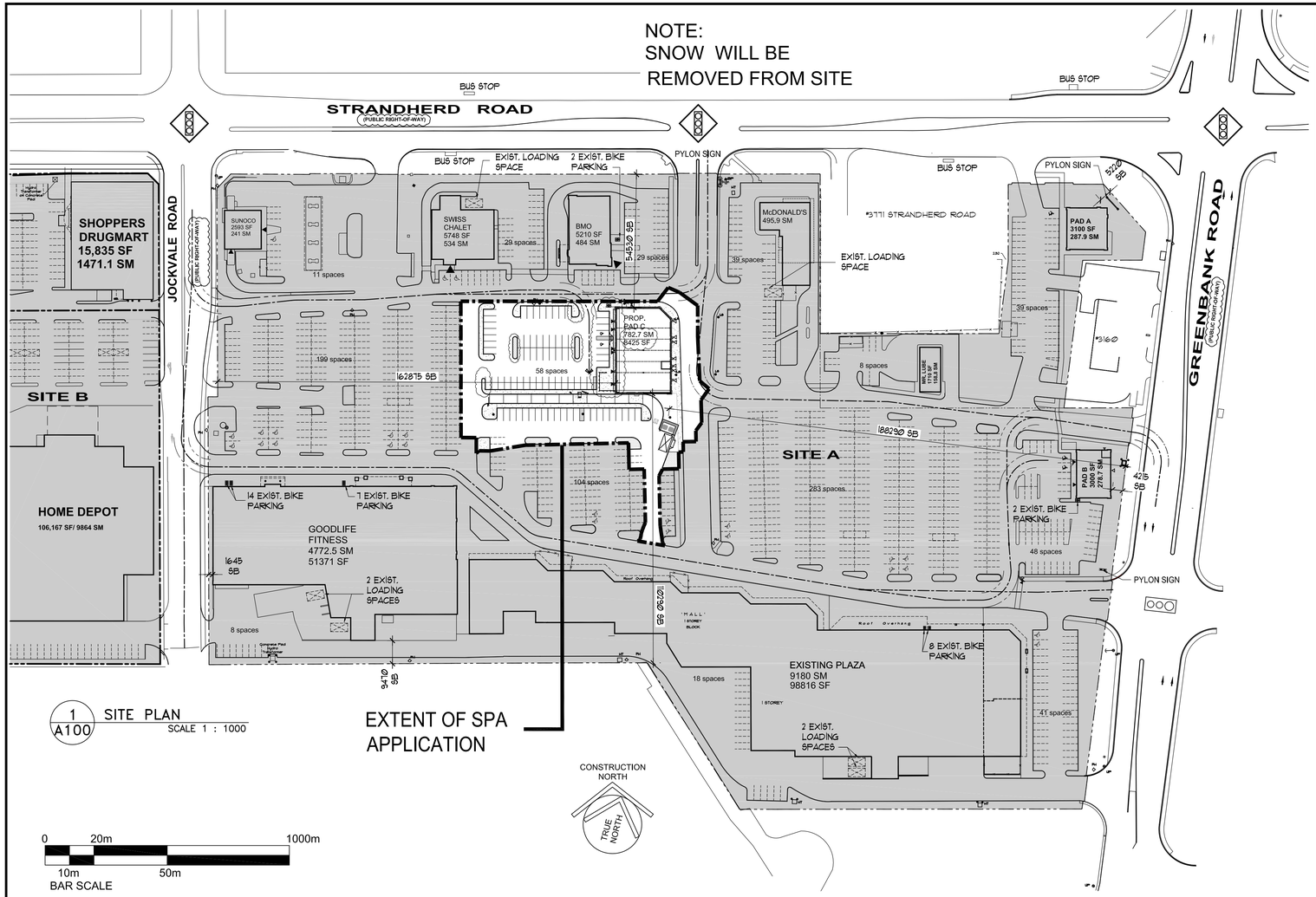


1 / A100 SITE PLAN
SCALE 1 : 1000

EXTENT OF SPA APPLICATION

CONSTRUCTION NORTH

TRUE NORTH

0 20m 1000m
10m 50m
BAR SCALE

SITE STATISTIC

SITE A AREA	77926.0 SM	±19.26 AC
SITE COVERAGE		22.7%
LOT WIDTH		±200 M

EX. BUILDING AREA	BLDG AREA	GLA
PLAZA	9180.0 SM	
SUNOCO	241.0 SM	
SWISS CHALET	534.0 SM	
BMO	484.0 SM	
MC'DONALDS	495.9 SM	
GOODLIFE FITNESS	4772.5 SM	
PAD A (HAKIM)	287.9 SM	
MR.LUBE	158.8 SM	
PAD B	278.7 SM	
BUILDING AREA (GLA)	16432.8 SM	176881 SF

PROP BUILDING AREA	BLDG AREA	GLA
PAD C	771.7 SM	8305 SF
BUILDING AREA	17204.5 SM	185186 SF

TOTAL SPACES	914 SPACES
	5.31/100SM
	4.94/1000SF

LEGEND

- LANDSCAPED AREA AS PER LAND. ARCH DWGS
- PAINTED / NO PARKING AREA / CROSSWALK
- NEW PARKING LINES
- EXISTING PARKING LINES TO REMAIN
- FIRE ROUTE
- GREYED AREA INDICATEDS AREA NOT IMPACTED BY THIS APPLICATION
- EXISTING LIGHT STANDARD
- NEW LIGHT STANDARDS AS PER ELECT. DWGS.
- FH FIRE HYDRANT
- DC DEPRESSED CURB RAMP (REFER TO CIVIL DWG FOR DETAIL)
- HANDICAPPED PARKING SPACE
- BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE
- BL BUILDING MOUNTED LIGHTS

MC [187]H(20) - ZONE PROVISIONS

I ZONING MECHANISMS		II PROVISIONS	PROVIDED
(a) Minimum lot area		No Minimum	77926 sm
(b) Minimum lot width		No Minimum	+/- 370 m
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone	3 m	n/a
	(ii) abutting the rapid transit corridor	2 m	n/a
	(iii) other cases	No Minimum (GREENBANK ROAD)	Site: 4.2m Pad C: 188.2m
		No Minimum (STRANDHERD ROAD)	Site: 5.2m Pad C: 54.5m
(d) Minimum interior side yard setback (JOCKVALE RD)	(i) abutting a lot in a residential zone	3 m	n/a
	(ii) abutting the rapid transit corridor	2 m	n/a
	(iii) other cases	No Minimum	Site: 1.6m Pad C: 162.6m
(e) Minimum rear yard setback	(i) abutting a lot in a residential zone	6 m	n/a
	(ii) abutting the rapid transit corridor	2 m	n/a
	(iii) other cases	No Minimum	Site: 9.5m Pad C: 110.2m
(f) Maximum floor space index		2.0	0.22
(g) Min. building height	for all uses within 400m of a rapid transit station, other than a gas bar	6.7M	6.7M
(h) Maximum building height		20.0m	6.7M
(i) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	N/A	N/A
Exception: max. gross leasable floor area:		35,000 sm	17161.8 SM EAST OF JOCKVALE RD.
Parking	MIN 3.6/100 SM GLA	618 SPACES	914 SPACES
Loading (3.5m x 7.0m)	15000sm - 24999sm gfa Shopping Centre	Total: Min. 2	Pad C: 1 Total: 7
Bicycle parking	1/500sm gfa Shopping Centre	Pad C: 2	Pad C: 2 Total: 35
Drive Thru Queuing		7 AT THE BOARD 11 TOTAL	
Accessible Parking Requirements		901-950 = 21 Total 10 Type-A, 11 Type-B	Proposed: 2 (1 TypeA + 1 TypeB) Existing: 31 Total: 33

SURVEY INFO TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT – PART 1
PLAN OF
PART OF LOT 15
CONCESSION 3 (Rideau Front)
GEOGRAPHIC TOWNSHIP OF NEPEAN
Now CITY OF OTTAWA

PREPARED BY:
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
JUNE 12 2012

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2	AB	JUL 3 26	SPA
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PROJECT
BARRHAVEN TOWN CENTRE
3777 STRANDHERD DRIVE
NEPEAN, ONTARIO

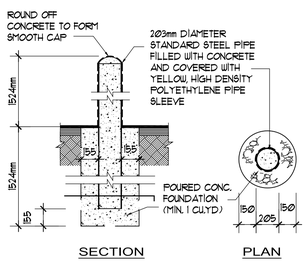
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SITE PLAN, DETAILS

ONTARIO ASSOCIATION OF ARCHITECTS
ALLAN MICHAEL BORENSTEIN
LICENCE 7172

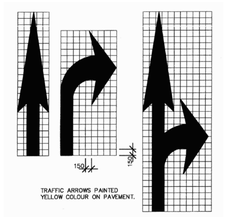
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CHECKED	AB
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SCALE	AS NOTED
FOLIO	25078
DWG. NO.	A100

FILE #: D07-12-25-0157
PLAN #: 19416

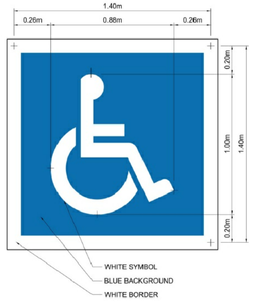
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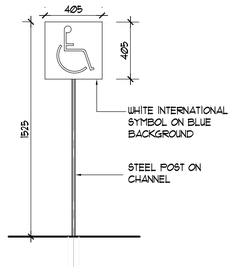


2 / A100 BOLLARD DETAIL
AT LOADING AREA SCALE 1:25

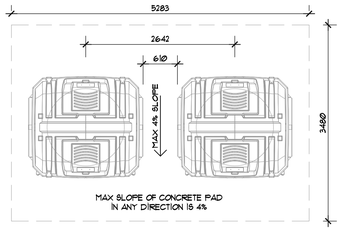


3 / A100 ROAD PAINTING
SCALE NTS

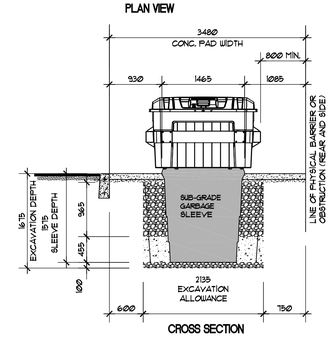




4 / A100 HANDICAPPED PARKING SIGN
1:20

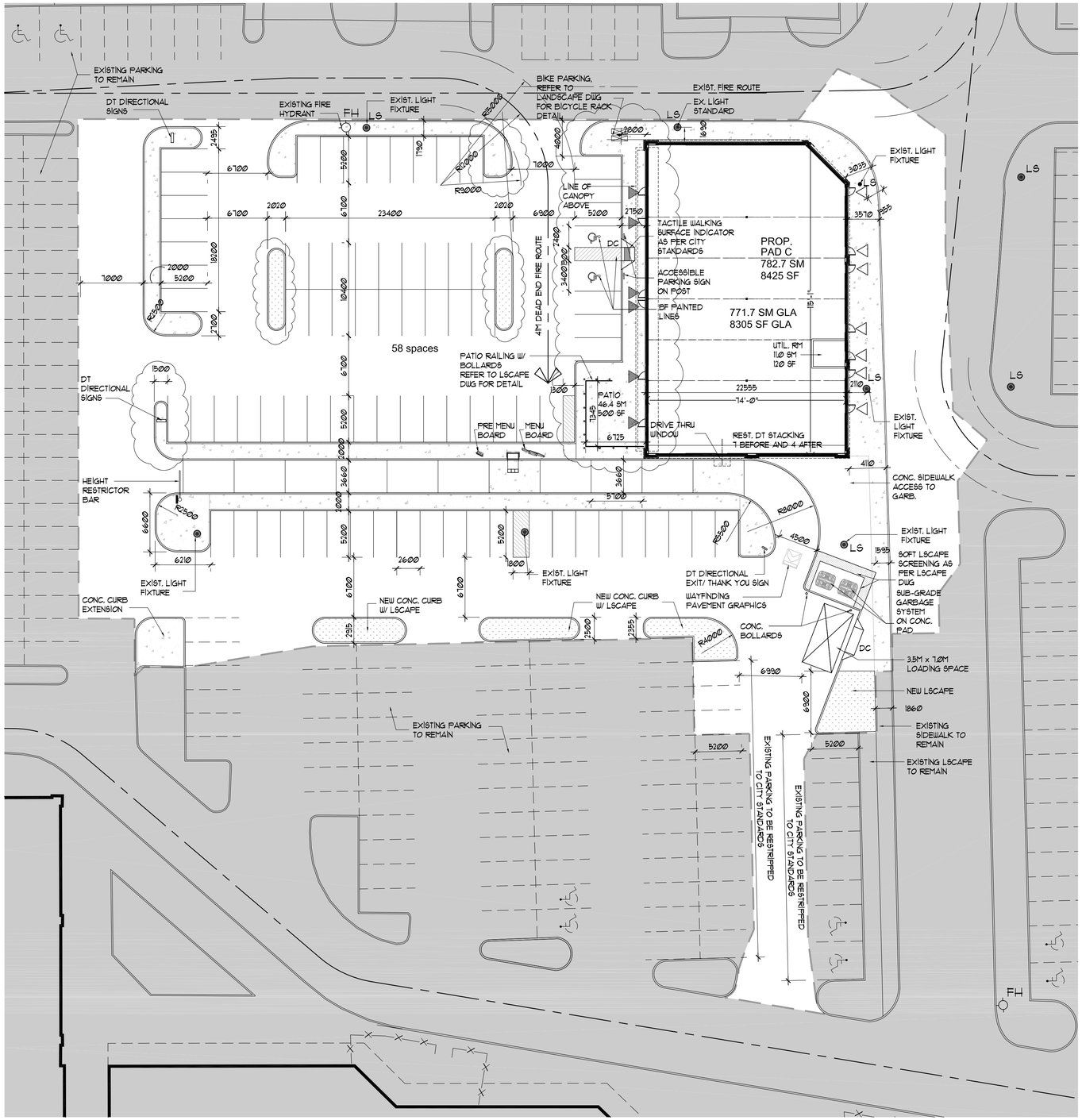


PLAN VIEW



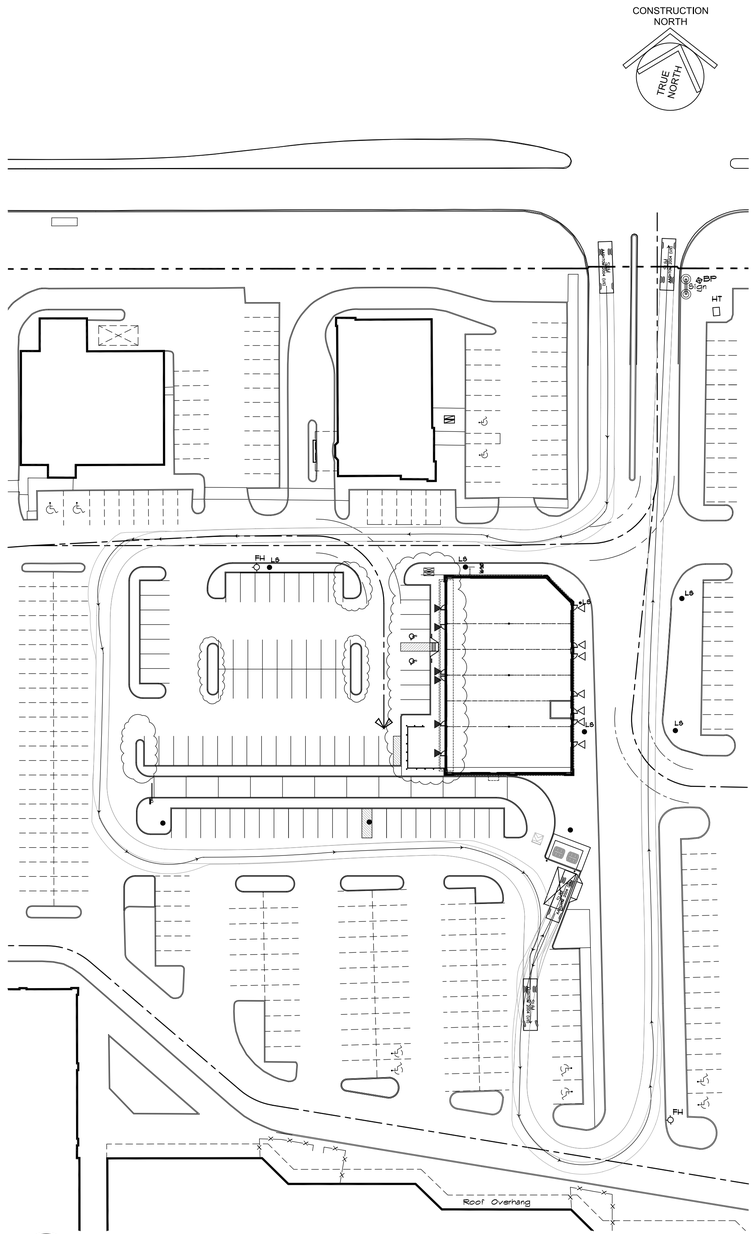
CROSS SECTION

6 / A100 SUB–GRADE GARBAGE SYSTEM
SCALE 1:50



1 A101 ENLARGED SITE PLAN
SCALE 1 : 250

0 5m 20m
1m 10m
BAR SCALE



2 A101 TRUCK MOVEMENT PLAN
SCALE 1 : 500

TRUCK MOVEMENT PLAN LEGEND

VEHICLE: AASHTOM 2004
WHEELBASE: 6100mm
VEHICLE LENGTH: 9150mm

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Now CITY OF OTTAWA

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ONTARIO LAND SURVEYORS
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PROJECT
BARRHAVEN TOWN CENTRE
3777 STRANDHERD DRIVE
NEPEAN, ONTARIO

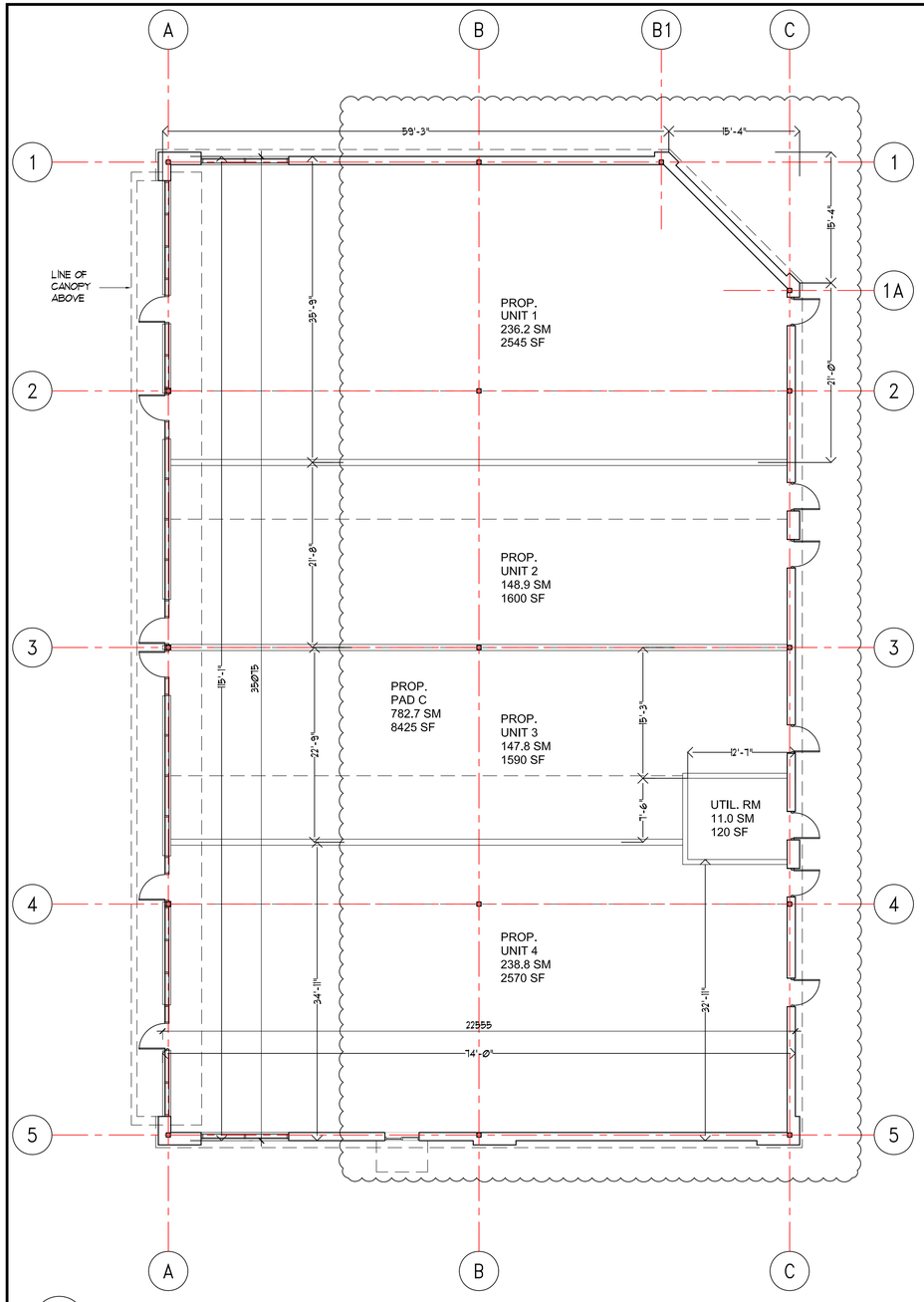
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ENLARGED SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
ALLAN MICHAEL BORENSTEIN
LICENCE 7172

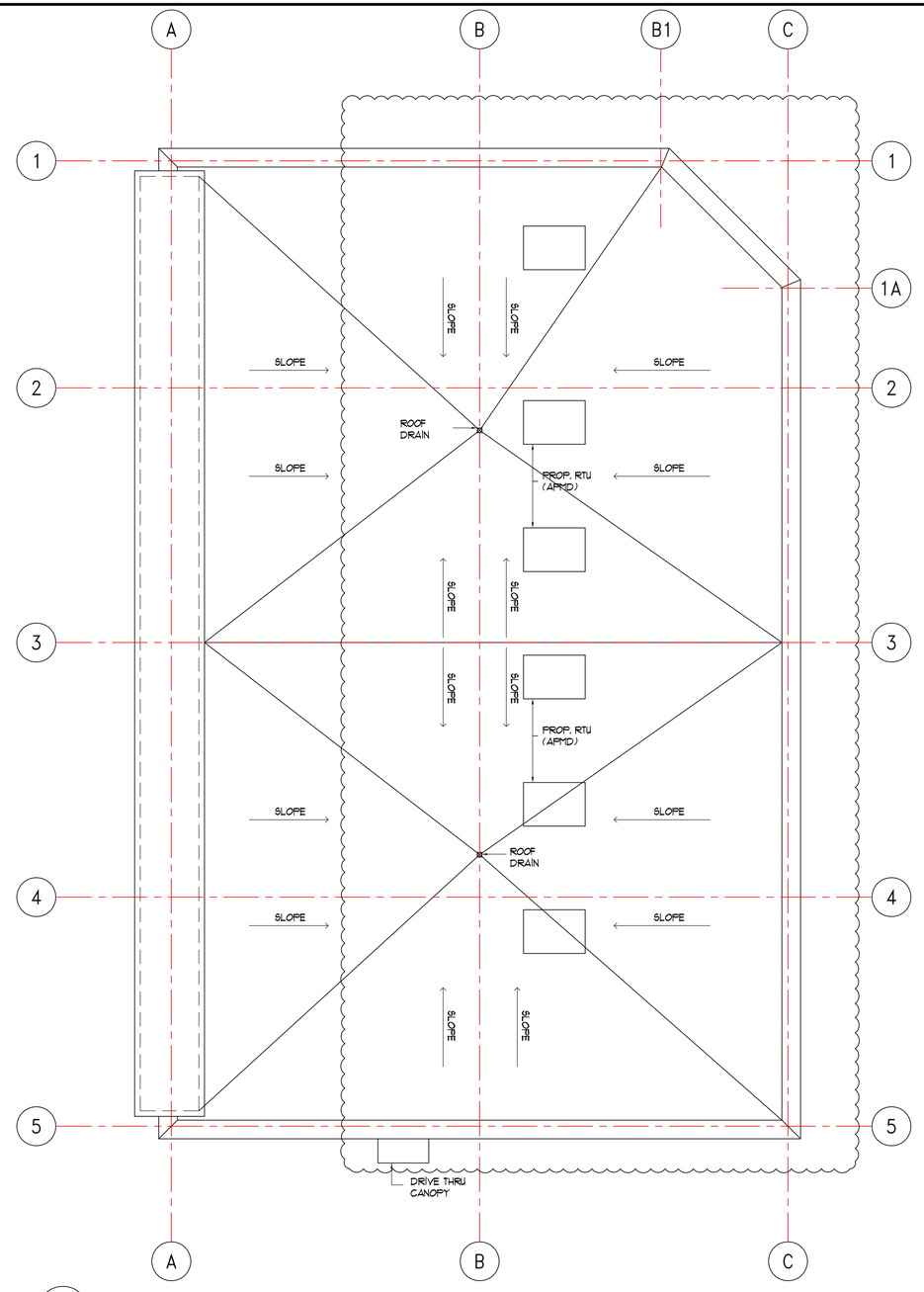
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CHECKED: AB	
DATE: OCT 2025	DWG. NO.: A101
SCALE: AS NOTED	

FILE #: D07-12-25-0157
PLAN #: 19416

DRAWINGS REVISED: LAST UPDATED:



1 A200 FLOOR PLAN
SCALE 1 : 100



2 A200 ROOF PLAN
SCALE 1 : 100

NO.	BY	DATE	ISSUED
3	JL	SEP29,26	SPA
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PROJECT
BARRHAVEN TOWN CENTRE
3777 STRANDHERD DRIVE
NEPEAN, ONTARIO

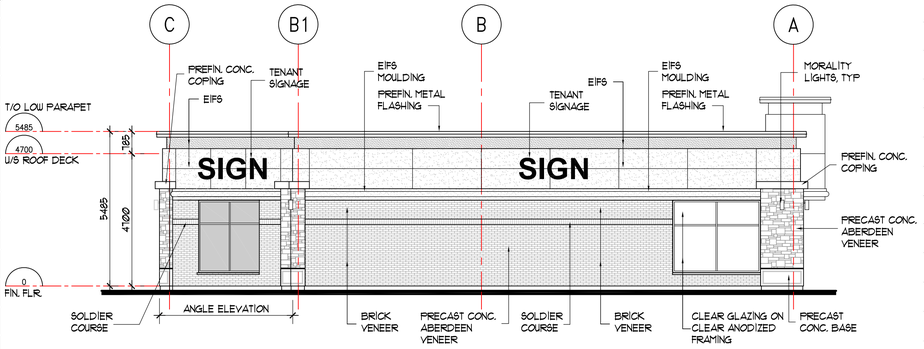
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PLANS

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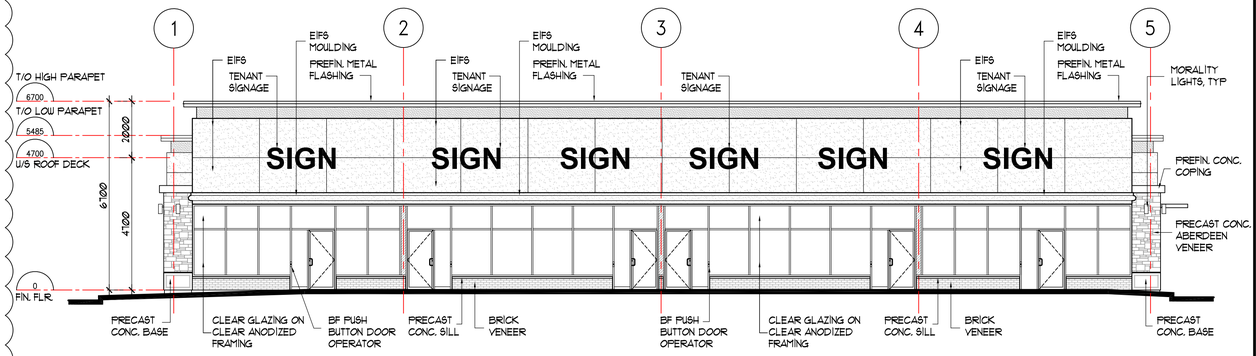
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DATE: OCT 2025	DWG. NO. A200
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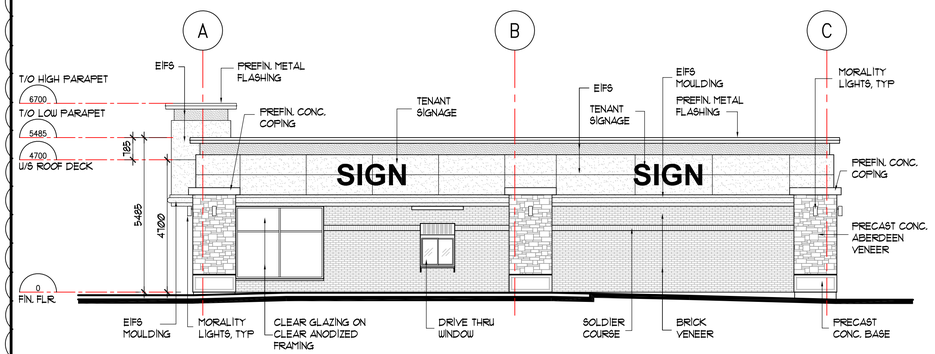
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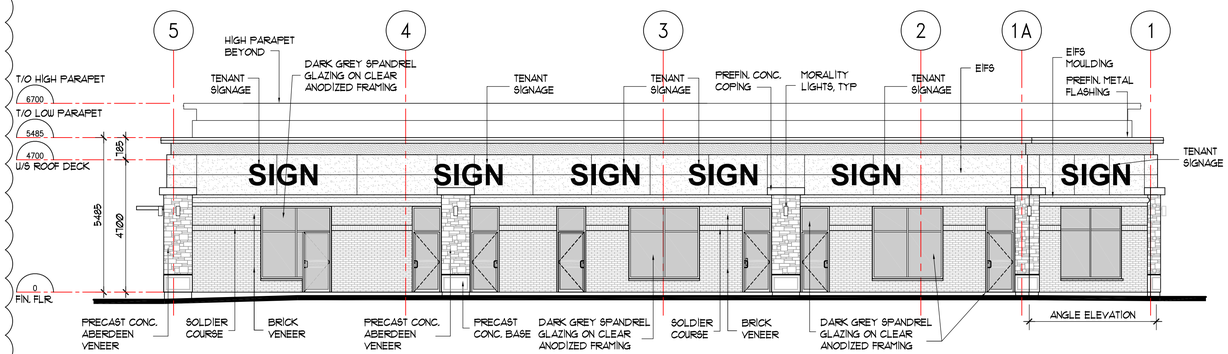
1 A300 NORTH ELEVATION
SCALE 1 : 100



2 A300 WEST ELEVATION
SCALE 1 : 100



3 A300 SOUTH ELEVATION
SCALE 1 : 100



4 A300 EAST ELEVATION
SCALE 1 : 100

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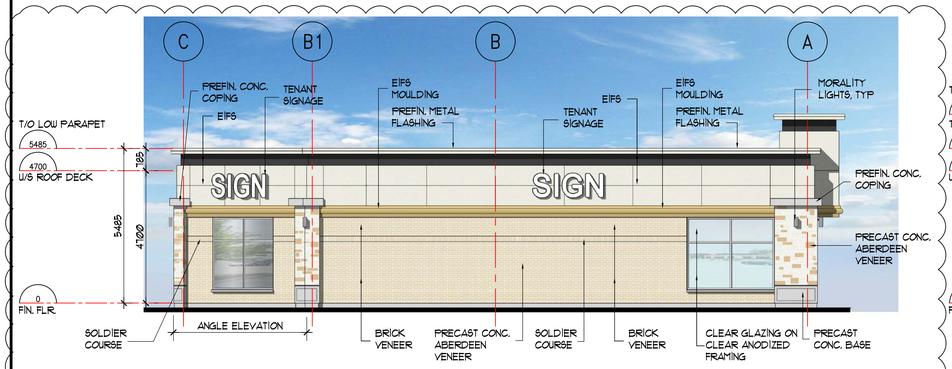
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ELEVATIONS

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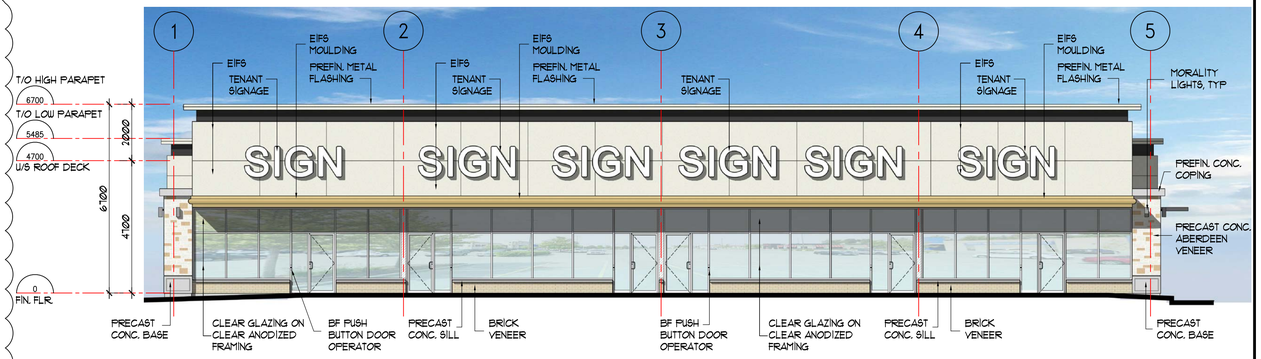
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DATE OCT 2025	DWG. NO. A300
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FILE #: D07-12-25-0157
PLAN #: 19416

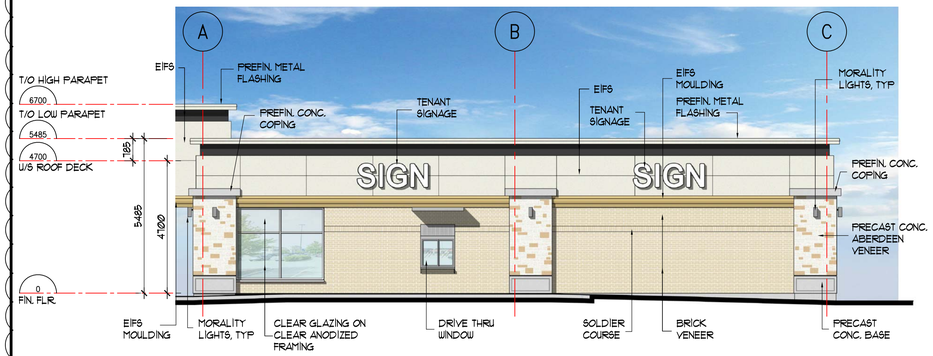
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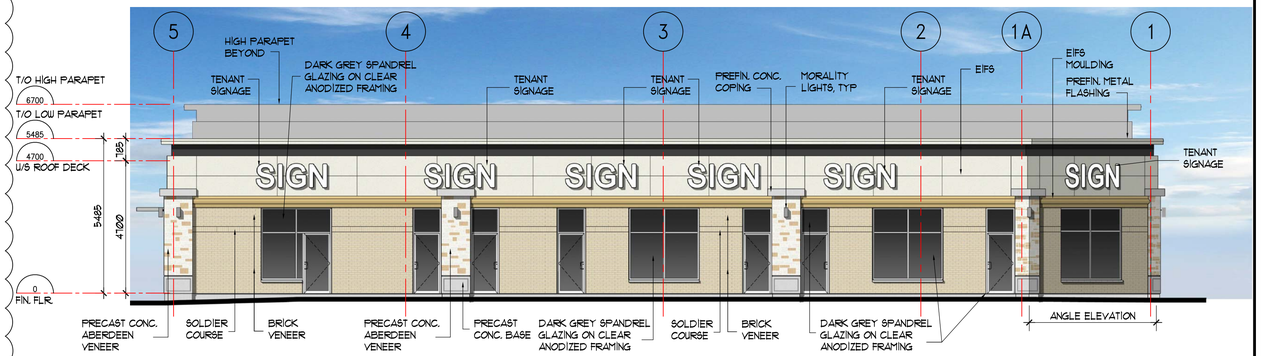
1 A301 COLOUR NORTH ELEVATION
SCALE 1 : 100



2 A301 COLOUR WEST ELEVATION
SCALE 1 : 100



3 A301 COLOUR SOUTH ELEVATION
SCALE 1 : 100



4 A301 COLOUR EAST ELEVATION
SCALE 1 : 100

NO.	BY	DATE	ISSUED
3	JL	SEP29,26	SPA
2	JL	JUN4,26	REVISED EAST ELEVATION
1	AB	NOV21,25	SPA

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PROJECT
BARRHAVEN TOWN CENTRE
3777 STRANDHERD DRIVE
NEPEAN, ONTARIO

DRAWING TITLE
COLOUR ELEVATIONS

ONTARIO ASSOCIATION OF ARCHITECTS
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DRAWN JL	FOLIO 25078
CHECKED AB	
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SCALE AS NOTED	

FILE #: D07-12-25-0157
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