

APPROVED
By Lily Xu at 12:04 pm, Nov 10, 2023

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PROJECT INFORMATION	
ZONING	GM[2340]-h
SITE AREA	22,063.0 sq. m. (237,484 sq. ft.)
BUILDING HEIGHT	6 Storeys or 24.0 M
FRONT YARD SETBACK	3.0 M
CORNER YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	5.0 M
REAR YARD SETBACK	0.0 M
LANDSCAPE BUFFER AROUND A PARKING LOT	3.0 M
LOADING SPACE - METRO	1
LOADING SPACE - RETAIL 'A'	0
PARKING - FOOD STORE	-3.4 PER 100M ² OF G.F.A.
PARKING - RETAIL	-3.4 PER 100M ² OF G.F.A.
GROSS BUILDING - AREAS	
G.F.A. - CITY OF OTTAWA'S DEFINITION	2,921.3 sq. m.
RETAIL FOOD - METRO	(31,445) sq. ft.
RETAIL STORE 'A' (ESTIMATE)	698.8 sq. m.
RETAIL STORE 'B' (ESTIMATE)	(7,500) sq. ft.
MIXED USE 'C' (ESTIMATE)	822.5 sq. m.
TOTAL AREA	5,035.1 sq. m.
G.F.A. - BUILDING FOOTPRINT	
RETAIL FOOD - METRO	4,024.0 sq. m.
RETAIL STORE 'A'	(10,000) sq. ft.
RETAIL STORE 'B'	830.0 sq. m.
MIXED USE 'C'	2 x 530.0 sq. m. 2 x 5,700 sq. ft.
TOTAL AREA	6,843.0 sq. m.
CAR PARKING	
REQUIRED	
METRO - RETAIL FOOD	-3.4 PER 100 M ² OF G.F.A.
RETAIL - BLDG 'A'	-3.4 PER 100 M ² OF G.F.A.
RESTAURANT - BLDG 'B'	-3.4 PER 100 M ² OF G.F.A.
1st FL. RETAIL - BLDG 'C'	-3.4 PER 100 M ² OF G.F.A.
2nd FL. OFFICE - BLDG 'C'	-3.4 PER 100 M ² OF G.F.A.
TOTAL	171
PROVIDED	
METRO - RETAIL FOOD	-4.15 PER 1,000 M ² OF FOOTPRINT AREA
RETAIL - BLDG 'A'	30
RETAIL - BLDG 'B'	25
1st FL. RETAIL - BLDG 'C'	15
2nd FL. OFFICE - BLDG 'C'	15
TOTAL	275
BICYCLE PARKING	
REQUIRED	
COMMERCIAL RETAIL	-1.0 PER 250M ² OF G.F.A.
PROVIDED	24
LOADING	
COMMERCIAL RETAIL	-2,000M ² & OVER OF G.F.A.
COMMERCIAL CAFE	-0M ² TO 350M ² OF G.F.A.
TOTAL	3
LOT COVERAGE	
PAVED SURFACE	10,464.1 sq. m. 47.4%
BUILDING FOOTPRINT	6,281.0 sq. m. 28.5%
LANDSCAPE OPEN SPACE	5,317.9 sq. m. 24.1%
TOTAL	22,063.0 sq. m. 100.0%

NOTATION SYMBOLS:	
(01)	INDICATES DRAWING NOTES. LISTED ON EACH SHEET.
(02)	INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(03)	INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
(04)	INDICATES DOOR TYPE: REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
(05)	TITLE
(06)	DETAIL REFERENCE PAGE
(07)	DETAIL CROSS REFERENCE PAGE

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACK LINE
3	PROPOSED COMMERCIAL BUILDING
4	FUTURE DEVELOPMENT AREA
5	LANDSCAPE ISLAND WITH 150mm BARRIER CURB
6	BICYCLE PARKING SPACES (0.6 x 1.8M) WITH RACK
7	HYDRO EQUIPMENT
8	CONCRETE SIDEWALK, WIDTH AS NOTED
9	TWSI TO BE LOCATED AND INSTALLED AS PER CITY REQUIREMENTS
10	PEDESTRIAN CROSS WALK WITH DERESSED CURBS
11	FIRE HYDRANT
12	STANDARD PARKING SPACE (2.6 x 5.2 M)
13	BARRIER FREE PAVING SPACE
14	DROPPED GARBAGE / LOADING BAYS WITH SCREEN WALL
15	LIGHT STANDARD - LOCATION TO BE CONFIRMED
16	CART CORRAL
17	PAINTED ISLAND AND OR CURBS
18	PYLON SIGN
19	ELECTRIC VEHICLE CHARGING STATION AND SIGNAGE
20	FAMILY PARKING SPACE WITH SIGNAGE
21	WATER STORAGE TANK. SEE CIVIL
22	BUILDING CANOPY
23	2 WAY ACCESS DRIVEWAY / ROAD
24	1 WAY ACCESS DRIVEWAY / ROAD
25	SIAMSE CONNECTION
26	FIRE ROUTE
27	SOFT LANDSCAPING
28	EXISTING FIRE HYDRANT
29	EXISTING LIGHT STANDARD
30	EXISTING HYDRO POLE
31	RELOCATE EXISTING LIGHT STANDARD
32	INTERNAL GARBAGE / RECYCLING AREA
33	EXTERIOR WALL STORAGE AREA
34	MOUNTABLE CURB WITH CONCRETE TRUCK APRON
35	5.0m HT. SOUND BARRIER FENCE
36	BENCH
37	PAINTED ISLAND

ARCHITECT SEAL:
Roderick Lahey
Licence # 4328
Seal Date: Stamp Date

CLIENT:
metro
25 Vickers Rd Bldg A 2 Floor, Etobicoke Ont M9B 1C1
Tel: 416-234-6118 Fax: 416-234-6827

ARCHITECT:
rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario k1s 3j6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
METRO - BARRHAVEN
GREENBANK ROAD @ CAMBRIAN ROAD
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN: RV
CHECKED: R.V.
SCALE: 1:300
SHEET NO.: SP-1
PROJECT No.: 1949

1 SITE PLAN
SCALE = 1 : 300

0m 10 20 30

SCALE 1: 300



TRANSPORTATION ENGINEER
CGH Transportation Inc.
13 Markham Avenue
Ottawa, ON K2G 3Z1
Tel: (343) 999-9117
Email: Christopher.Gordon@CGHTransportation.com

GEOTECHNICAL ENGINEER
paterson group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: DGilbert@Patersongroup.ca

LANDSCAPE ARCHITECT
Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613)
Email: gino@giala.com

CIVIL ENGINEER
David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Fax: (613) 836-7183
Email: bchow@DSEL.ca

URBAN PLANNER
FoTenn Consultants Inc.
396 Cooper Street, Unit 300
Ottawa, ON Canada, K2P 2H7
Tel: (613) 730-5709
Fax: (613) 730-6168
E-Mail: posen@fotenn.com

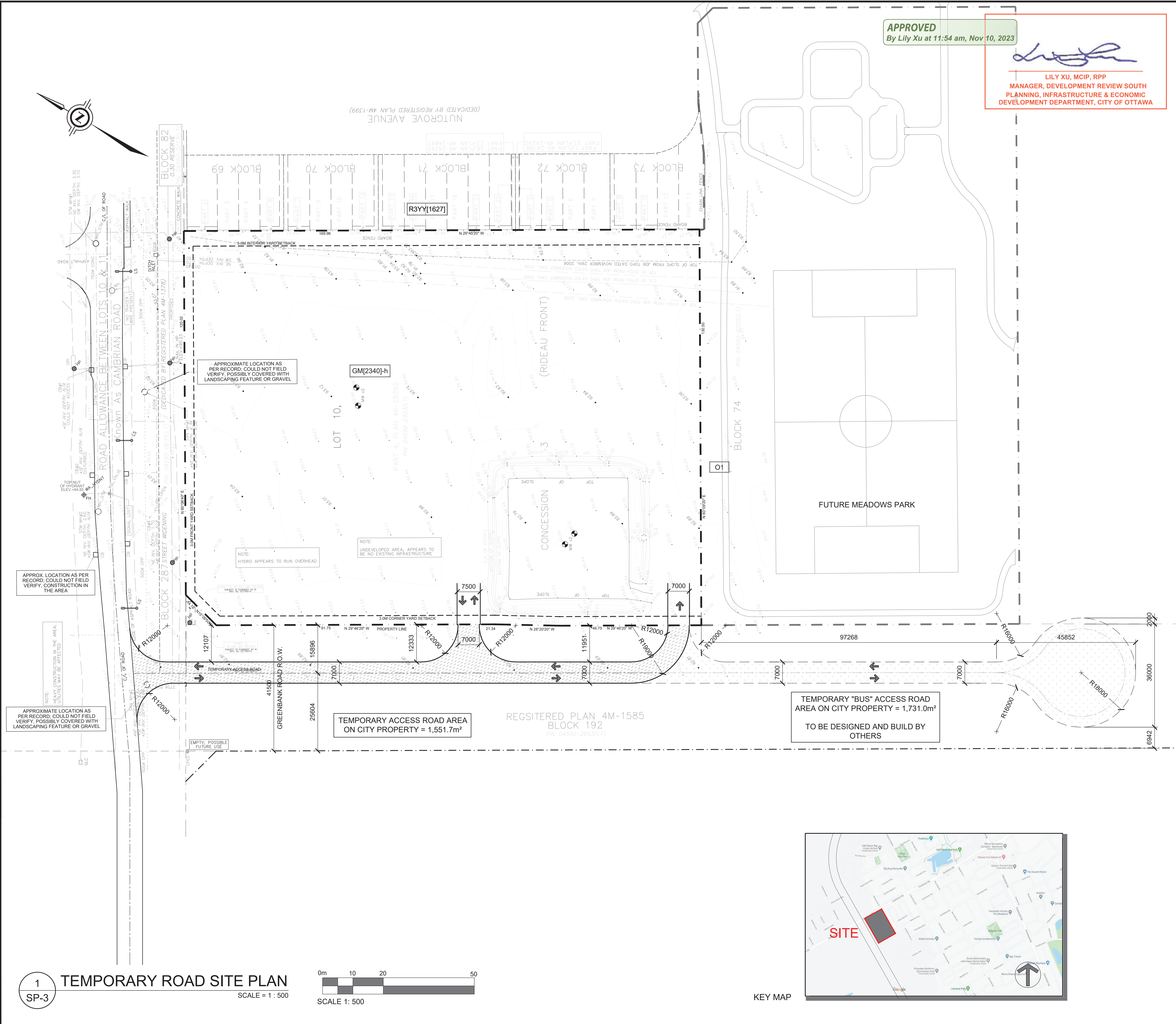
SURVEYOR
J.D. Barnes Limited
2430 Don Reid Drive, Suite 204,
Ottawa, Ontario, K1H 1E1
Tel: (613) 731-7244
Fax: (613) 731-8955
Cell: (613) 852-9260
E-Mail: cfox@dbarnes.com

PROJECT DEVELOPER
Metro Ontario Inc.
5150 Spectrum Way, Suite 401,
Mississauga, ON, L4W 5G2
Tel: (416) 234-6158
Cell: (416) 523-6168
Fax: (416) 234-6927
E-Mail: Antony.Cannell@metro.ca

LEGAL DESCRIPTION
PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 10
CONCESSION 3 (RIDEAU FRONT)
CITY OF OTTAWA

SITE PLAN SYMBOLS	
(Symbol)	BIKE RACK
(Symbol)	VEHICLE CIRCULATION
(Symbol)	MAIN ENTRANCE
(Symbol)	SERVICE DOOR / FIRE EXIT
(Symbol)	PROPERTY LINE
(Symbol)	ZONING SETBACKS
(Symbol)	PARKING LOT LIGHTING

(Symbol)	BARRIER FREE PAVING SPACE AS PER PARKING BY-LAW SECTION 3.1 TYPE 'A' = 5.4M X 5.2M TYPE 'B' = 2.4M X 5.2M ACCESS AISLE = 1.5M WIDE
(Symbol)	ELECTRIC VEHICLE CHARGING STATION PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS
(Symbol)	FAMILY VEHICLE PARKING SPACE, WITH SIGNAGE AND PAINTED DECALS
(Symbol)	BUILDING ROOF DRAINS
(Symbol)	POT LIGHT UNDER CANOPY
(Symbol)	EXTERIOR WALL LIGHT
(Symbol)	TEMPORARY SNOW STORAGE



APPROVED
By Lily Xu at 11:54 am, Nov 10, 2023

Lily Xu
LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PROJECT INFORMATION	
ZONING	GM(2340)-h
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CORNER YARD SETBACK	3.0 M
INTERIOR YARD SETBACK	5.0 M
REAR YARD SETBACK	0.0 M
LANDSCAPE BUFFER AROUND A PARKING LOT	3.0 M
LOADING SPACE - METRO	1
LOADING SPACE - RETAIL 'A'	0
PARKING - FOOD STORE	-3.4 PER 100M ² OF G.F.A. 99
PARKING - RETAIL	-3.4 PER 100M ² OF G.F.A. 24

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.
DO NOT SCALE DRAWINGS.
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- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A800 SERIES.

DETAIL NUMBER
TITLE
SCALE
DETAIL REFERENCE PAGE
DETAIL CROSS REFERENCE PAGE

PROJECT DEVELOPER
Metro Ontario Inc.
5150 Spectrum Way, Suite 401,
Mississauga, ON L4W 5G2
Tel: (416) 234-6158
Cell: (416) 523-6168
Fax: (416) 234-6927
E-Mail: Antony.Cannell@metro.ca

LEGAL DESCRIPTION
PLAN OF SURVEY SHOWING
TOPOGRAPHIC DETAIL OF
PART OF LOT 10
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CITY OF OTTAWA

URBAN PLANNER
FoTenn Consultants Inc.
396 Cooper Street, Unit 300
Ottawa, ON Canada, K2P 2H7
Tel: (613) 730-5709
Fax: (613) 730-1136
E-Mail: posen@fotenn.com

No.	DESCRIPTION	DATE
1	REVISED FOR 4th ROUND OF COMMENTS	Mar. 14, 22
2	REVISED LOCATION OF TEMPORARY ROAD	Jan. 12, 22
3	REVISED AS PER OC TRANSPO DESIGN	Jan. 07, 22
4	REVISED FOR 2nd ROUND OF COMMENTS	May 20, 21
5	REVISED FOR 1st ROUND OF COMMENTS	Apr. 20, 21
6	ISSUED FOR SITE PLAN CONTROL	Aug. 31, 20
7	ISSUED FOR CONSULTANT REVIEW	Aug. 05, 20

SURVEYOR
J.D. Barnes Limited
2430 Don Reid Drive, Suite 204,
Ottawa, Ontario, K1H 1E1
Tel: (613) 731-7244
Fax: (613) 731-8955
Cell: (613) 852-9260
E-Mail: cfox@jdbarnes.com

LANDSCAPE ARCHITECT
Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613)
Email: gino@aiello.ca

CIVIL ENGINEER
David Schaeffer Engineering Ltd.
120 Iber Road, Unit 203
Stittsville, ON K2S 1E9
Tel: (613) 836-0856
Tel: (613) 836-7183
Email: smerrick@dsel.ca

TRANSPORTATION ENGINEER
CGH Transportation Inc.
13 Markham Avenue
Ottawa, ON K2G 3Z1
Tel: (343) 999-9117
Email: Christopher.Gordon@CGHTransportation.com

GEOTECHNICAL ENGINEER
paterson group
154 Colonnade Road South
Ottawa, Ontario
K2E 7J5
Tel: 613.226-7381
Email: DGilbert@Patersongroup.ca

REVISIONS:
ARCHITECT SEAL: **ONTARIO ASSOCIATION OF ARCHITECTS**
NORTH ARROW:

SEAL DATE: STAMP DATE
CLIENT:

metro
25 Vickers Rd Bldg A 2 Floor, Etobicoke Ont M9B 1C1
Tel: 416-234-6118 Fax: 416-234-6927

rla/architecture
roderick lahey architect inc.
56 beech street, ottawa, ontario K1S 3J6
t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

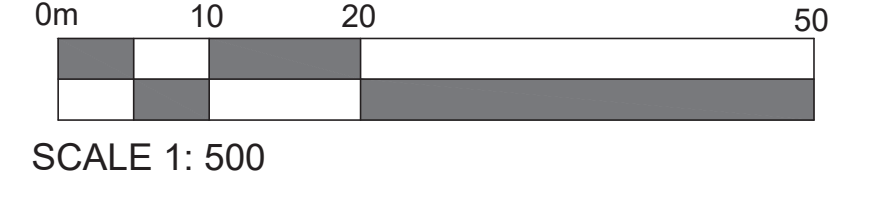
PROJECT TITLE:
METRO - BARRHAVEN
GREENBANK ROAD @
CAMBRIAN ROAD
OTTAWA ONTARIO

SHEET TITLE:
TEMPORARY ROAD
SITE PLAN

DRAWN: RV	CHECKED: R.V.
SCALE: 1:500	SHEET No. SP-3
PROJECT No. 1949	



1 TEMPORARY ROAD SITE PLAN
SP-3
SCALE = 1 : 500



D07-12-20-0102