



ZONING MECHANISM	REQUIRED GMS H(B)	REQUIRED G(M)2 H(B)5	PROVIDED	COMPLIANCE
MIN. LOT AREA	NO MIN.	2.4ha	4.15ha	YES
MIN. LOT WIDTH	NO MIN.	NO MIN.	16.8m	YES
MINIMUM SETBACKS	FRONT YARD: 3m CORNER SIDE: 3m	FRONT YARD: 20m INTERIOR SIDE: 9m REAR YARD: 9m	DRIVE-THRU'S: FRONT YARD: 13.62m SIDE/REAR: >4m FOOD STORE: FRONT: >3m CORNER: 3m	NO YES YES YES
MAX. BUILDING HEIGHT	8m	18.5m	5.6m (FOOD STORE) 5.5m (DRIVE-THRU)	YES YES
MAX. FLOOR SPACE INDEX	2	2	0.2	YES
GROSS LEASABLE FLOOR AREA	N/A	MIN: 3,000 sq.m. MAX: 10,000 sq.m.		YES
MINIMUM WIDTH OF LANDSCAPE AREA	3m	3m	>3m	YES
LANDSCAPE AREA %	15%	15%	NEW SITE AREA: 16,744 sq.m. NEW LANDSCAPE AREA: 3,243 sq.m. (19.6%)	YES
MINIMUM PARKING AREA C ON SCHEDULE 1A 34% OF GROSS LEASABLE FLOOR AREA	338 SPACES		431 SPACES (REFER TO TABLE BELOW)	YES
PARKING SPACE DIMENSIONS	WIDTH: 2.6m MIN TO 3.1 MAX LENGTH: 5.2m MIN.		2.75m X 5.75m	YES
AISE AND DRIVEWAY PROVISIONS	MINIMUM DRIVEWAY WIDTH: 6m MINIMUM AISLE WIDTH: 6.7m		>6.7m	YES
BARRIER-FREE PARKING	400-499 PROVIDED SPACES: 5 SPACES		18 SPACES	YES
MINIMUM BICYCLE PARKING	14		24 SPACES	YES
LOADING SPACES	RETAIL FOOD STORE: 1 SPACE RESTAURANT: NONE REQUIRED		2 SPACES	YES
OUTDOOR REFUSE COLLECTION	MIN. 4m FROM LOT LINE ABUTTING A PUBLIC STREET MIN. 3m FROM ANY OTHER LOT LINE SCREENED WITH A 2m HIGH OPAQUE SCREEN		SATISFIES ALL REQUIREMENTS	YES
PROVISIONS FOR DRIVE-THROUGH OPERATIONS	RESTAURANT WITH ORDER BOARD: LEADING TO AN LEAVING USE: 7 QUEING SPACES BEFORE/AT ORDER BOARD AND A MINIMUM TOTAL OF 11 SPACES QUEING SPACES MUST BE 3m WIDE BY 5.7m LONG		LEADING TO: 4 SPACES LEAVING: 7 SPACES 3m X 5.7m	YES YES
			NO PART OF THE DRIVE-THROUGH MAY BE LOCATED WITHIN 3m OF A LONG LINE ABUTTING A RESIDENTIAL ZONE	YES

NEW AREA SUMMARY:		
	ZONING GFA	LEASE AREA
FOOD STORE:	2334 sq.m. (25123 sq.ft.)	3,017 sq.m. (32475 sq.ft.)
DRIVE THRU:	305 sq.m. (3283 sq.ft.)	430 sq.m. (4625 sq.ft.)
TOTAL	2639 sq.m. (28405 sq.ft.)	3447 sq.m. (37100 sq.ft.)

NEW PARKING SUMMARY:		
	CITY REQ'	LEASE REQ'
REQUIRED PARKING	3.6/100 sq.m. =124 spots	4.0/1000 sq.ft. =148 spots
PROVIDED PARKING	4.5/100 sq.m. =153 spots	4.2/1000 sq.ft. =152 spots
ADDITIONAL	29 spots	4 spots

LEGEND:

B.F. PARKING STALL c/w B.F. SIGNAGE	
DEPRESSED CURB c/w TWSI	
150mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE) Refer to Sobeys Dwg '1-08 & 2-18'	
300mm DIA., 6mm THK. GALV. STEEL BOLLARD (MIN. 1.5m HIGH & 1.5m BELOW GRADE)	
PRECAST CONCRETE PAVING	
CAST IN PLACE CONCRETE SIDEWALK/ REFER TO GEOTECH. REPORT	
PAINTED LINE STOP BAR	
ROLLED CONCRETE CURB	
SITE SIGNAGE	
PAINTED LINES	
BIKE RACK (4/RACK)	
EXTERIOR LIGHTING/ REFER TO ELEC. DWGS. FOR TYPES	
CONCRETE CURB	

09	Mar 14, 2022	ALTERNATE PEDESTRIAN ROUTE
08	Feb. 25, 2022	ISSUED FOR TENDER
07	Feb. 04, 2022	RE-SUBMISSION FOR SPA
06	Jan. 20, 2022	ISSUED FOR TENANT REVIEW
05	Dec. 20, 2021	MINOR VARIANCE COMMENTS
04	Dec. 17, 2021	ISSUED FOR 90% DRAWINGS
03	Nov. 18, 2021	ISSUED FOR 60% DRAWINGS
no.	date	revision

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613-238-7200
 F: 613-235-2005
 E: mail@hobinarc.com
 hobinarc.com

PROJECT/LOCATION:
CROWN POINTE RETAIL

DRAWING TITLE:
NEW WORK SITE PLAN

DRAWN BY: DATE:	SCALE:
SL 18/10/09	1:500
PROJECT:	DRAWING NO.:
1613	A0.1
REVISION NO.:	#18633

3 TYP. TWSI DETAIL
 AO.1 SCALE 1:100

D07-12-21-0183