

03 LOCATION PLAN
SCALE: NTS

SITE INFORMATION
SITE AREA: 19,014sm (4.7 acres)

BUILDING INFORMATION
EXISTING: 4,831sm (52,000sf)
PROPOSED BLDG. A: 790sm (8,500sf)

ZONING INFORMATION
DESIGNATION: AM - ARTERIAL MAINSTREET ZONE

APPLICABLE PERMITTED NON-RESIDENTIAL USES:
Section 185:

- Animal Care Establishment
- Animal Hospital
- Bank
- Bank Machine
- Bar
- Car Wash
- Catering Establishment
- Convenience Store
- Drive-through Facility
- Medical Facility
- Office
- Personal Service Business
- Recreational and Athletic Facility
- Restaurant
- Retail Food Store
- Retail Store

REQUIRED SETBACKS - TABLE 185:
Non-Residential or Mixed Use Building
 Front & Corner Yard: No minimum
 7.5m minimum abutting a residential zone
 Interior Side Yard: No minimum other cases
 (Provided: Not abutting a residential zone)
 3.0m abutting a street
 7.5m abutting a residential zone
 No minimum other cases
 (Provided: Not abutting a street or residential zone)
 Rear Yard: No minimum
 Lot Width: No minimum
 Lot Area: No minimum
 *REFER TO PLAN FOR PROVIDED SET BACK DIMENSIONS

MAXIMUM FSI - TABLE 185(h):
None

MAXIMUM BUILDING HEIGHT - TABLE 185:
30.0m but in no case more than 9 storeys

MINIMUM WIDTH OF LANDSCAPED AREA - TABLE 110:
3.0m

PARKING (Section 101(6)(a)(ii) & Table 101, Row N83)
 Minimum Required (Shopping Centre Rate - 3.6/100sm): 174
 Existing Shopping Centre (4831sm): 174
 Proposed Building A (790sm): 202
 Total: 208
 Provided (Total Site): 208

BARRIER FREE PARKING - CITY OF OTTAWA'S ACCESSIBILITY DESIGN STANDARDS:
 MINIMUM REQUIRED
 TYPE A: 3
 TYPE B: 4
 PROVIDED: 5 TYPE A, 3 TYPE B

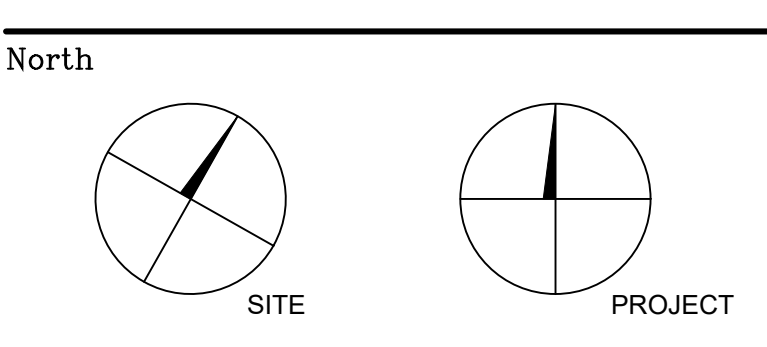
BICYCLE PARKING - SECTION 111 (TABLE 111A)(F):
 MINIMUM REQUIRED: 1
 PROVIDED: 4

LOADING - SECTION 113:
 MINIMUM REQUIRED: 2
 PROVIDED: 2

DRAWING LEGEND

- BUILDING ENTRANCE/EXIT
- BARRIER-FREE CURB RAMP WITH TACTILE WALKING SURFACE INDICATORS REFER TO DETAIL ON A100
- TYPICAL 4.65M WIDE BARRIER-FREE PARKING WITH PAINTED ACCESSIBLE AISLE
- VEHICULAR TRAFFIC DIRECTION INDICATOR
- PAINTED LINES IN PARKING LOT
- DEPRESSED CONCRETE CURB

*CONCRETE PADS AND FOOTING FOR NEW SIGNAGE SHALL BE DETAILED BY STRUCTURAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO



Revisions

No.	By	Description	Date
01	NH	ISSUED FOR SITE PLAN CONTROL	03 MAR 2023
03	NH	ISSUED FOR REVIEW	06 JULY 2023
04	NH	ISSUED FOR REVIEW	04 AUG 2023
05	NH	ISSUED FOR REVIEW	12 SEPT 2023
06	NH	RE-ISSUED FOR SITE PLAN CONTROL	17 NOV 2023
07	NH	ISSUED FOR REVIEW	12 MAR 2024
08	NH	RE-ISSUED FOR SITE PLAN CONTROL	19 APR 2024



Project
LYNWOOD CENTRE REDEVELOPMENT

1826 ROBERTSON ROAD
Drawing
PROPOSED SITE PLAN

Scale AS NOTED
Drawn NH
Checked JS

Stamp
ONTARIO ASSOCIATION OF ARCHITECTS
JILL THORNER
LICENCE 5833

Project No. 19-142
Date 2023-05-05
Drawing No. SP-A01
PLAN NUMBER: XXXXX

01 SITE PLAN
SCALE: 1:150

02 SITE, BUILDING & ZONING INFORMATION
SCALE: NTS