

This drawing, as an instrument of service, is provided by and is the property of Turner Fleischer Architects Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Turner Fleischer Architects Inc. of any variations from the supplied information. This drawing is not to be used for any other purpose without the written consent of Turner Fleischer Architects Inc. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Contractor must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked "for Construction" must assume full responsibility and bear costs for any corrections or damage resulting from his work.

The site plan prepared by Turner Fleischer is based on a legal survey showing the boundaries of the lands together with the current location of any existing buildings, features or encroachment prepared by Annis, O'Halloran, Voloshin LTD. dated 2023-03-28 as provided by Urban Companies Limited.

## LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF PART OF LOT 10  
CONCESSION 3 (RIDEAU FRONT)  
GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA

## STATISTICS

SITE AREA	±3.64 ACRES	± 47
PROPOSED BUILDING A AREA	±28,000 S.F.	±2 501
MEZZANINE AREA	±1,920 S.F.	±78
TOTAL BUILDING A AREA	±29,920 S.F.	±2 779
PROPOSED BUILDING B	±5,430 S.F.	±505
PROPOSED MIE ROOM	±150 S.F.	±14
TOTAL BUILDING B AREA	±5,580 S.F.	±519
TOTAL GROSS FLOOR AREA	±35,500 S.F.	±3 298
TOTAL BUILDING AREA	±37,570 S.F.	±3 490
TOTAL PARKING PROVIDED	177 CARS	
	4.98/1000 S.F.	5.36/1000
COVERAGE	22.36 %	

## LEGEND

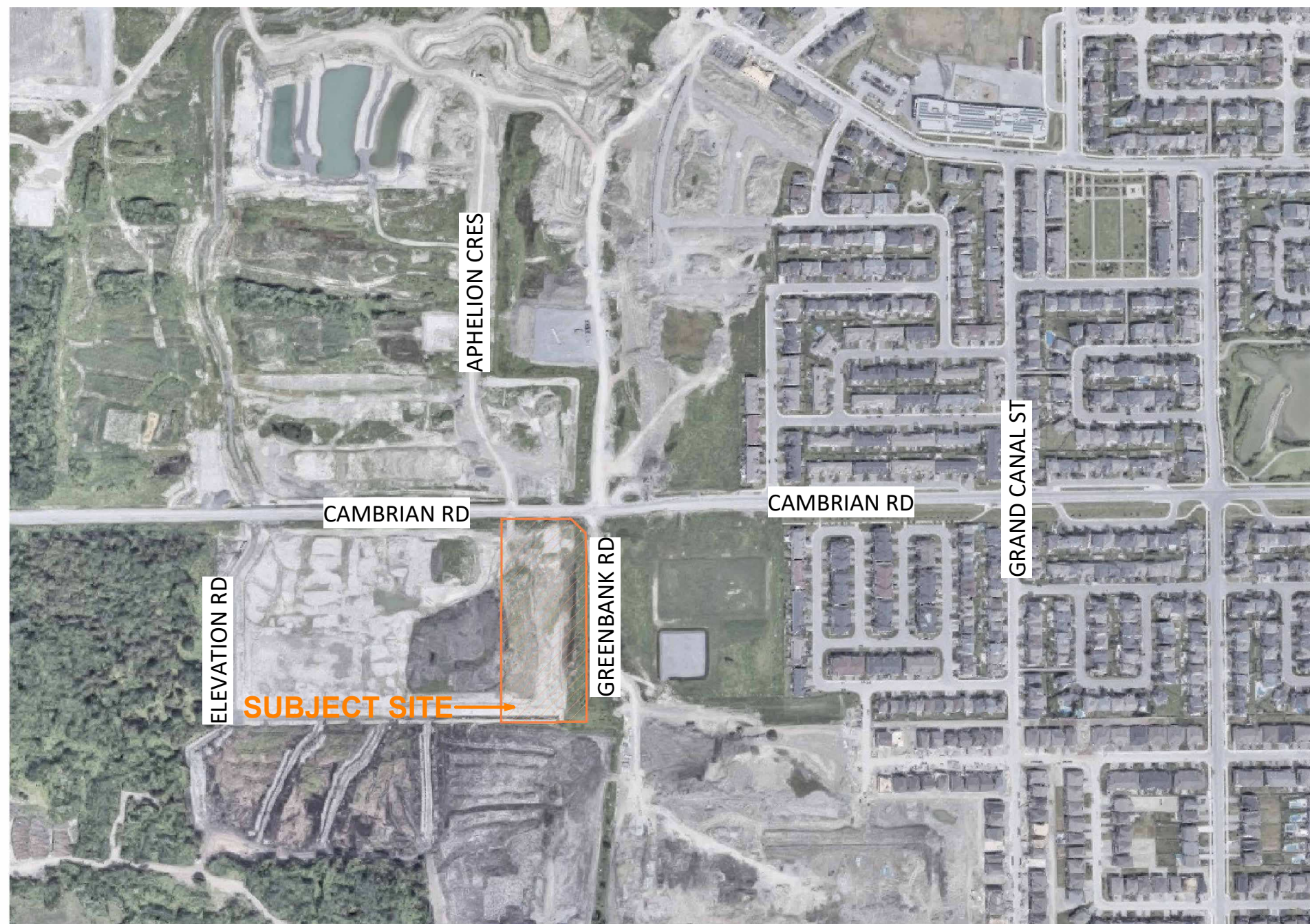
- PROPOSED BUILDING
- PROPOSED ENTRANCE ARROW
- PROPOSED CONCRETE SIDEWALK
- PROPOSED FIRE & TRUCK ROUTE (HEAVY DUTY ASPHALT)
- PROPOSED PCX PARKING
- PROPOSED EV PARKING
- PROPOSED TRANSFORMER
- EXTENT OF RIGHT OF WAY (R.O.W.)

17	2024-04-03	ISSUED FOR SPA	FPI
12	2023-10-25	ISSUED FOR SPA	FPI
#	DATE	DESCRIPTION	BY

**Loblaw  
Companies  
Limited**PROJECT  
PROPOSED NO FRILLSCAMBRIAN RD (S. PARCEL)  
BARRHAVEN, ONTARIODRAWING  
SITE PLAN

PROJECT NO.	21.326SD
PROJECT DATE	2024-12-11
DRAWN BY	GEA
CHECKED BY	RCH
SCALE	1:400

DRAWING NO.	A001
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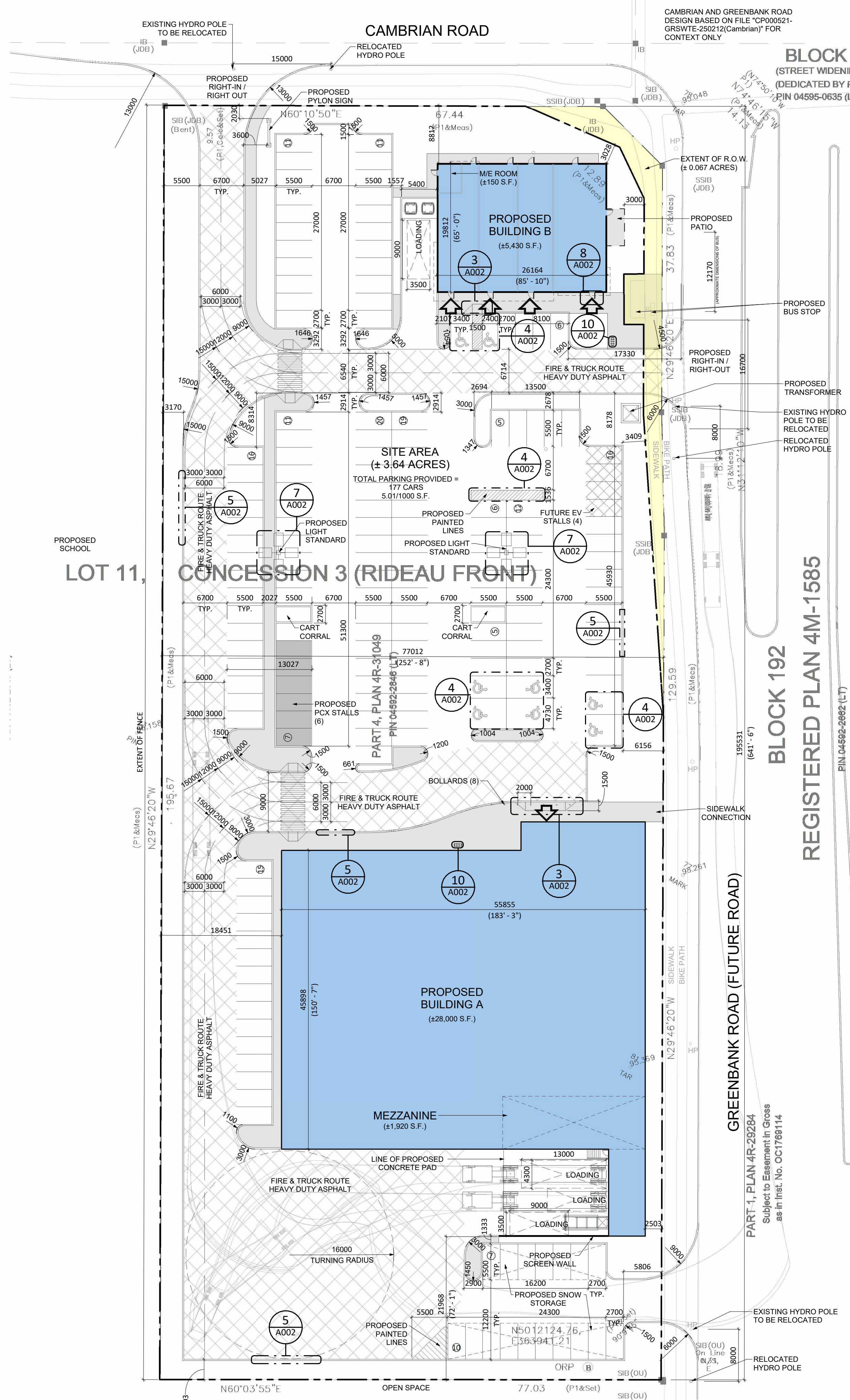


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CONTEXT PLAN  
N.T.S.

## ZONING COMPLIANCE CHART - ZONING: GM[1628]

	REQUIRED	PROPOSED
Minimum Lot Width (m)	N/A	77.02 m
Minimum Lot Area (acres)	N/A	3.66 acres
Minimum Front Yard Setback (Cambrian Rd) (m)	3 m	8.81 m
Minimum Rear Yard Setback (m)	7.5 m (from any portion of a rear lot line abutting a residential zone)	21.96 m
Minimum Interior Side Yard Setback (m)	5 m (for a non-residential or mixed-use building, from any portion of lot line abutting a residential zone)	18.45 m West 2.50 m East
Maximum Height (m)	18 m	7.48 m / 1 storey
Maximum Floor Space Index	N/A	0.30
Minimum Parking Dimensions (m)	2.6m x 5.2m	2.7m x 5.5m
Minimum Parking required (3.6 per 100 s.m. of total GFA)	163 spaces	177 spaces
Minimum Bicycle Parking required (1 per 500 s.m. of GFA)	9 spaces	10 spaces
Loading spaces (for up to 4999 s.m. of GFA)	1 standard space (3.5x9x4.2 m) 1 oversized space (4.3x13x4.2 m)	2 standard spaces 3 oversized space
Minimum Drive Aisle Width (parking angle at 90 degrees) (m)	6.7 m	6.7 m



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SITE PLAN  
1: 400