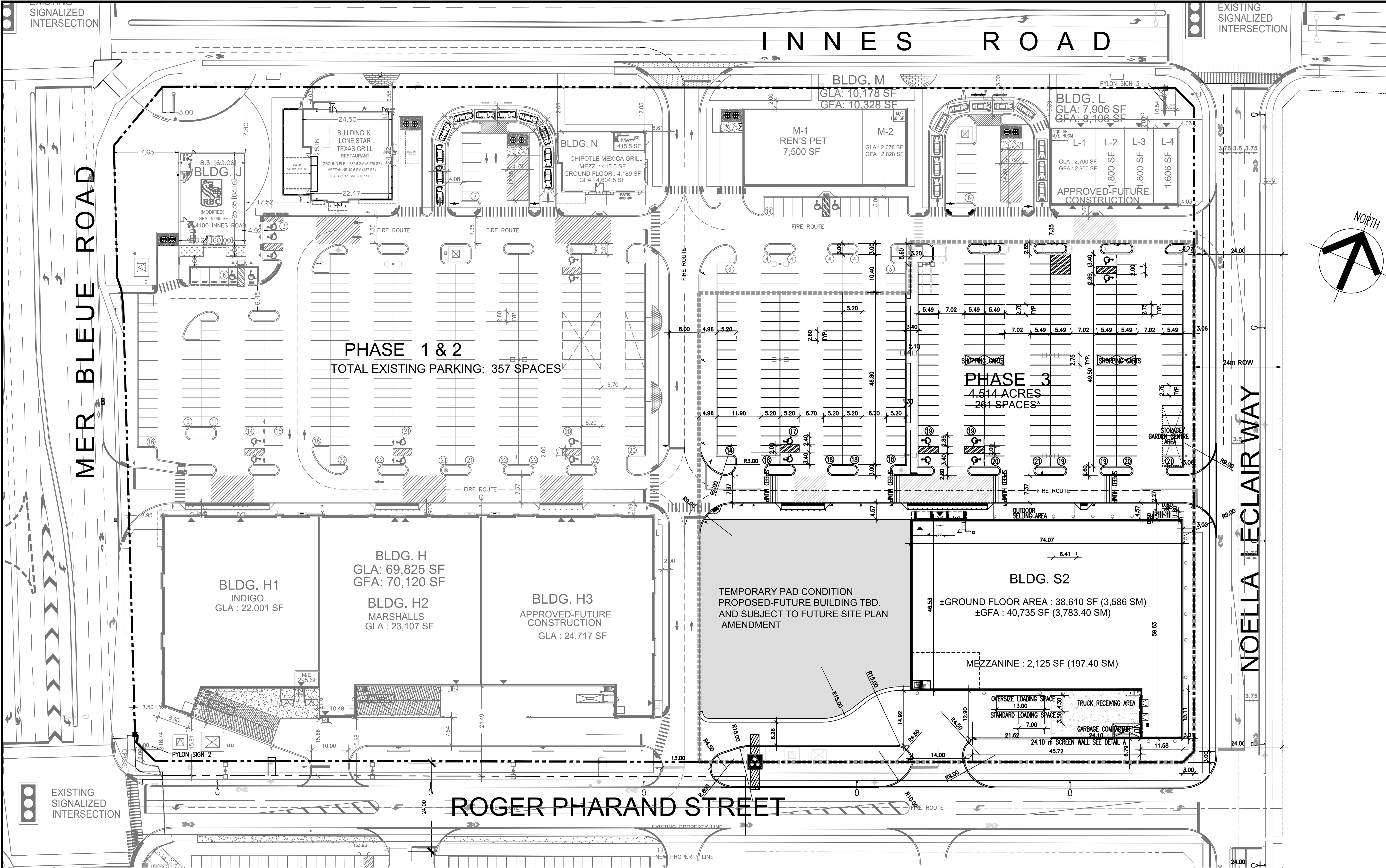




KEY PLAN N.T.S.

- GENERAL NOTES :
- 1 PROPOSED FIRE HYDRANT (H) EXISTING FIRE HYDRANT
 - 2 DEPRESSED CONCRETE CURB AND RAMP MAX 1 to 10 SLOPE WITH MIN 0.61M TACTILE WARNING SURFACE
 - 3 EXISTING CONCRETE CURB AND RAMP
 - 4 CONCRETE SIDEWALK
 - 5 CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
 - 6 BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
 - 7 EXISTING CURB TO BE REMOVED
 - 8 EXISTING CONCRETE CURB TO REMAIN
 - 9 CONCRETE CURB
 - 10 SIAMASE CONNECTION
 - 11 HEAVY DUTY ASPHALT LANDSCAPED ISLAND (TYP.)
 - 12 CONCRETE PAVING AT LOADING
 - 13 90° PARKING STRIPING (TYP.)
 - 14 TYPE A-VAN ACCESSIBLE PARKING SIGN
 - 15 TYPE B-ACCESSIBLE PARKING SIGN
 - 16 STOP BAR
 - 17 NO PARKING FIRE LANE MARKING SIGN
 - 18 1.00M GRAVEL SHOULDER BOLLARD.
 - 19 PEDESTRIAN CROSSING SIGN
 - 20 PAINTED ISLAND
 - 21 STOP SIGN
 - 22 MOTORBIKE SPACE SIGN

THIS SITE PLAN DRAWING AND THE SITE BOUNDARIES BEARINGS ARE PREPARED BASED ON PLAN OF SURVEY OF PART OF LOT 1, CONCESSION 11, GEOGRAPHIC TOWNSHIP OF CUMBERLAND AND CITY OF OTTAWA (P.N. 14 OF 1455) - 3552 PREPARED BY STANTEC GEOMATICS LTD., DATED 2024.

PHASE 3 SA-004B R2

4	REVISED AS PER CITY'S COMMENTS	AUG. 12, 2025	OK
3	REVISED AS PER CITY'S COMMENTS	AUG. 12, 2025	OK
2	ISSUED FOR SITE PLAN APPROVAL	APR. 26, 2025	OK
1	ISSUED FOR COORDINATION	MAY. 14, 2025	OK
Nr.	DESCRIPTION	DATE	BY

Contractor must check and verify all dimensions on the job and report any discrepancies to the Architect before proceeding with the work.
Do not scale the drawing.
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This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN - PHASE 3

SCALE: 1:500

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartCentres

PETROFF PARTNERSHIP ARCHITECTS
PETROFF

260 TOWN CENTRE BLVD., SUITE 300
MARKHAM ONTARIO CANADA L3R 9S4
TEL. 905.470.7000 FAX. 905.470.2500

DRAWN BY: DR
CHECKED BY: AE
DATE: SEPTEMBER 27, 2017
ISSUED: AUGUST 12, 2025

PROJECT No: **06099.26**
DWG. No: **SA-004B**

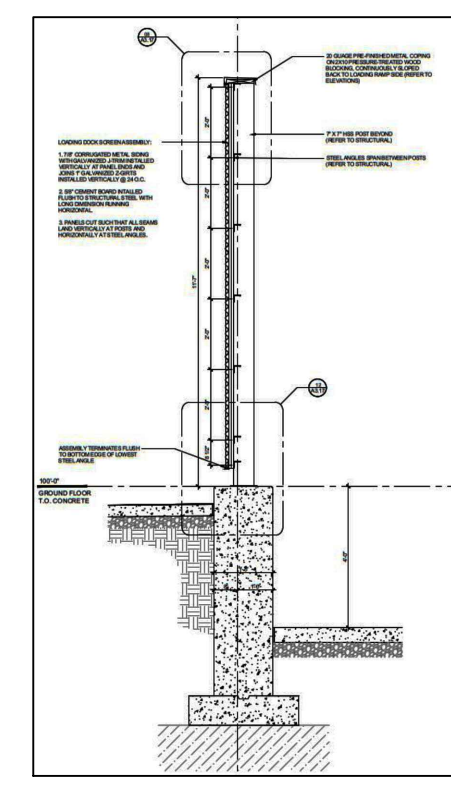
SITE ANALYSIS (BASED ON ZONING BY-LAW 2006-250)
MUNICIPAL ADDRESS : 2025 MER BLEUE ROAD, OTTAWA, ONTARIO
ZONING DESIGNATION : AM1607(H21)h
AREA ON SCHEDULE 1 & 1A : AREA "C"
SITE AREA
OVERALL LOT/SITE AREA : 53,250.68 M² (13,158 ACRES)
TOTAL GROSS FLOOR AREA (GFA): 13,530.3 M² (145,665.5 SF)
TOTAL GROSS LEASABLE AREA (GLA): 13,471.3 M² (145,020.5 SF) (INCLUDING MEZZANINE)
TOTAL PARKING PROVIDED: 618 SPACES (4,599/100 M²)
* INCLUDED IN THIS TOTAL:
1 MOTORBIKE / SMALL VEHICLE SPACE AND
23 ACCESSIBLE SPACES (10 TYPE A AND 13 TYPE B)
TOTAL PAVED PARKING AREA: 20,571.41 M²
TOTAL LANDSCAPED AREA: 4,587.59 M² 22.35% (OF PAVED AREA)
LOT COVERAGE (PHASE 1 & 2): 13,265.7 M² / 53,250.68 M² = 24.91%
MAX. PERMITTED BUILDING HEIGHT: 21.0M

PHASE (1 & 2) - APPROVED
PHASE AREA : 34,981.17 M² (8,644 ACRES)
BUILDING GROSS FLOOR AREA (GFA):
* BLDG. "H": 6,514 M² (70,120 SF)
BLDG. "J": 470 M² (5,065 SF)
BLDG. "K": 623.1 M² (6,707 SF)
* BLDG. "L": 793 M² (8,106 SF)
BLDG. "M": 968 M² (10,328 SF)
BLDG. "N": 427.8 M² (4,604.5 SF)
TOTAL GFA : 9,746.9 M² (104,930.5 SF)
BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.):
* BLDG. "H": 6,487 M² (69,825 SF)
BLDG. "J": 470 M² (5,065 SF)
BLDG. "K": 623.1 M² (6,707 SF)
* BLDG. "L": 734 M² (7,906 SF)
BLDG. "M": 946 M² (10,178 SF)
BLDG. "N": 427.8 M² (4,604.5 SF)
TOTAL GLA : 9,687.9 M² (104,285.5 SF)
* BLDG. "H3" & BLDG. "L" APPROVED - FUTURE CONSTRUCTION

PROPOSED PHASE (3)
PHASE 3 AREA : 18,269.51 M² (4,514 ACRES)
* Phase 3 area includes a portion of the approved Phase 2 area for which CULP has already been paid for. The inclusion of this Phase 2 area in the current Phase 3 application was intentional and is specific to a portion of the parking lot where minor modifications will occur. Accordingly, the CULP parking calculation is to be based on a Phase 3 area of 4.01 acres / 16,269.51 sq. m. (reflects the Phase 3 area less the portion of the Phase 2 lands included as part of the Phase 2 approval) and not 4.514 acres / 18,269.51 sq. m.
BUILDING GROSS FLOOR AREA (GFA):
BLDG. "S2": 3,783.40 M² (40,735 SF)
BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.):
BLDG. "S2": 3,783.40 M² (40,735 SF)
TOTAL PARKING PROVIDED: 261 SPACES (6,871/100 M²)
* INCLUDED IN THIS TOTAL:
1 MOTORBIKE / SMALL VEHICLE SPACE AND
6 ACCESSIBLE SPACES (4 TYPE A AND 4 TYPE B)

MOTOR VEHICLE PARKING
RATE OF CALCULATION : 3.6 SPACES/100 M² GLA FOR SHOPPING CENTRE.
REQUIRED MIN. : 3.6 x (9,687.9 + 3,783.4 M²) / 100 = 485 SPACES
PROVIDED : 618 SPACES (4,571/100 M²)
BARRIER FREE PARKING SPACE
REQUIRED MIN. : 15 SPACES
PROVIDED : 23 SPACES
LOADING SPACE
REQUIRED MIN. : 4 STANDARD SPACE + 1 OVERSIZED SPACE FOR SHOPPING CENTRE OVER 2,000 M² GFA
PROVIDED : 5 * STANDARD SPACES + 5 OVERSIZED SPACE
* EACH BUILDING HAS ITS OWN LOADING SPACE(S)

BICYCLE PARKING
PHASE 1 & 2: REQ'D (MIN.): @ 1 SPACE/500 M² GFA 9,746.9 M²/500 = 20 SPACES
PHASE 3: REQ'D (MIN.): @ 1 SPACE/500 M² GFA 3,783.4 M²/500 = 8 SPACES
TOTAL REQ'D (MIN.): 28 SPACES
TOTAL PROVIDED - PHASE 1&2: 52 SPACES
TOTAL PROVIDED - PHASE 3: 8 SPACES
TOTAL PROVIDED: 60 SPACES



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