



KEY PLAN N.T.S.

GENERAL NOTES :

- PROPOSED FIRE HYDRANT (H) EXISTING FIRE HYDRANT
- DEPRESSED CONCRETE CURB AND RAMP MAX 1 to 10 SLOPE WITH MIN 0.61M TACTILE WARNING SURFACE
- EXISTING CONCRETE CURB AND RAMP
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
- BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
- EXISTING CURB TO BE REMOVED
- EXISTING CONCRETE CURB TO REMAIN
- CONCRETE CURB
- SIAMASE CONNECTION
- HEAVY DUTY ASPHALT
- LANDSCAPED ISLAND (TYP.)
- CONCRETE PAVING AT LOADING
- 90° PARKING STRIPING (TYP.)
- TYPE A-VAN ACCESSIBLE PARKING SIGN
- TYPE B-ACCESSIBLE PARKING SIGN
- STOP BAR
- NO PARKING FIRE LANE MARKING SIGN
- 1.00M GRAVEL SHOULDER
- BOLLARD.
- PEDESTRIAN CROSSING SIGN
- PAINTED ISLAND
- STOP SIGN
- 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. (ALL OF 14663 - 3352) PREPARED BY STANTEC GEOMATICS LTD., DATED 2024.

## PHASE 3 SA-004B

APPROVED ☐ REFUSED ☐  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

JEFF MCEWEN, P. ENG. MANAGER  
DEVELOPMENT REVIEW EAST, PLANNING,  
INFRASTRUCTURE AND ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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### 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 9H8  
TEL. 905.470.7000 FAX 905.470.2500

DRAWN BY: DR  
CHECKED BY: AE  
DATE: SEPTEMBER 27, 2017  
ISSUED: APRIL 28, 2025

ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
ALEXANDER HADLEY EGGERTS  
P. ENG.

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

**SITE ANALYSIS** (BASED ON ZONING BY-LAW 2008-250)  
MUNICIPAL ADDRESS : 2025 MER BLEUE ROAD, OTTAWA, ONTARIO  
ZONING DESIGNATION : AM(1607/H2)1-h  
AREA ON SCHEDULE 1 & 1A : AREA "C"  
**SITE AREA**  
OVERALL LOT/SITE AREA : 53,250.68 M<sup>2</sup> (13.158 ACRES)  
TOTAL GROSS FLOOR AREA (GFA): 13,530.3 M<sup>2</sup> (145,665.5 SF)  
TOTAL GROSS LEASABLE AREA (GLA): 13,471.3 M<sup>2</sup> (145,020.5 SF) (INCLUDING MEZZANINE)  
TOTAL PARKING PROVIDED: 617 CARS (4.58/100 M<sup>2</sup>) + 1 MOTORBIKE SPACE  
INCLUDING ACCESSIBLE PARKING 23 SPACES  
10 TYPE A AND 13 TYPE B  
TOTAL PAVED PARKING AREA : 20,571.41 M<sup>2</sup>  
TOTAL LANDSCAPED AREA : 4,597.59 M<sup>2</sup> 22.35% (OF PAVED AREA)  
LOT COVERAGE (PHASE 1 & 2) : 13,265.7 M<sup>2</sup> / 53,250.68 M<sup>2</sup> = 24.91%  
MAX. PERMITTED BUILDING HEIGHT : 21.0M

**PHASE (1 & 2) - APPROVED**  
PHASE AREA : 34,981.17 M<sup>2</sup> (8,644 ACRES)  
**BUILDING GROSS FLOOR AREA (GFA):**  
\* BLDG. "H" : 6,514 M<sup>2</sup> (70,120 SF)  
BLDG. "J" : 470 M<sup>2</sup> (5,065 SF)  
BLDG. "K" : 623.1 M<sup>2</sup> (6,707 SF)  
\* BLDG. "L" : 793 M<sup>2</sup> (8,106 SF)  
BLDG. "M" : 969 M<sup>2</sup> (10,328 SF)  
BLDG. "N" : 427.8 M<sup>2</sup> (4,604.5 SF)  
TOTAL GFA : 9,746.9 M<sup>2</sup> (104,930.5 SF)  
**BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.)**  
\* BLDG. "H" : 6,487 M<sup>2</sup> (69,825 SF)  
BLDG. "J" : 470 M<sup>2</sup> (5,065 SF)  
BLDG. "K" : 623.1 M<sup>2</sup> (6,707 SF)  
\* BLDG. "L" : 734 M<sup>2</sup> (7,906 SF)  
BLDG. "M" : 946 M<sup>2</sup> (10,178 SF)  
BLDG. "N" : 427.8 M<sup>2</sup> (4,604.5 SF)  
TOTAL GLA : 9,687.9 M<sup>2</sup> (104,285.5 SF)  
\* BLDG. "H3" & BLDG. "L" APPROVED - FUTURE CONSTRUCTION

**PROPOSED PHASE (3)**  
PHASE (3) AREA : 18,269.51 M<sup>2</sup> (4,514 ACRES)  
**BUILDING GROSS FLOOR AREA (GFA):**  
BLDG. "S2" : 3,783.40 M<sup>2</sup> (40,735 SF)  
**BUILDING GROSS LEASABLE AREA (GLA) (INCL. MEZZ.)**  
BLDG. "S2" : 3,783.40 M<sup>2</sup> (40,735 SF)  
TOTAL PARKING PROVIDED: 260 CARS (6.87/100 M<sup>2</sup>) + 1 MOTORBIKE SPACE  
INCLUDING ACCESSIBLE PARKING 8 SPACES  
4 TYPE A AND 4 TYPE B

**MOTOR VEHICLE PARKING**  
RATE OF CALCULATION : 3.6 SPACES/100 M<sup>2</sup> GLA FOR SHOPPING CENTRE.  
REQUIRED MIN. : 3.6 x (9,687.9 + 3,783.4 M<sup>2</sup>) / 100 = 485 SPACES  
PROVIDED : 618 SPACES (4.57/100 M<sup>2</sup>)  
**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 M<sup>2</sup> GFA.  
PROVIDED : 5 \* STANDARD SPACES + 5 OVERSIZED SPACE \* EACH BUILDING HAS ITS OWN LOADING SPACE(S)

**BICYCLE PARKING**  
PHASE 1 & 2 : RECD (MIN.) : 9,746.9 M<sup>2</sup> / 500 = 20 SPACES  
PHASE 3 : RECD (MIN.) : 3,783.4 M<sup>2</sup> / 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