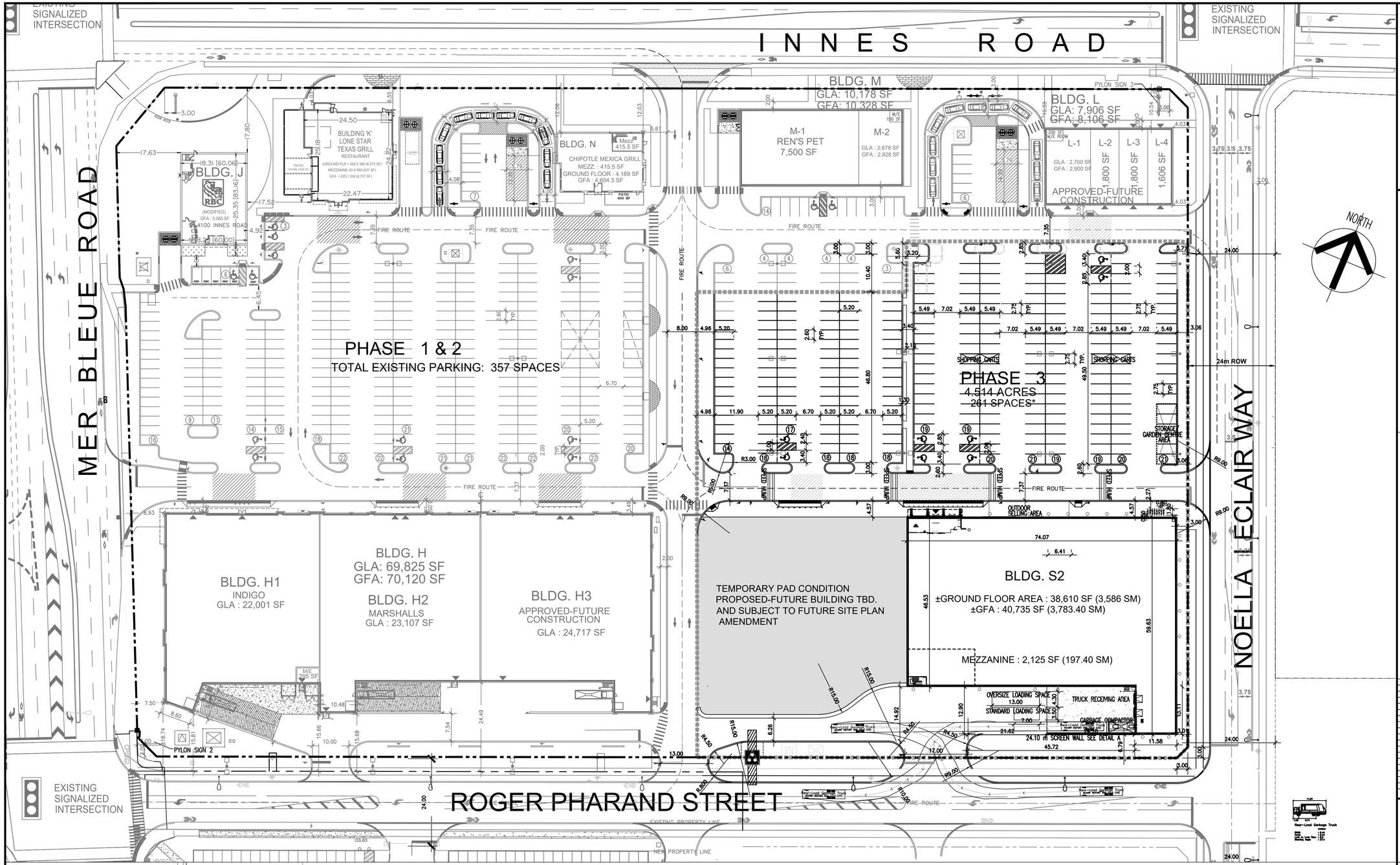

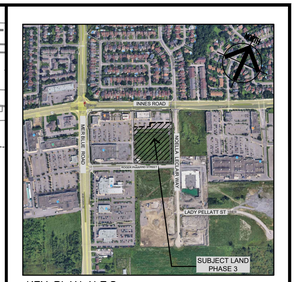

KEY PLAN N.T.S

GENERAL NOTES :

1. PROPOSED FIRE HYDRANT (1a) EXISTING FIRE HYDRANT
2. DEPRESSED CONCRETE CURB AND RAMP MAX.1 to 10 SLOPE WITH MIN 0.61M TACTILE WARNING SURFACE
2a. EXISTING CONCRETE CURB AND RAMP
3. CONCRETE SIDEWALK
4. CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS. FOR EXTENT
5. BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
6. EXISTING CURB TO BE REMOVED
7. EXISTING CONCRETE CURB TO REMAIN
8. CONCRETE CURB
9. SIAMESE CONNECTION
10. HEAVY DUTY ASPHALT
11. 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
19. BOLLARD.
20. PEDESTRIAN CROSSING SIGN
21. PAINTED ISLAND
22. STOP SIGN
23. 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, PIN (ALL OF 14563 - 3352) PREPARED BY STANTEC GEOMATICS LTD., DATED 2024.

PHASE 3
SA-004B R3

No.	DESCRIPTION	DATE	BY
5	REVISED LOADING ENTRANCE AS PER CITY'S COMMENTS	SEP–02, 2025	DR
4	REVISED AS PER CITY'S COMMENTS	AUG. 12, 2025	DR
3	REVISED AS PER CITY'S COMMENTS	JULY 17, 2025	DR
2	ISSUED FOR SITE PLAN APPROVAL	APR. 28, 2025	DR
1	ISSUED FOR COORDINATION	MAR. 14, 2025	DR

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 shall not be reproduced in whole or in part without the written approval of the Architect.

This drawing must be read in the context of all the other drawings which constitute the document.

SITE PLAN PHASE 3
GARBAGE TRUCK

SCALE: 1:500

COMMERCIAL DEVELOPMENT
INNES ROAD & MER BLEUE
ORLEANS, ONTARIO
SmartCentres

PETROFF PARTNERSHIP ARCHITECTS
PETROFF
280 TOWN CENTRE BLVD. SUITE 300
MARKHAM ONTARIO CANADA L3R 8H8
TEL. 905.470.7000 FAX. 905.470.2500

DRAWN BY	DR
CHECKED BY	AE
DATE	SEPTEMBER 27, 2017
ISSUED	SEPTEMBER 02, 2025

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

007-12-25-0059

19289

SITE ANALYSIS (BASED ON ZONING BY-LAW 2008-250)

MUNICIPAL ADDRESS : 2025 MER BLEUE ROAD, OTTAWA, ONTARIO

ZONING DESIGNATION : AM[1607]H(21)-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 (4.59/100 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 :4,597.59 M² 22.35% (OF PAVED AREA)
LOT COVERAGE (PHASE 1,2 & 3) : 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' :	753 M² (8,106 SF)
BLDG. 'M' :	959 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 LEASEABLE 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 CILP 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 CILP parkland calculation is to be based on a Phase 3 area of 4.01 acres / 16,269.51sq.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 LEASEABLE AREA (GLA)(INCL. MEZZ.) :

BLDG. 'S2' :	3,783.40 M² (40,735 SF)

TOTAL PARKING PROVIDED: 261 SPACES (6.87/100 M²)
* INCLUDED IN THIS TOTAL:
1 MOTORBIKE /SMALL VEHICLE SPACE AND
8 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 (4.57/100 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