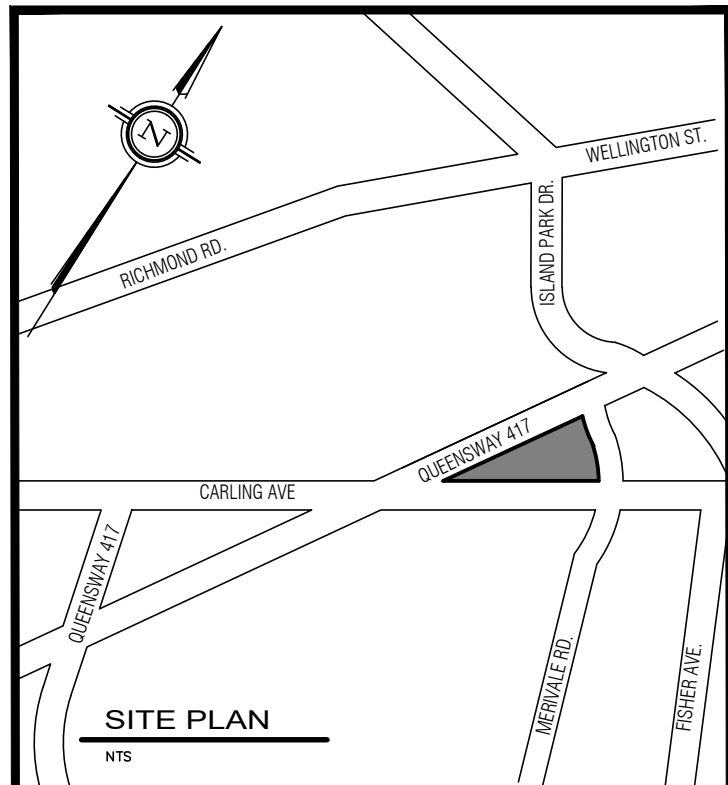


SITE PLAN and BUILDING STATISTICS			
1	ZONING	AM10 – ARTERIAL MAINTREIST ZONE	
2	SITE AREA	3.06 HECTARES 7.57 ACRES	
3	ADDRESS	1309 CARLING AVENUE, OTTAWA, ONTARIO	
		SQ. M	SQ. FT
4	PORTION OF EXISTING MALL DEMOLISHED	(15.40)	(165.805)
5	BUILDING A (EXISTING MALL TO REMAIN)	2.830	30.426
6	PROPOSED NEW BUILDING B	2.572	27.686
7	NEW TOTAL	5.402	58.112
8	PAVED AREA	10,452.9 SM	(84.4%)
9	SOFT LANDSCAPED AREA	682.2 SM	(5.5%)
10	HARD LANDSCAPED AREA	1,244.2 SM	(10.1%)
11	TOTAL LANDSCAPED AREA	1,926.4 SM	(15.6%)
12	PARKING REQUIRED	97 SPACES	
13	EXISTING PARKING ON WESTGATE LANDS	305 SPACES	
14	EXISTING PARKING ON HYDRO	258 SPACES	
15	EXISTING STRADDLING PARKING	53 SPACES	
16	TOTAL EXISTING PARKING	616 SPACES	
17	PROPOSED PARKING ON WESTGATE LANDS	364 SPACES	
18	PROPOSED PARKING ON HYDRO	253 SPACES	
19	PROPOSED STRADDLING PARKING	53 SPACES	
20	TOTAL PROPOSED PARKING	670 SPACES	
21	TOTAL BICYCLE PARKING ON SITE	25 BIKES	



LEGAL DESCRIPTION
TOPOGRAPHIC PLAN of
LOTS 45, 46, 50 TO 57 INCLUSIVE AND PART OF
LOT 49 REGISTERED PLAN NO. 348 AND PART OF
LOT 48, NO. 311 AND PART OF LOTS 22 & 23
CONCESSION 1 (OTTAWA FRONT)
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

SITE INFORMATION SHOWN ON THIS DRAWING HAS
BEEN TAKEN FROM:

A. MORGULIS ARCHITECT
PROJECT - RENOVATION & EXPANSION WESTGATE
SHOPPING CENTRE.
DATED - MARCH 1, 1990 DRAWING No. 100

RLA ARCHITECTURE
56 BEECH STREET, OTTAWA ONTARIO K1S 3J6
PROJECT - WESTGATE 1309 CARLING AVENUE, OTTAWA
DATED - JULY 13, 20 DRAWING No. SP1

	AZ	ISSUED FOR SITE PLAN APPLICATION	MAR 21 2025
	AZ	HYDRO ONE SUBMISSION	FEB 27 2025
	AZ	PRE-APPLICATION SUBMISSION	OCT 28 2024
	AZ	PRELIMINARY PLANNING REVIEW (SA10)	OCT 24 2024
REV	BY	DESCRIPTION	DATE
REVISIONS			

CONTRACTOR SHALL CHECK AND VERIFY
ALL DIMENSIONS ON SITE
DO NOT SCALE DRAWINGS

RIO CAN
REAL ESTATE INVESTMENT TRUST
RIOCAN YONGE EGLINTON CENTRE, 500-2300 YONGE STREET
P.O. Box 2386, TORONTO, ON M4P 1E4

LLA
ARCHITECTURE+

ANTHONY ZAGARIA
ARCHITECT

365A - 700 LAWRENCE AVENUE WEST
TORONTO, ONTARIO M6A3B4
V:(416)783-6878 E:STAFF@LLARCH.CA
WWW.LLARCH.CA

PROJECT
PROPOSED REDEVELOPMENT OF
WESTGATE SC

1309 CARLING AVENUE OTTAWA, ONTARIO

DRAWING TITLE

SITE PLAN

DRAWN BY		COMM. NO.	24-73
GD		DRAWING NO.	
CHECKED			
AZ			
SCALE		SP1.0	
1:500			
DATE			
JAN 20 2025			