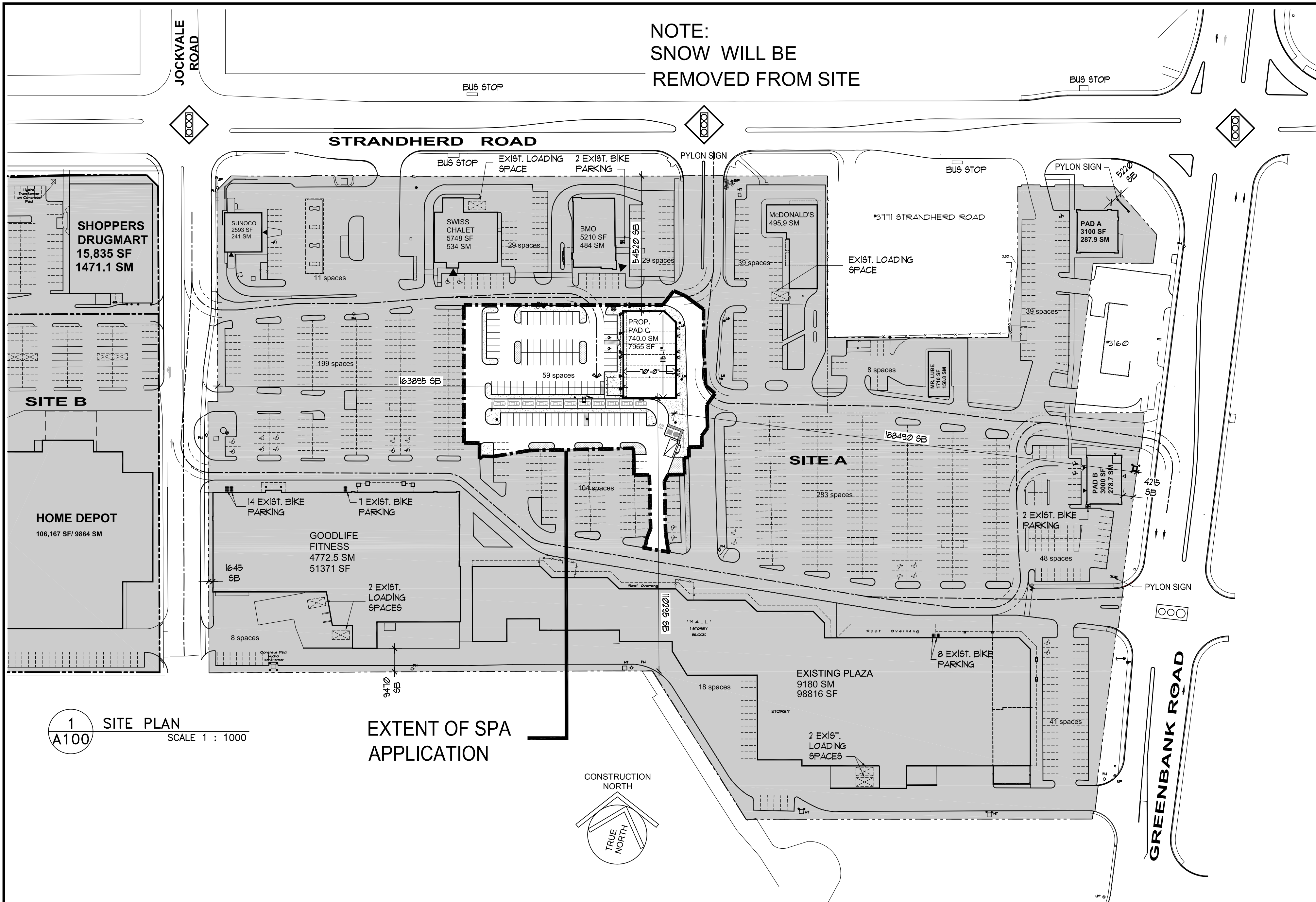




SITE STATISTIC

SITE A AREA	77926.0 SM	±19.26 AC
SITE COVERAGE	22.7%	
LOT WIDTH	±200 M	
EX. BUILDING AREA	BLDG AREA	GLA
PLAZA	9180.0 SM	
SUNOCO	241.0 SM	
SWISS CHALET	534.0 SM	
BMO	484.0 SM	
McDONALD'S	495.9 SM	
GOODLIFE FITNESS	4772.5 SM	
PAD A (HAKIM)	287.9 SM	
MR.LUBE	158.8 SM	
PAD B	278.7 SM	
BUILDING AREA (GLA)	16432.8 SM	176881 SF
PROP BUILDING AREA	BLDG AREA	GLA
PAD C	729.0 SM	7845 SF
BUILDING AREA	17161.8 SM	184726 SF
TOTAL SPACES	915 SPACES	
	5.33/100SM	
	4.95/1000SF	

LEGEND

	LANDSCAPED AREA AS PER LAND, ARCH DWGS
	PAINTED / NO PARKING AREA / CROSSWALK
	NEW PARKING LINES
	EXISTING PARKING LINES TO REMAIN
	FIRE ROUTE
	GREYED AREA INDICATES AREA NOT IMPACTED BY THIS APPLICATION
	EXISTING LIGHT STANDARD
	NEW LIGHT STANDARDS AS PER ELEC. DWGS.
	FIRE HYDRANT
	DEPRESSED CURB RAMP (REFER TO CIVIL DWG FOR DETAIL)
	HANDICAPPED PARKING SPACE
	BUILDING ENTRANCE
	SECONDARY BUILDING ENTRANCE
	BUILDING MOUNTED LIGHTS

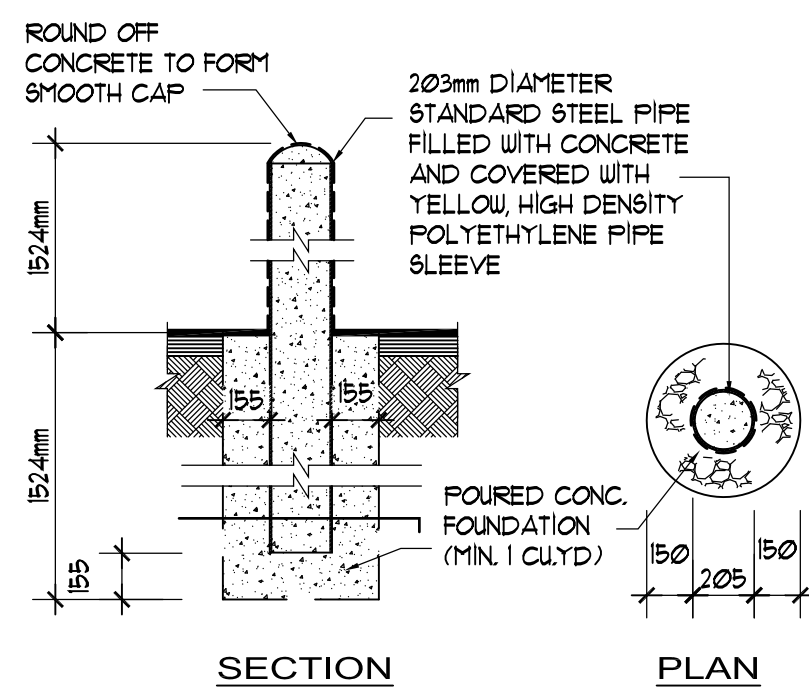
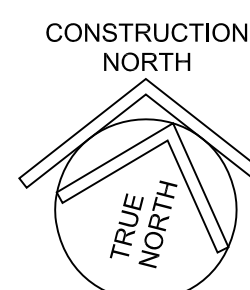
MC (187H)(20) - ZONE PROVISIONS		
ZONING MECHANISMS	II PROVISIONS	PROVIDED
(a) Minimum lot area	No Minimum	77926 sm
(b) Minimum lot width	No Minimum	+/- 370 m
(c) Minimum front yard and corner side yard setback	(i) abutting a lot in a residential zone (ii) abutting the rapid transit corridor (iii) other cases	3 m 2 m No Minimum (GREENBANK ROAD) No Minimum (STRANDHERD ROAD)
(d) Minimum interior side yard setback (JOCKVALE RD)	(i) abutting a lot in a residential zone (ii) abutting the rapid transit corridor (iii) other cases	3 m 2 m No Minimum
(e) Minimum rear yard setback	(i) abutting a lot in a residential zone (ii) abutting the rapid transit corridor (iii) other cases	6 m 2 m No Minimum
(f) Maximum floor space index		2.0 0.22
(g) Min. building height	for all uses within 400m of a rapid transit station, other than a gas bar	6.7M 6.7M
(h) Maximum building height		20.0m 6.7M
(i) Minimum width of landscaped area	No minimum, except that where a yard is provided and not used for required driveways, alleys, parking, loading spaces or outdoor commercial patio, the whole yard must be landscaped	N/A N/A
Exception: max. gross leasable floor area		35,000 sm 17161.8 SM EAST OF JOCKVALE RD.
Parking	MIN 3.8/100 SM GLA	601 SPACES 915 SPACES
Loading (3.5m x 7.0m)		MIN 2 6
Bicycle parking	1/500sm g/s Shopping Centre	Pad C: 2 Total: 35
DRIVE THRU QUEUEING		7 AT THE BOARD 11 TOTAL

SURVEY INFO TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT - PART 1
PART OF LOT 15
CONCESSION 3 (Rideau Front)
GEOGRAPHIC TOWNSHIP OF NEPEAN
Now CITY OF OTTAWA

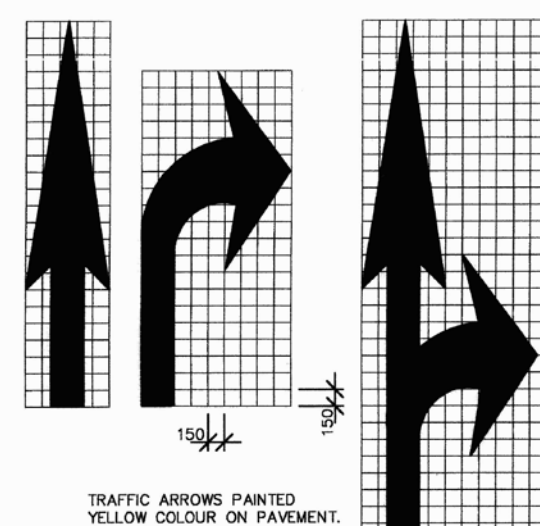
PREPARED BY:
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
JUNE 12 2012

1 SITE PLAN
A100 SCALE 1 : 1000

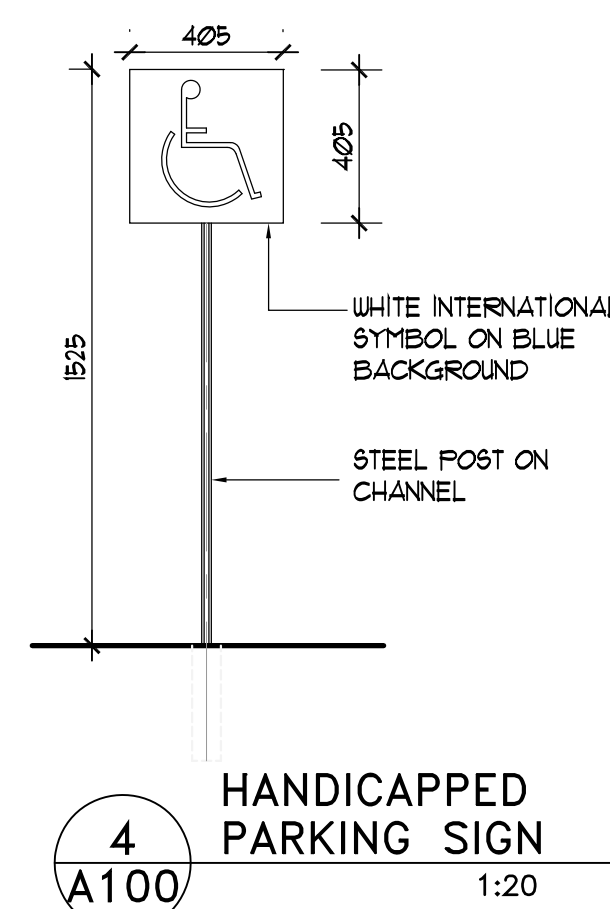
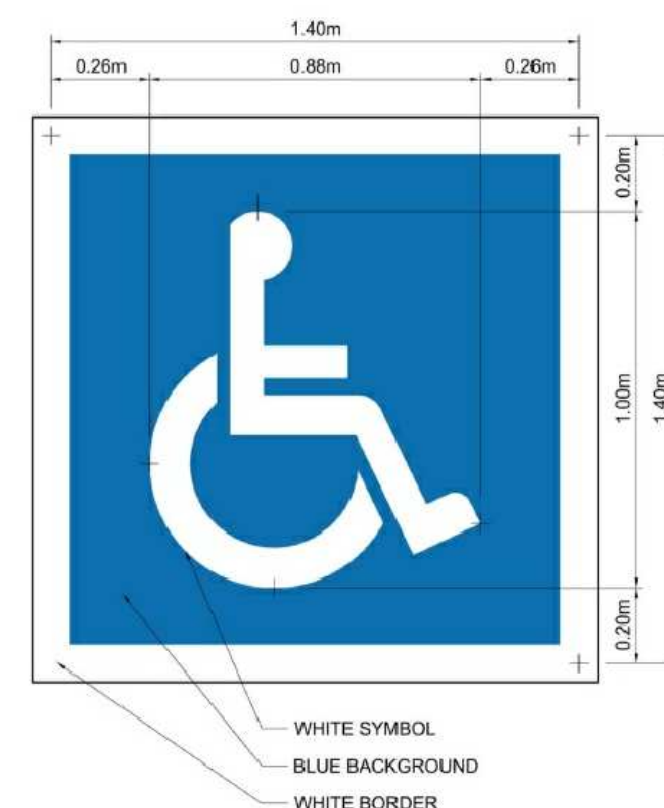
EXTENT OF SPA APPLICATION



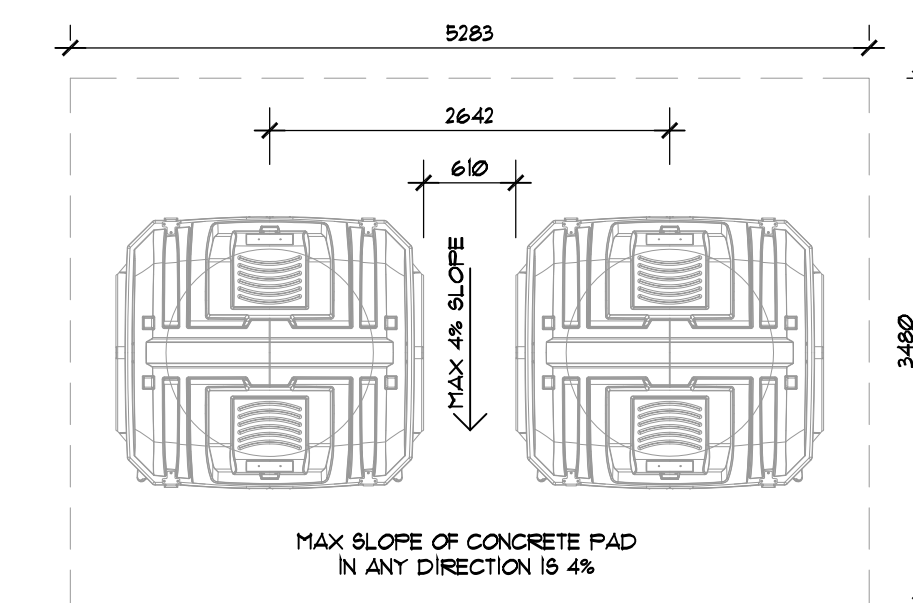
2 BOLLARD DETAIL
A100 AT LOADING AREA SCALE 1:25



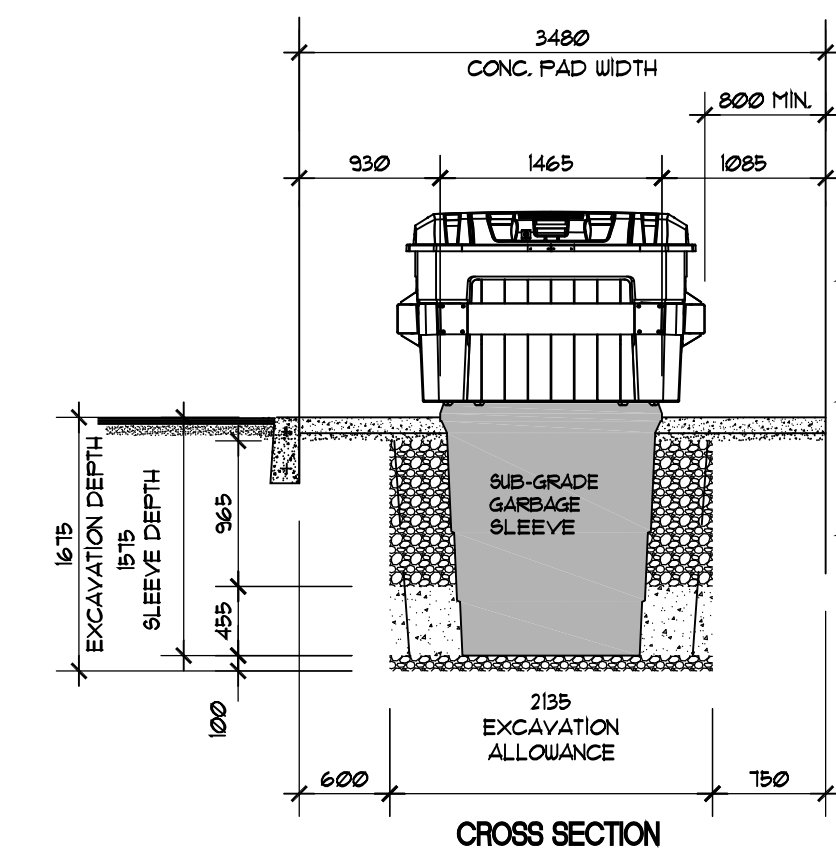
3 ROAD PAINTING
A100 SCALE NTS



4 HANDICAPPED PARKING SIGN
A100 1:20



PLAN VIEW



CROSS SECTION

6 SUB-GRADE GARBAGE SYSTEM
A100 SCALE 1:50

BARRHAVEN TOWN CENTRE INC.

OWNER : STEVE BISHOP
NORTH AMERICAN DEVELOPMENT GROUP.
2851 JOHN ST, SUITE ONE, MARKHAM, ONTARIO, L3R 5R7
TEL: (905)477-9200



SCOLER LEE BORENSTEIN + ASSOCIATES
ARCHITECTS INC.

ARCHITECT: ALLAN BORENSTEIN
STE 900, 60 ST. CLAIR AVE E TEL: (416)362-7753
TORONTO, ONTARIO M4T 1N5 FAX: (416)362-8519

PROJECT
BARRHAVEN TOWN CENTRE
3777 STRANDHERD DRIVE
NEPEAN, ONTARIO

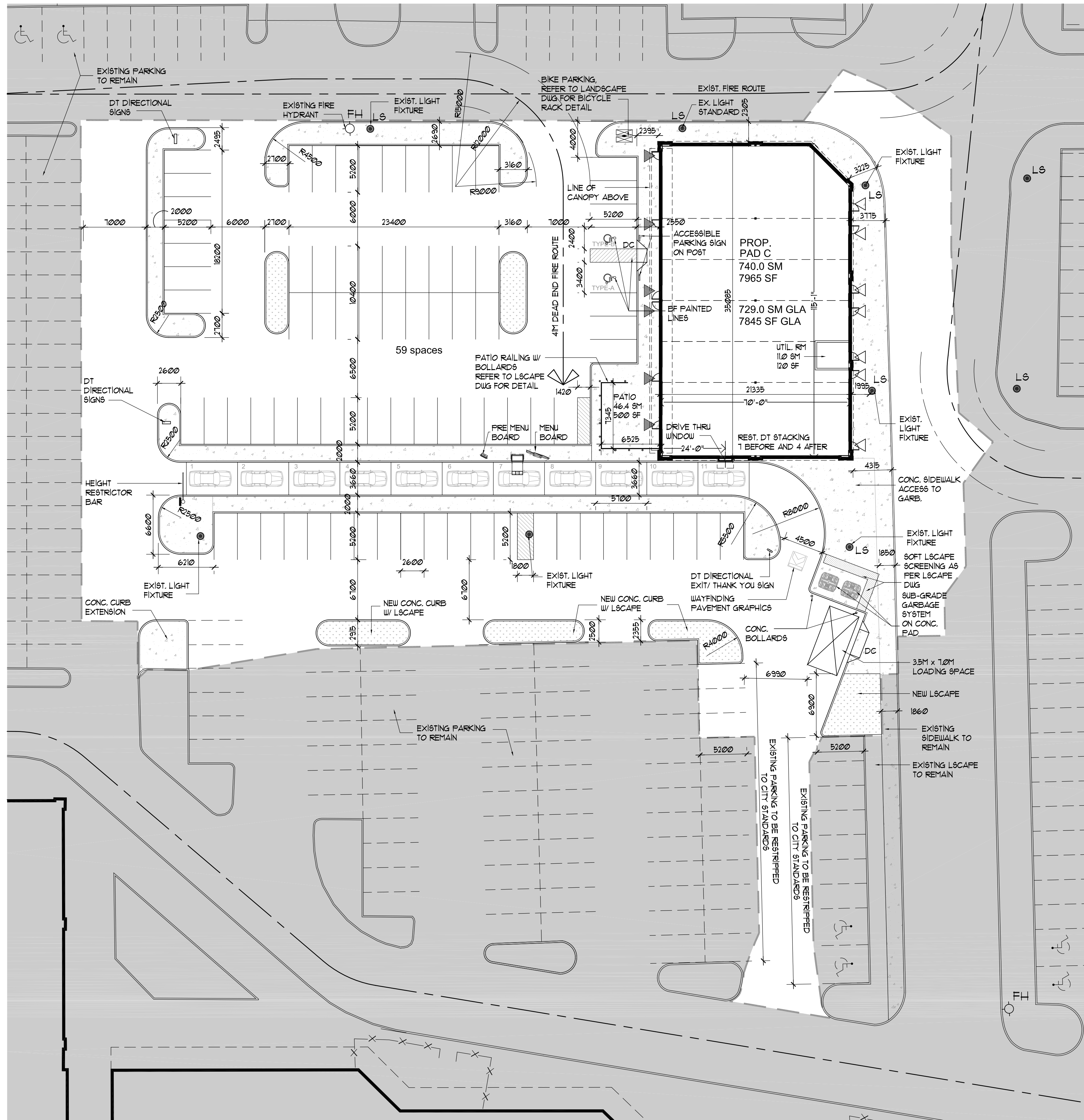
DRAWING TITLE

SITE PLAN, DETAILS

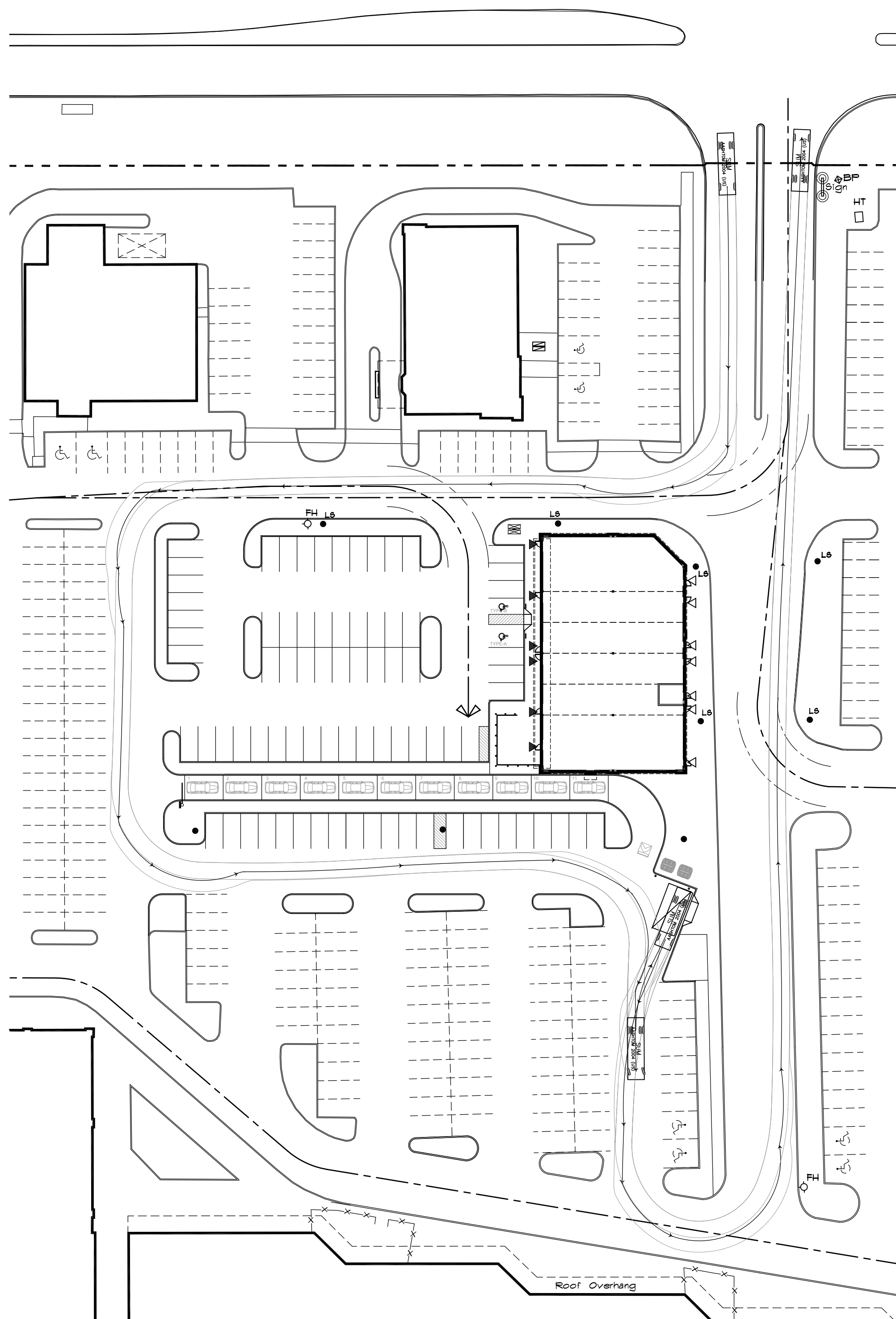
ONTARIO ASSOCIATION OF ARCHITECTS ALLAN MICHAEL BORENSTEIN LICENCE 7172	DRAWN	JL	FOLIO 25078
	CHECKED	AB	
	DATE	OCT 2025	DWG. NO.
	SCALE	AS NOTED	A100

X-REFS:

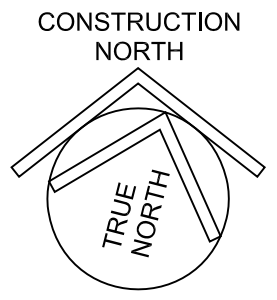
DRAWINGS REVISED: LAST UPDATED:



1 ENLARGED SITE PLAN
SCALE 1 : 250



2 TRUCK MOVEMENT PLAN
SCALE 1 : 500



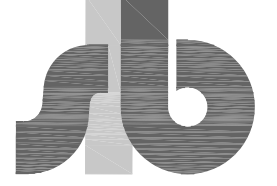
SURVEY INFO TAKEN FROM:
SURVEYOR'S REAL PROPERTY REPORT - PART 1
PLAN OF
PART OF LOT 15
CONCESSION 3 (Rideau Front)
GEOGRAPHIC TOWNSHIP OF NEPEAN
Now CITY OF OTTAWA

PREPARED BY:
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS
JUNE 12 2012

1	AB	NOV21,25	SPA
NO.	BY	DATE	ISSUED
VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB. DO NOT SCALE PRINTS.			
PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT COMPLETION OF THE WORK OR UPON REQUEST.			
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNLESS APPROVED AT RIGHT.			APPROVED: DATE:

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PROJECT
BARRHAVEN TOWN CENTRE
3777 STRANDHERD DRIVE
NEPEAN, ONTARIO

DRAWING TITLE
ENLARGED SITE PLAN

	DRAWN	JL	FOLIO
	CHECKED	AB	25078
	DATE	OCT 2025	DWG. NO.
	SCALE	AS NOTED	A101

X-REFS:	
DRAWINGS REVISED:	LAST UPDATED:



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