



**A PARTIAL SITE PLAN**  
SCALE 1:200

DEVELOPMENT STATISTICS		
BY-LAW 2008-250: MIXED USE - COMMERCIAL ZONE II (MC F(1.5) H(34))		
	REQUIREMENT ZONING BY-LAW	PROPOSED
MIN. LOT AREA	0.0m	lease area -2,390sq.m.
MIN. LOT WIDTH	0.0m	lease area -42m
GFA (MEASURED FROM INTERIORS OF OUTSIDE WALLS)	0.0m	-424sq.m.
MIN. FRONT YARD & CORNER SIDE YARD SETBACK (ABUTTING RAPID TRANSIT CORRIDOR)	2.0m	2.65m CANOPY 12.4m BUILDING 1.965m FEATURE WALL
MIN. INTERIOR SIDE YARD SETBACK (ABUTTING RAPID TRANSIT CORRIDOR)	2.0m	
MIN. REAR YARD SETBACK (ABUTTING RAPID TRANSIT CORRIDOR)	2.0m	
MAX. FLOOR SPACE INDEX	1.5	0.19
MIN. BUILDING HEIGHT	6.7m	6.7m
MAX. BUILDING HEIGHT	34m	
LANDSCAPE COVERAGE		515.41m <sup>2</sup> -21.6%
MIN. WIDTH OF LANDSCAPE AREA	0.0m	2.0m
MIN. LANDSCAPE BUFFER ADJACENT TO STREET	2.0m	2.0m
MIN. LANDSCAPE BUFFER ALONG REAR AND SIDE YARDS	2.5m	
PARKING RATE FOR CHICK-FIL-A	MAX. 4/100SQ.M. OF GFA = 19	7
EX. SHARED PARKING		56
PARKING FOR CHICK-FIL-A	2.6x5.2m	2.6x5.2m
BARRIER-FREE FOR CHICK-FIL-A	1-25 SPACES = 1 26-50 SPACES = 2 TYPE 'A' 3.4x5.2m TYPE 'B' 2.4x5.2m	1 @ TYPE 'A' 3.4x5.2m 1 @ TYPE 'B' 2.4x5.2m
RESTAURANT STACKING FOR CHICK-FIL-A	MIN. 7 QUEUING SPACES @ 3.0x5.7m	27 @ 3.0x6.0m
LOADING FOR CHICK-FIL-A	GFA <1999SQ.M. = 0	0
ASILE WIDTH	MIN. 6.7m FOR DOUBLE LANE TRAFFIC	6.7m
BICYCLE PARKING FOR CHICK-FIL-A	MIN. 1/250SQ.M. OF GFA + 2	12
SIDEWALK ACCESS	MIN. 2.0m WIDE WITH DISTINGUISHED MATERIALS	2.0m
CURB SIDE PATIO	MIN. 0.8m SETBACK FROM EDGE OF CURB	2.0m & 0.9m

SITE STATS	
SEATING	
SE INTERIOR SEATING	86
PATIO SEATING	30
STACKING	
ENTRANCE TO PICK-UP POINT	25
PICK-UP POINT TO EXIT	2
ORDER POINT TO PICK-UP POINT	12
TOTAL STACK	27

ADJACENT PARCEL INFORMATION		
NORTH	MC 01(310)	COMMERCIAL PLAZA WITH RESTAURANTS & ANIMAL HOSPITAL, HIKING AREA & SWIM POND
EAST	MC R5A(1157)	COMMERCIAL PLAZA WITH GROCERY & DEPT. STORE, THIRD & FIFTH DENSITY RESIDENTIAL USES
SOUTH	MC 12	COMMERCIAL PLAZA WITH RESTAURANTS & RETAIL, ALGONQUIN COLLEGE
WEST	MC(1331) 11A	RAIL CONSTRUCTION AREA & COMMERCIAL USES, SIR GUY CARLETON SECONDARY SCHOOL

- GENERAL NOTES:**
- ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
  - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
  - DRAWING PRODUCED FROM J. D. BARNES LTD. DRAWING 25-10-063-00 DATED JULY 7, 2025. REFER TO SURVEY FOR BENCHMARK AND GEODETIC INFORMATION.
  - ALL DIMENSIONS MUST BE VERIFIED BY THE GC PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF CHICK-FIL-A'S REPRESENTATIVE.
  - ALL WORK TO BE DONE BY THE GC UNLESS NOTED OTHERWISE.
  - DRAWINGS ARE TO BE USED IN CONJUNCTION WITH SPECIFICATIONS.
  - ALL WORK IS TO BE COMPLETED AS PER PROVINCIAL AND LOCAL REGULATIONS.
  - EVERYTHING TO BE CONSIDERED NEW UNLESS NOTED OTHERWISE.
  - MAKE GOOD ALL AREA'S DISTURBED DURING CONSTRUCTION.
  - GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

**LEGEND**

HW	EX. HANDWELL
BH	EX. BOREHOLE
SN	EX. SIGN
SP	EX. POST-BOLLARD
TMH	EX. TELECOMMUNICATION MANHOLE
TC	EX. TELECOMMUNICATION CHAMBER
*	EX. TELECOMMUNICATION MARK
SHRUB	EX. SHRUB
CONC	EX. CONCRETE
ELEV	EX. ELEVATION
CB	EX. CATCH BASIN
MH	EX. MANHOLE
SAN	EX. SANITARY MANHOLE
MH	EX. MANHOLE
WK	EX. WATER KEY
WH	EX. WATER HYDRANT
EX. TREE	EX. TREE
HT	EX. HYDRO JUNCTION BOX
HMH	EX. HYDRO MAN-HOLE
NEW CONCRETE CURB	NEW CONCRETE CURB
NEW CURB DEPRESSION	NEW CURB DEPRESSION
NEW STORM MH	NEW STORM MH
NEW SANITARY MH	NEW SANITARY MH
NEW STORM CB	NEW STORM CB
NEW STORM CBMH	NEW STORM CBMH
MAIN ENTRANCE	MAIN ENTRANCE
ALTERNATE ENTRANCE	ALTERNATE ENTRANCE
LIGHT DUTY ASPHALT	LIGHT DUTY ASPHALT
HEAVY DUTY CONCRETE	HEAVY DUTY CONCRETE
LIGHT DUTY CONCRETE	LIGHT DUTY CONCRETE
INTERLOCKING PAVING STONES	INTERLOCKING PAVING STONES
STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)	STEEL BOLLARD (SEE DWG. C9.1 & C9.4B)
MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)	MAGNETIC BOLLARD (SEE DWGS. C9.4A&B)
RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)	RUBBER BASE BOLLARD (SEE DWGS. C9.4A&B)
---	LIMIT OF DEVELOPMENT

Issued for SPA



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**CHICK-FIL-A**  
COLLEGE SQUARE  
1984 Baseline Road  
Ottawa, ON

**FSR#30088**  
BUILDING TYPE / SIZE: IP02 SE  
RELEASE: XXXXXXXX

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
E	2025-09-17	FOR SPA
F	2025-11-07	FOR SPA

CITY #	SPA xx	REGION #	Cxx
CONSULTANT PROJECT #	RM0023002042-W0		
PROJECT STATUS	SPA		
DATE	JULY 2025		
DRAWN BY	T.M.		

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SHEET  
SITE PLAN

SHEET NUMBER  
**A100**