



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

- GENERAL NOTES:**
- ALL ELEVATIONS ARE IN METRES, UNLESS NOTED OTHERWISE.
  - ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
  - J.D. BARNES LIMITED CONDUCTED A BOUNDARY SURVEY AND TOPOGRAPHICAL SURVEY FOR 1984 BASELINE ROAD, CITY OF OTTAWA (PIN 04691-0235). BOUNDARIES OF ADJACENT PARCELS AND ROAD RIGHT-OF-WAYS WERE COMPILED FROM EXISTING PLANS AND RECORDS.
  - 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 AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL "MAKE GOOD" ALL AREAS DISTURBED BY THEIR OPERATIONS. THIS INCLUDES BUT IS NOT LIMITED TO: GRADING DISTURBED SOIL; REPLACING DISTURBED LANDSCAPING WITH EQUIVALENT SOIL/SEED; REPAIRING CONCRETE, ASPHALT, AND PAVERS DAMAGED BY CONSTRUCTION EQUIPMENT OR PERSONNEL; AND REMOVING ALL DEBRIS, TEMPORARY BARRICADES, SOIL STAINS. ALL RESTORATION MUST COMPLY WITH IDENTIFIERS NOTED WITH THE COMPLETED SET OF CONSTRUCTION DOCUMENTS AND RETURN THE SITE TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
- GC IS RESPONSIBLE FOR ALL LOCATES BEFORE CONSTRUCTION START.

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
AISLE 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. 2.0m CLEAR PEDESTRIAN PATH 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

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

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**CHICK-FIL-A**  
COLLEGE SQUARE

1984 Baseline Road  
Ottawa, ON

**FSR#30088**  
BUILDING TYPE / SIZE: IP02 SPA  
RELEASE:

**REVISION SCHEDULE**

NO.	DATE	DESCRIPTION
E	2025-09-17	FOR SPA
F	2025-11-07	FOR SPA
G	2025-05-15	FOR SPA

CONSULTANT PROJECT # BIRM0023002042-W0  
PROJECT STATUS SPA  
DATE JULY 2025  
DRAWN BY T.M.

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SHEET  
SITE PLAN

SHEET NUMBER  
**A100**  
FILE NUMBER 007-12-25-0159  
PLAN NUMBER 19453