

NO.	ISSUED	DATE
	CLIENT REVIEW	2025-01-28
	CITY REVIEW	2025-06-02
	COORDINATION	2025-06-23
	COORDINATION	2025-10-03
	BRAND REVIEW 10%	2025-10-03
	COORDINATION	2025-11-03
	COORDINATION	2025-11-04
	COORDINATION	2025-11-20
	SPA	2025-12-22
	SPA - ROW CLARIFICATION	2026-01-12



**1 SITE PLAN**  
A001 1 : 300

**2055 ROBERTSON ROAD, NEPEAN, ON (Ward 8, College)**  
**AM ZONE (ARTERIAL MAIN STREET ZONE)**  
**ZONING BY-LAW 2008-250**

**ZONE REGULATIONS**

MIN LOT AREA	NO MINIMUM
MIN LOT WIDTH	NO MINIMUM
FRONT YARD	NO MINIMUM
INTERIOR YARD	3.0m
REAR YARD	NO MINIMUM
MAX BUILDING HEIGHT	30m MAX OR 9 STOREYS
MAX FSI	NO MAX

**PARKING REGULATIONS**

TYPICAL: 2.6m x 5.2m MINIMUM  
ACCESSIBLE TYPE A: 3.4m x 5.2m MINIMUM  
ACCESSIBLE TYPE B: 2.4m x 5.2m MINIMUM  
DRIVE AISLE: 6.7m MINIMUM  
QUANTITY:  
OVERALL: 1 PER UNIT  
ACCESSIBLE: 134-166 SPACES REQUIRED = 6 ACC. SPACES (3 TYPE A, 3 TYPE B)

**LOADING REGULATIONS**

SIZE: 3.6m x 7.0m  
QUANTITY: 5000-9999m<sup>2</sup> - 2 SPACES

**GENERAL NOTES**

PARKING DEPTH TO BE ADJUSTED FROM 6.0m TO 5.2m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 106  
DRIVEAISLES TO BE ADJUSTED FROM 6.0m TO 6.7m IN ACCORDANCE TO OTTAWA ZONING BYLAW SECTION 107

PROPOSED CURBS  
EXISTING CURBS

EXISTING UNIT SCHEDULE	
Name	Count
EXTG. ACC DOUBLE QUEEN	5
EXTG. ACC KING	5
EXTG. ACC KING SUITE	2
EXTG. DOUBLE QUEEN EXTENDED	10
EXTG. DOUBLE QUEEN SUITE EXTENDED	18
EXTG. KING	30
EXTG. KING JACUZZI	5
EXTG. KING SHOTGUN SUITE	30
EXTG. KING SUITE	10
<b>TOTAL</b>	<b>115</b>

PROPOSED UNIT SCHEDULE	
Name	Count
ACC DOUBLE QUEEN	5
DOUBLE QUEEN	19
DOUBLE QUEEN SUITE	6
<b>TOTAL</b>	<b>145</b>

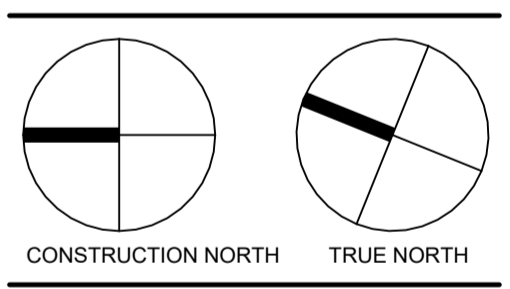
SITE STATISTICS			
DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
<b>BUILDING FOOTPRINT</b>			
BUILDING	1,401.47 m <sup>2</sup>	15,085 ft <sup>2</sup>	13.9%
FOOTPRINT	1,401.47 m <sup>2</sup>	15,085 ft <sup>2</sup>	13.9%
<b>HARD LANDSCAPE</b>			
ASPHALT	2,841.02 m <sup>2</sup>	30,581 ft <sup>2</sup>	28.2%
CURB	79.51 m <sup>2</sup>	856 ft <sup>2</sup>	0.8%
LOOSE STONE	23.56 m <sup>2</sup>	254 ft <sup>2</sup>	0.2%
PAVER	203.20 m <sup>2</sup>	2,187 ft <sup>2</sup>	2.0%
SIDEWALK	464.66 m <sup>2</sup>	5,002 ft <sup>2</sup>	4.6%
	3,611.96 m <sup>2</sup>	38,879 ft <sup>2</sup>	35.8%
<b>SOFT LANDSCAPE</b>			
LANDSCAPE	5,068.90 m <sup>2</sup>	54,561 ft <sup>2</sup>	50.3%
	5,068.90 m <sup>2</sup>	54,561 ft <sup>2</sup>	50.3%
	10,082.32 m <sup>2</sup>	108,525 ft <sup>2</sup>	100.0%
<b>OVERALL SITE</b>	<b>10,081.61 m<sup>2</sup></b>	<b>108,517 ft<sup>2</sup></b>	<b>100.0%</b>

PROPOSED PARKING SCHEDULE		
TYPE	DESCRIPTION	COUNT
PROPOSED ACCESSIBLE - TYPE A	5.2m X 3.4m	3
ACCESSIBLE - TYPE B	5.2m X 2.4m	3
COMPACT	4.6m x 2.4m	36
STANDARD	5.2m x 2.6m	66
<b>PROPOSED: 108</b>		<b>108</b>

**REQUIRED PARKING**  
1 PER UNIT x 145 UNITS = **145 PARKING SPACES REQUIRED**  
6 SPACES TO BE ACCESSIBLE (INCLUDED IN TOTAL)

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CLIENT: **Owner**



**NEPEAN HOLIDAY INN EXPRESS RENOVATION**

2055 ROBERTSON ROAD, NEPEAN, ON K2H 5Y9

SHEET NAME

**SITE PLAN**

START DATE: **JANUARY 2025**  
DRAWN BY: **MW/HK**  
CHECKED BY: **LC**  
SCALE: **1 : 300**  
PROJECT NO.: **125009**

**A001**

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