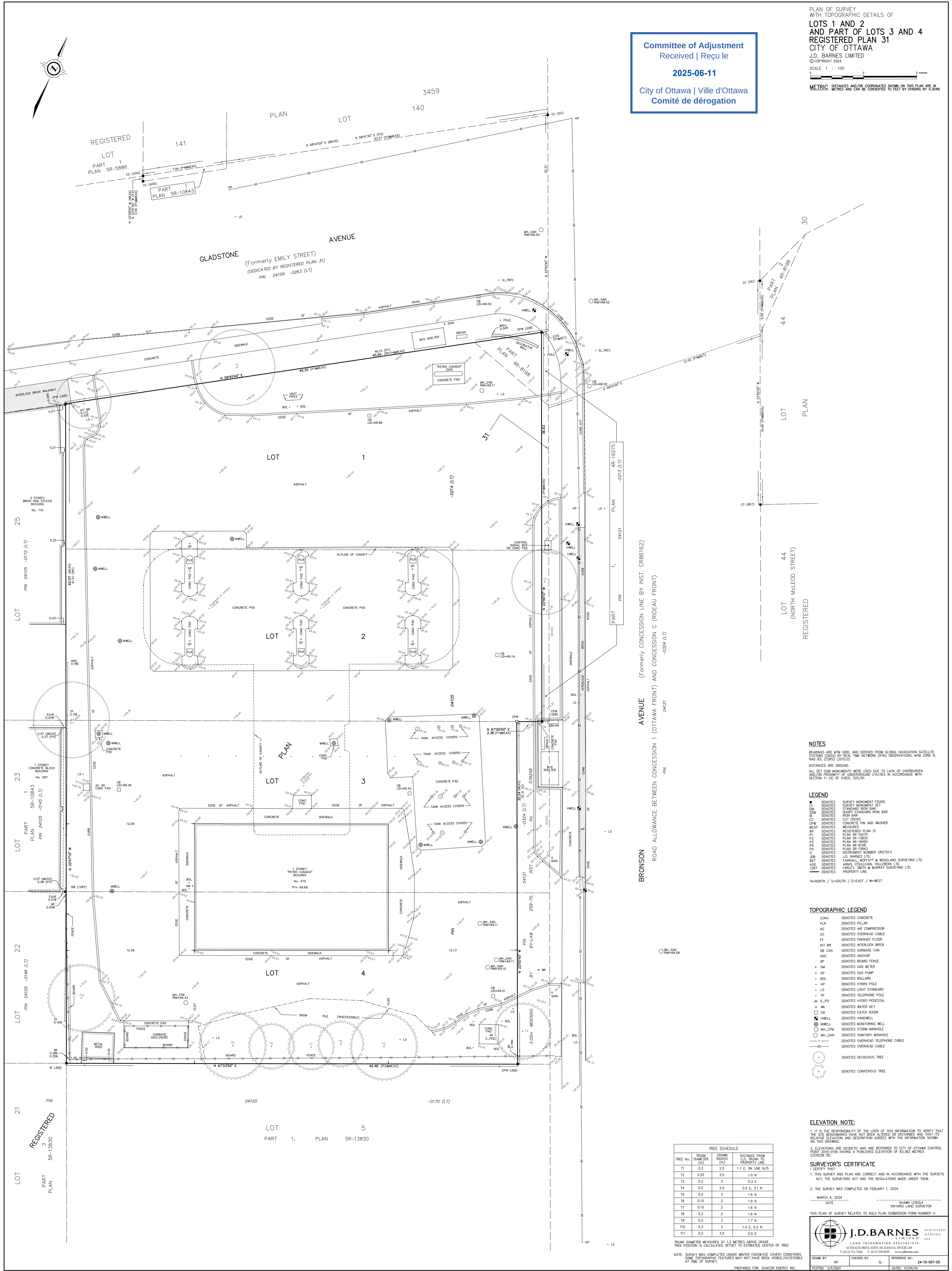


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PLAN OF SURVEY
WITH TOPOGRAPHIC DETAILS OF
LOTS 1 AND 2
AND PART OF LOTS 3 AND 4
REGISTERED PLAN 31
CITY OF OTTAWA
J.D. BARNES LIMITED
© COPYRIGHT 2024
SCALE 1 : 100
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



NOTES

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).

DISTANCES ARE GROUND.

ALL SET SBH MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 522/91.

LEGEND

■ DENOTES SURVEY MONUMENT FOUND
● DENOTES SURVEY MONUMENT SET
■ DENOTES STANDARD IRON BAR
■ DENOTES SHORT STANDARD IRON BAR
■ DENOTES IRON BAR
OC DENOTES CUT CROSS
CPW DENOTES CONCRETE PIN AND WASHER
MEAS DENOTES MEASURED
P3 DENOTES REGISTERED PLAN 31
P1 DENOTES PLAN 4R-19275
P2 DENOTES PLAN 4R-19275
P3 DENOTES PLAN 4R-19275
P4 DENOTES PLAN 4R-19275
P5 DENOTES PLAN 4R-19275
P6 DENOTES PLAN 4R-19275
P7 DENOTES PLAN 4R-19275
P8 DENOTES PLAN 4R-19275
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P99 DENOTES PLAN 4R-19275
P100 DENOTES PLAN 4R-19275

TOPOGRAPHIC LEGEND

CONC DENOTES CONCRETE
PLR DENOTES PILLAR
AC DENOTES AIR COMPRESSOR
OC DENOTES OVERHEAD CABLE
FF DENOTES FINISHED FLOOR
INT BR DENOTES INTERLOCK BROCK
GB CAN DENOTES GARBAGE CAN
ANC DENOTES ANCHOR
BF DENOTES BOARD FENCE
■ CM DENOTES GAS METER
■ GP DENOTES GAS PUMP
■ BOL DENOTES BOLLARD
■ HP DENOTES HYDRO POLE
■ LS DENOTES LIGHT STANDARD
■ TP DENOTES TELEPHONE POLE
■ E_PD DENOTES HYDRO PEDESTAL
■ WK DENOTES WATER KEY
■ CB DENOTES CATCH BASIN
■ HWELL DENOTES HANDWELL
■ HWELL DENOTES MONITORING WELL
■ MH_STM DENOTES STORM MANHOLE
■ MH_SAN DENOTES SANITARY MANHOLE
--- DENOTES OVERHEAD TELEPHONE CABLE
--- DENOTES OVERHEAD CABLE
● DENOTES DECIDUOUS TREE
● DENOTES CONIFEROUS TREE

ELEVATION NOTE:

1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-016 HAVING A PUBLISHED ELEVATION OF 83.362 METRES (CGVD2878).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON FEBRUARY 1, 2024.

MARCH 4, 2024
DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-



LAND INFORMATION SPECIALISTS
4375 KENNEDY DRIVE, SUITE 100, KANATA, ON K2M 2M4
T: (613) 731-7244 F: (613) 254-4659 www.jdbarnes.com

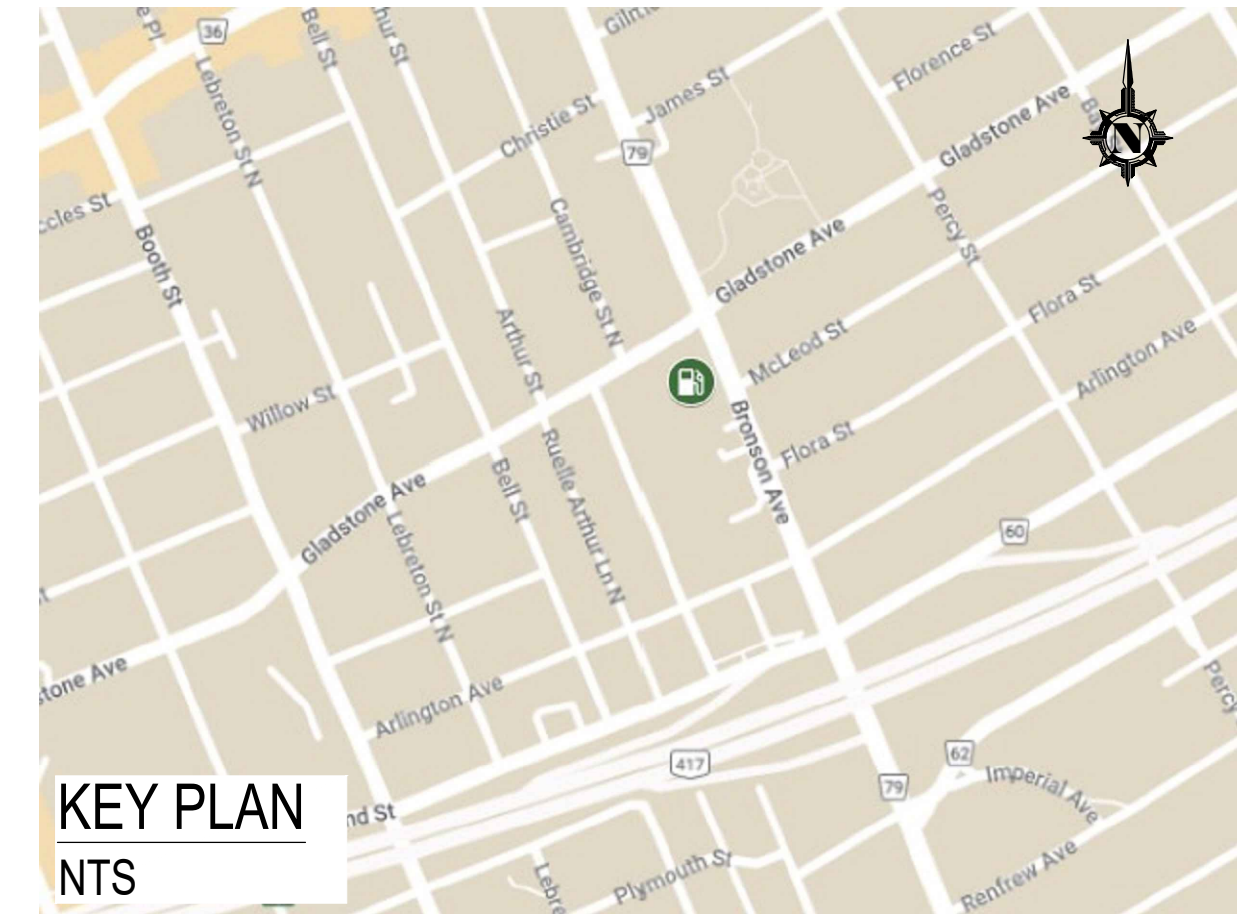
DRAWN BY: BP CHECKED BY: SL REFERENCE NO.:
PLOTTED: 3/24/2024 DATE: 03/04/24

TREE SCHEDULE			
TREE No.	TRUNK DIAMETER (m)	CROWN RADIUS (m)	DISTANCE FROM 2.5m TRUNK TO PROPERTY LINE
T1	0.2	2.5	1.7 E, ON LINE N/S
T2	0.25	3.5	1.0 N
T3	0.2	3	0.3 E
T4	0.2	2.5	0.5 E, 3.1 N
T5	0.2	3	1.6 N
T6	0.15	2	1.9 N
T7	0.15	2	1.6 N
T8	0.2	2	1.6 N
T9	0.2	3	1.7 N
T10	0.3	3	1.4 E, 6.2 N
T11	0.2	3.5	0.5 E

TRUNK DIAMETER MEASURED AT 1.3 METRES ABOVE GRADE
TREE POSITION IS CALCULATED OFF-SET TO ESTIMATED CENTER OF TREE

NOTE: SURVEY WAS COMPLETED UNDER WINTER (SNOW/ICE COVER) CONDITIONS.
SOME TOPOGRAPHIC FEATURES MAY NOT HAVE BEEN VISIBLE/ACCESSIBLE AT TIME OF SURVEY.

PREPARED FOR: SUNCOR ENERGY INC.
FILE: 0134-10-007/00/Drawings/TOPO/24-10-007-00-TOPO.dgn



SITE INFORMATION				
ADDRESS: 470 BRONSON AVENUE, OTTAWA, ONTARIO				
ZONE: TRADITIONAL MAINSTREET (TM)				
	PROPOSED AREA: SQ.M.	EXISTING AREA: SQ.M.	AREA: ACRES	% OF TOTAL LOT AREA
TOTAL LOT AREA	2,768.3 M²	2,768.3 M²	.68	100%
TOTAL BUILDING AREA	216.6 M²	216.6 M²		7.82%
LANDSCAPED AREA	509.9 M²	429.7 M²		18.42%
ASPHALT PAVED AREA	1,509.5 M²	1,610.2 M²		54.53%
CONCRETE PAVED AREA	532.3 M²	510.2 M²		19.23%
	PROPOSED	EXISTING	% OF TOTAL	
TOTAL BUILDING AREA (GROSS)	216.6 M²	216.6 M²	100%	
C-STORE GFA	152.6 M²	216.6 M²	70.5%	
A&W GFA	64 M²	NA	29.5%	
CANOPY COVERAGE	458.6 M²	458.6 M²	16.6%	
	PROPOSED	EXISTING		
BUILDING HEIGHT - CANOPY:	5.50 M	5.50M		
BUILDING HEIGHT - STORE:	4.39 M	4.39 M		
PARKING				
	MINIMUM REQUIRED	REQUIRED	EXISTING	PROPOSED
C-STORE	RETAIL STORE -1.25 SPACES PER 100 M² OF GFA (141.7/100) 1.25 = 1.7 = ROUNDED UP TO 2	2	6	4
A&W	RESTAURANT, TAKE-OUT - 2.5 SPACES PER 100 M² OF GFA (74.9/100) 2.5 = 1.8 = ROUNDED UP TO 2	2	NA	4
TOTAL:		4	6	8
LOADING SPACE PROVIDED				
C-STORE & A&W	7.3M x 12M	1	1	1

ISSUED		
NO.	DATE	DESCRIPTION
01	MMM DD/YY	ISSUED FOR CLIENT REVIEW

[illegible]

The contractor will check and verify dimensions and report errors and omissions to the designer and the design professional whose seal is affixed to this drawing. Do not scale the drawings.

This drawing will not be used for construction purposes until issued for construction by the design professional whose seal is affixed to this drawing and whose signature is below.

ISSUED FOR CONSTRUCTION	DATE
-------------------------	------

DIMENSIONS AND CONDITIONS TO BE
VERIFIED ON THE PREMISES



2660 Sherwood Heights Dr. Suite 200, Oakville, Ontario, L6J 7Y8
www.kpaularchitect.com
(905)337-9800 fax (905)337-1986



DRAWING TITLE

PROPOSED SITE PLAN

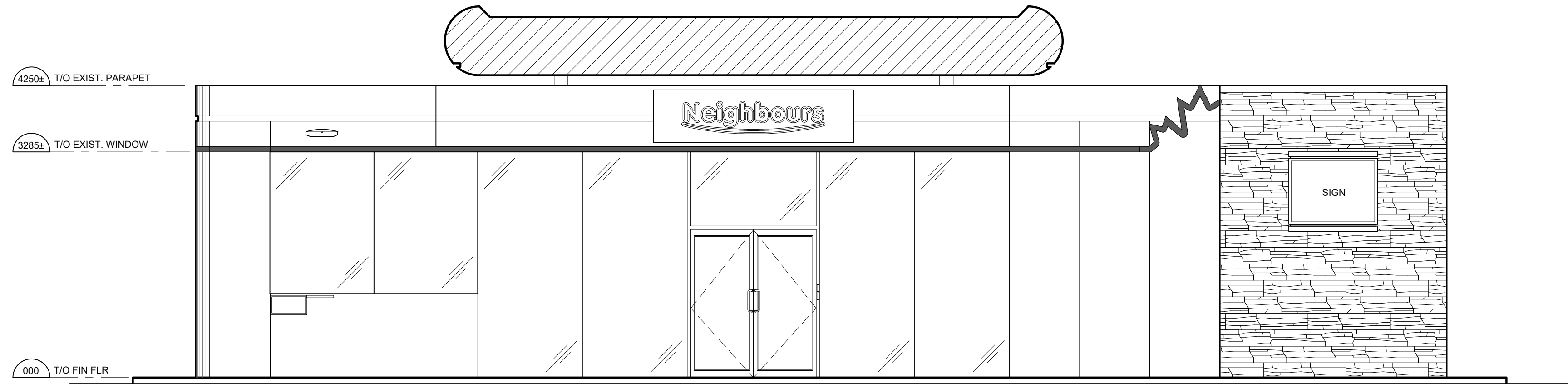
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BRONSON ST. @
GLADSTONE AVE.

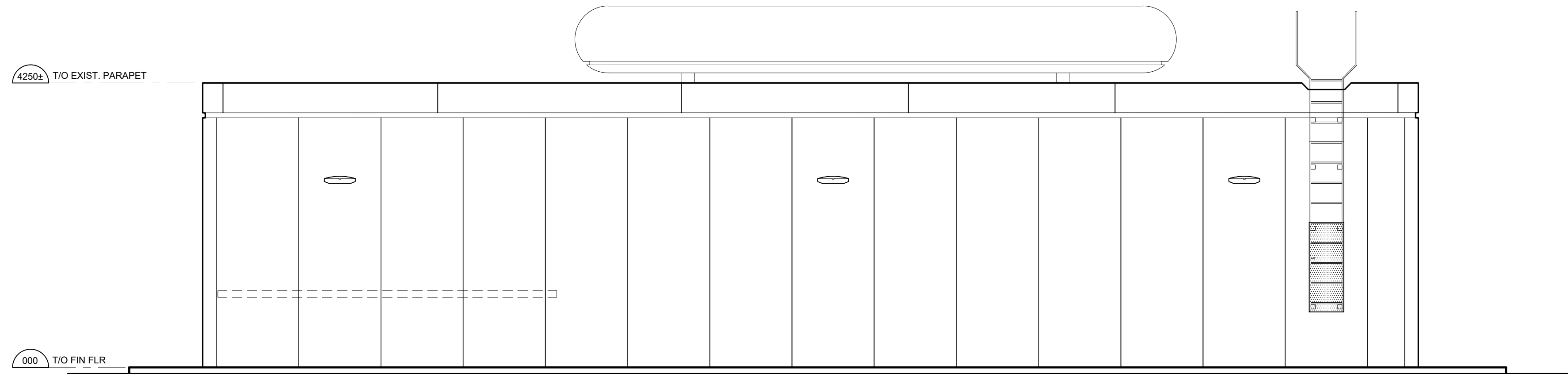
OTTAWA, ON

DRAWN J.NORTON	CHECKED
SCALE 1:150	DATE 2025-02-25
PROJECT NO. 14212	DRAWING NO. SP1

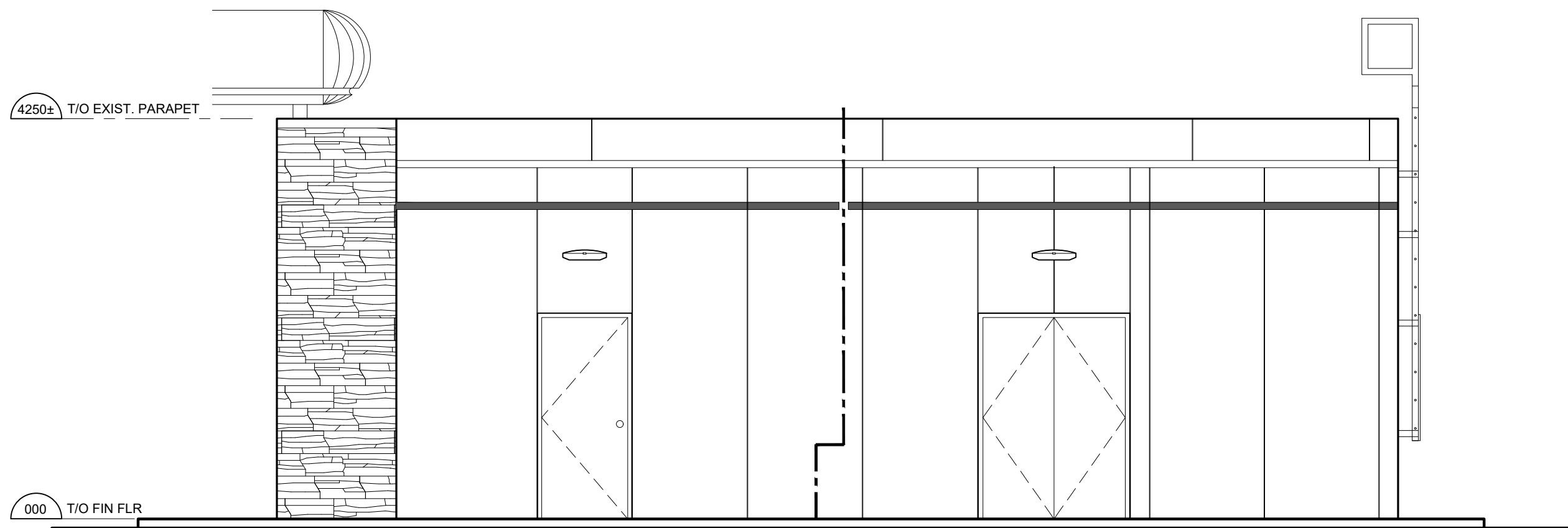
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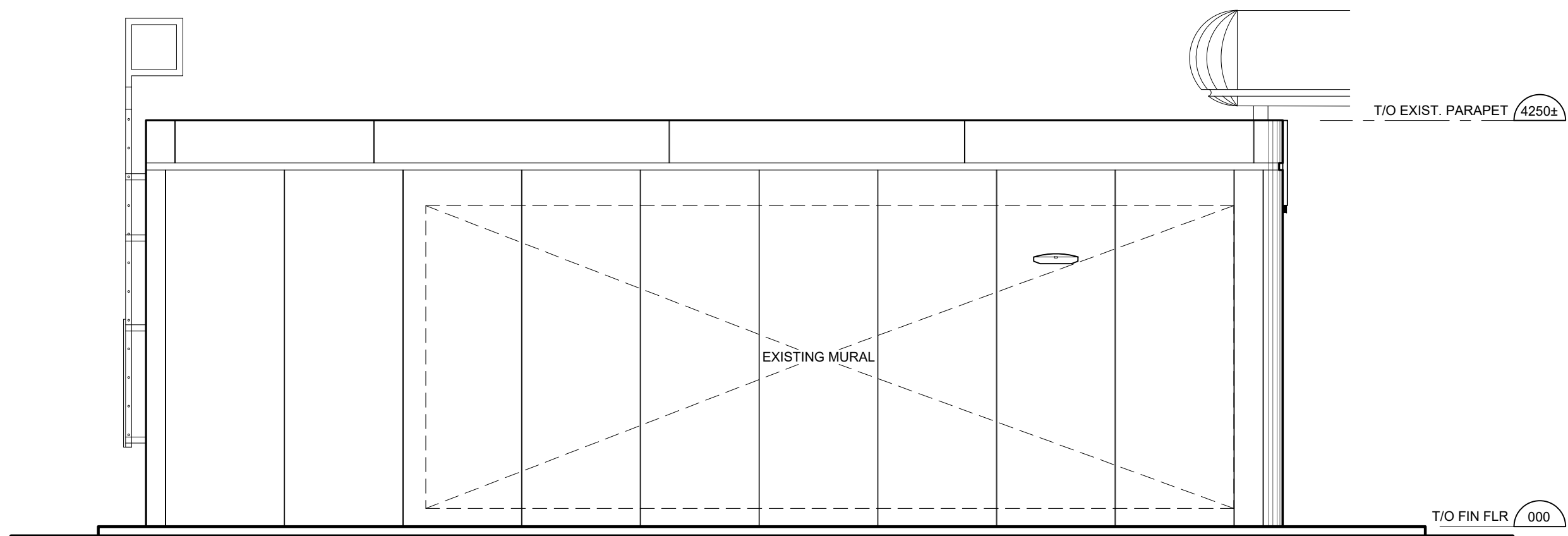
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SCALE: 1/50



2 SOUTH ELEVATION (EXISTING)
SCALE: 1/50



3 WEST ELEVATION (EXISTING)
SCALE: 1/50



4 EAST ELEVATION (EXISTING)
SCALE: 1/50

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REVISION TABLE

REV.	DESCRIPTION	DRAWN APP'D. DATE

ISSUE TABLE

TO	FOR	DATE
OWNER	ISSUED FOR REVIEW	2025/03/19

METRIC

ALL DIMENSIONS ARE IN MILLIMETRES U.N.O.. CONTRACTOR TO CHECK/VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ALL DISCREPANCIES TO BE REPORTED TO THE PROJECT DESIGNER. DO NOT SCALE DRAWINGS.

SEAL:

CONSULTANT:



DRAWING TITLE:

C-STORE
ELEVATIONS
(EXISTING)

PROJECT:

C-STORE REFRESH WITH A&W ADDITION

470 BRONSON AVENUE

OTTAWA, ONTARIO

DRAWN BY:

RG

DRAWING SCALE:

AS NOTED

DATE DRAWN:

MAR 2025

CHECKED BY:

APPROVED BY:

CAD INFO.:
SHEET SIZE
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PETRO-CANADA
CAD FILE No.

CONSULTANT
CAD FILE No.

PLOT SCALE

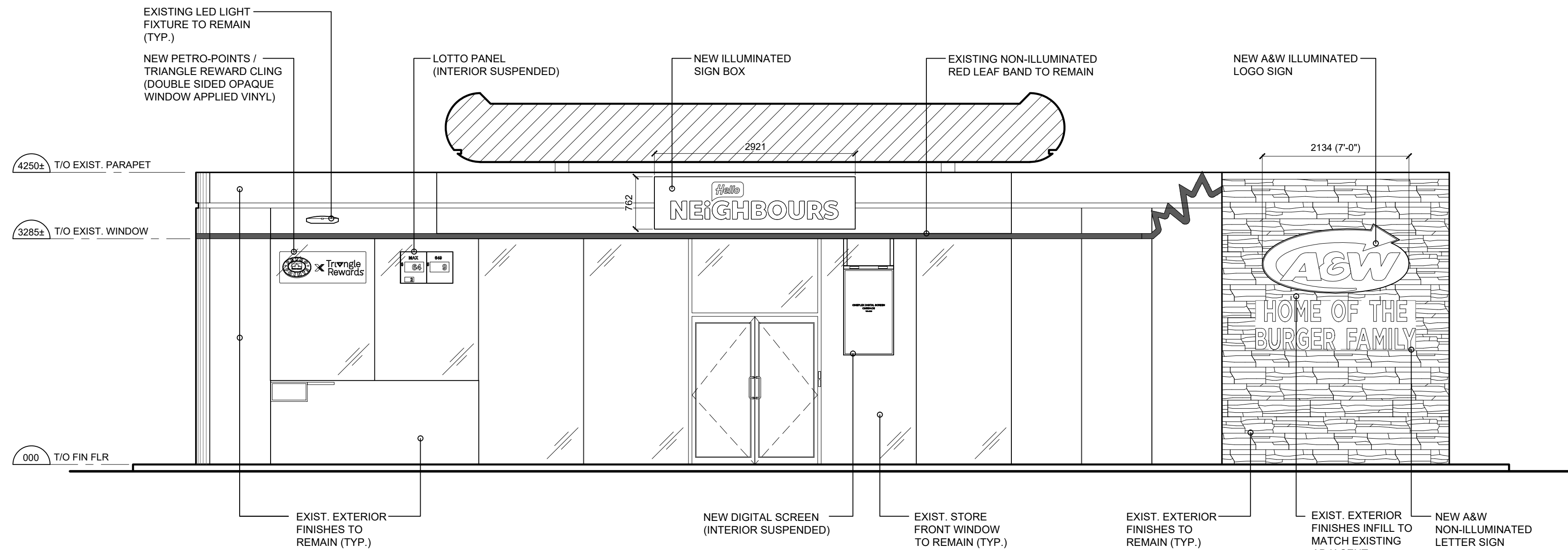
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PLOT CONFIGURATION

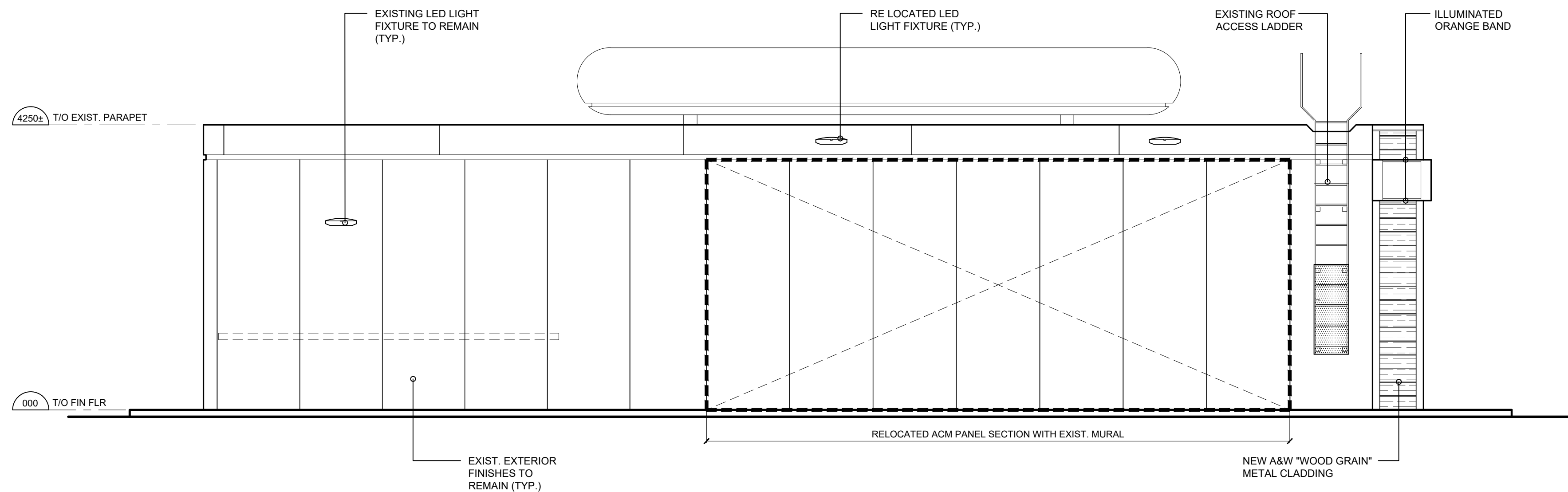
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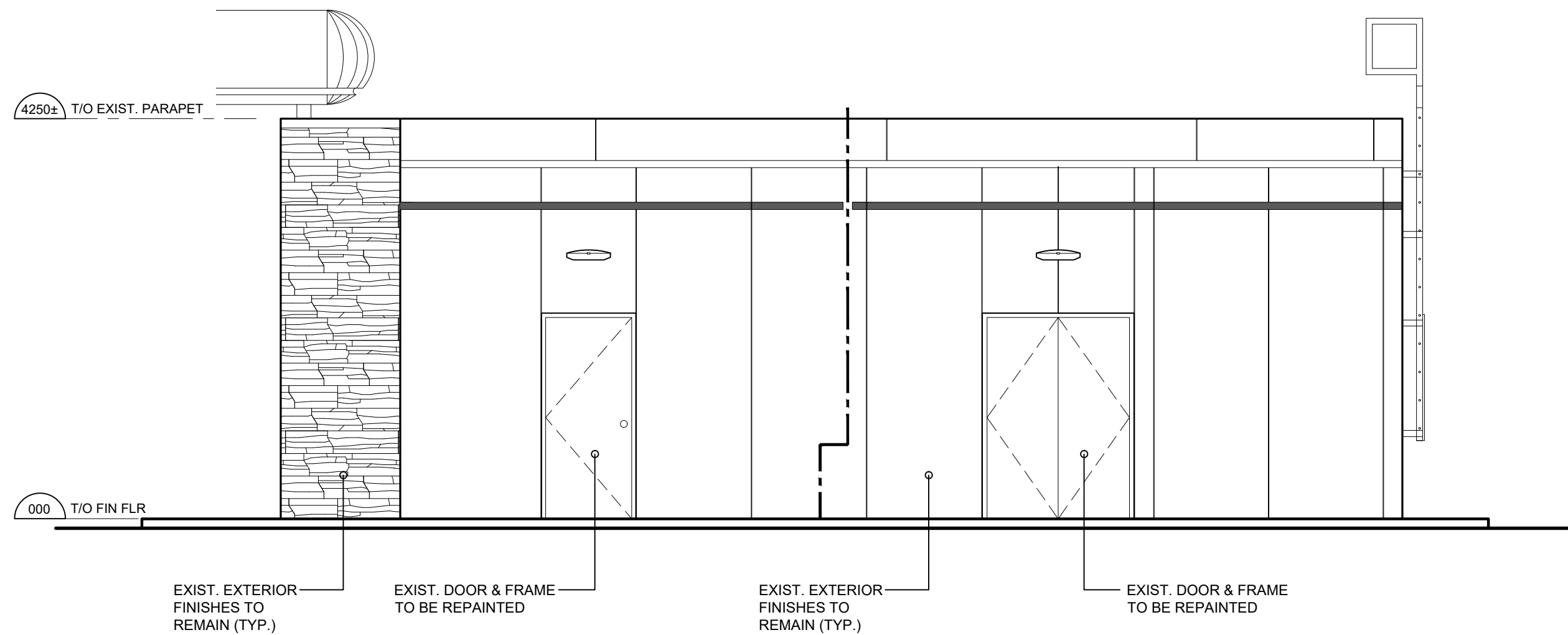
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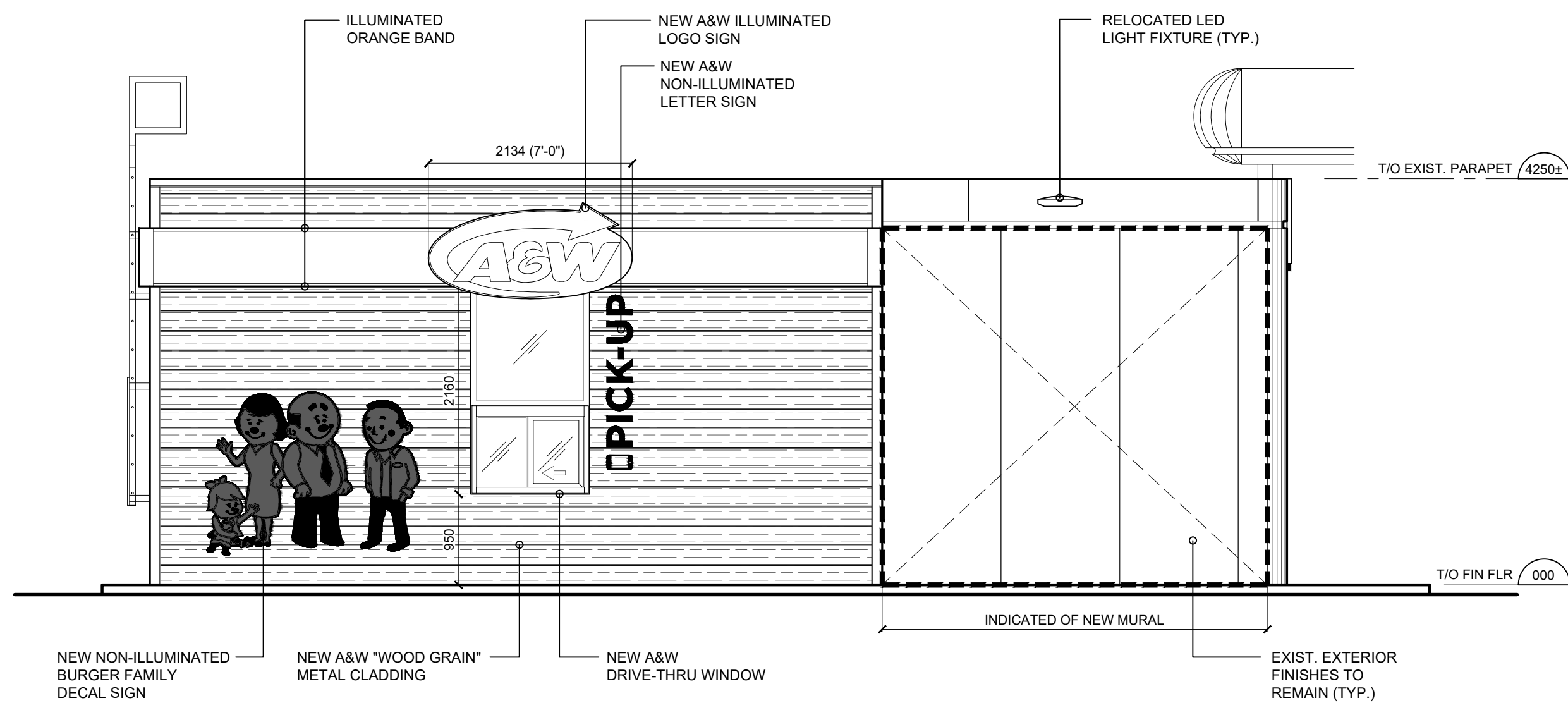
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SCALE: 1:50



2 SOUTH ELEVATION (PROPOSED)
SCALE: 1:50



3 WEST ELEVATION (PROPOSED)
SCALE: 1:50



4 EAST ELEVATION (PROPOSED)
SCALE: 1:50

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DRAWING SCALE:

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APPROVED BY:

CAD INFO.:
SHEET SIZE
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PETRO-CANADA
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CONSULTANT
CAD FILE No.

PLOT SCALE

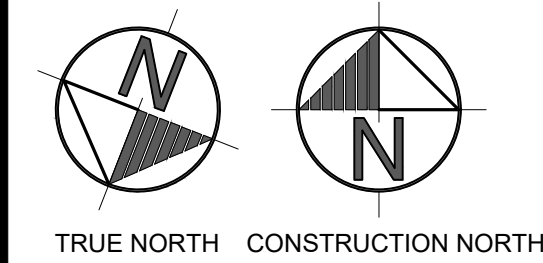
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PLOT CONFIGURATION

STD No./OUTLET No.

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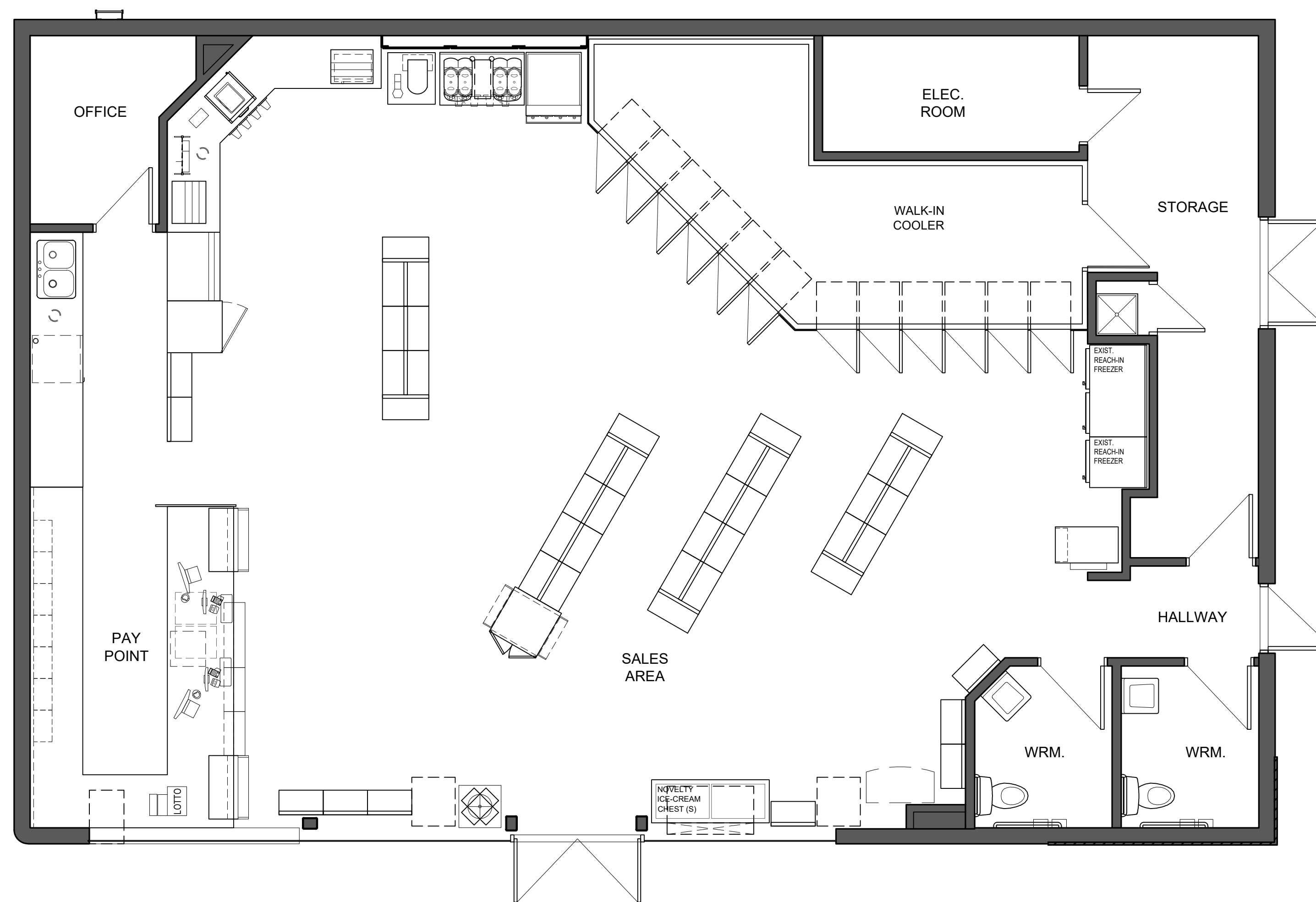
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REVISION TABLE		
REV.	DESCRIPTION	DRAWN APP'D. DATE

ISSUE TABLE		
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OWNER	ISSUED FOR REVIEW	2025/03/19

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SEAL:

CONSULTANT:



K PAUL ARCHITECT
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(905)337-9800 fax (905)337-1986



DRAWING TITLE:

EXISTING
FLOOR PLAN

PROJECT:

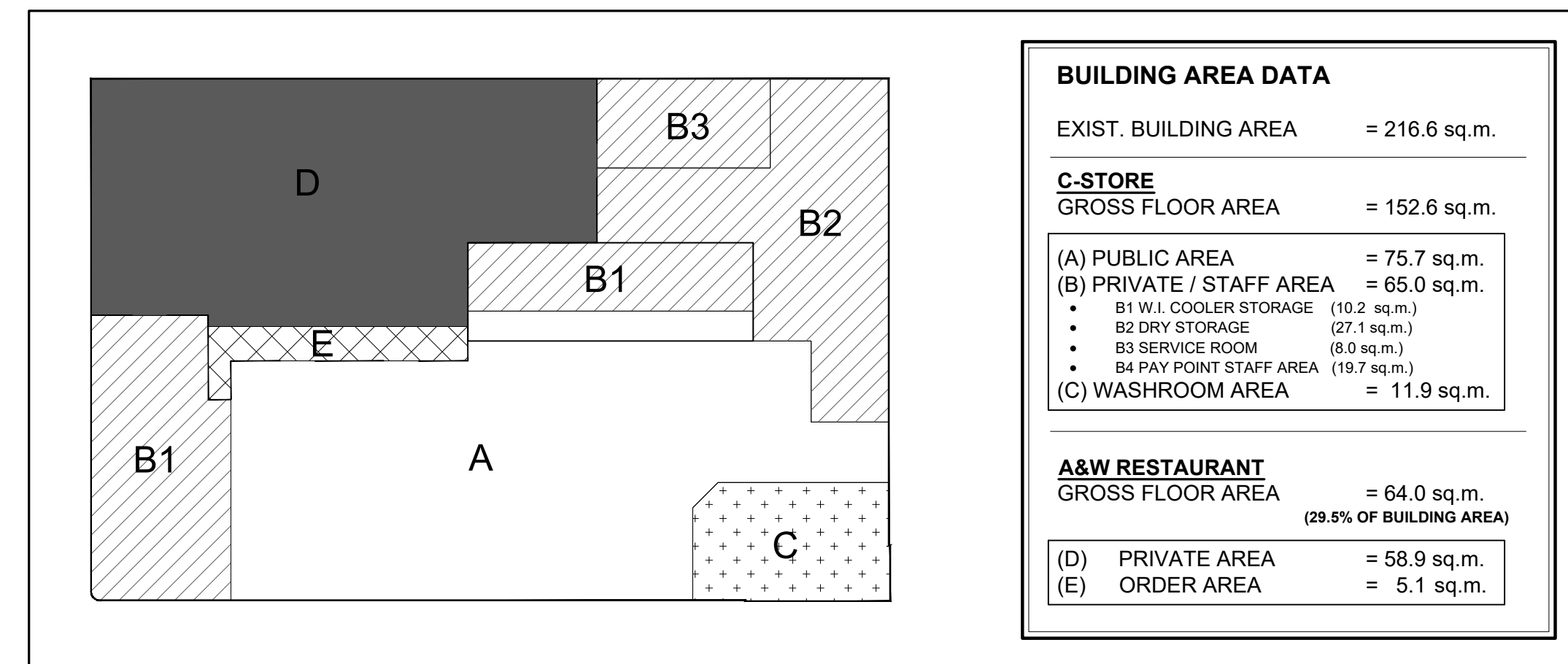
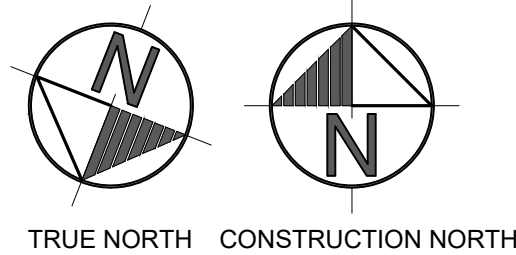
C-STORE REFRESH WITH A&W ADDITION

470 BRONSON AVENUE

OTTAWA, ONTARIO

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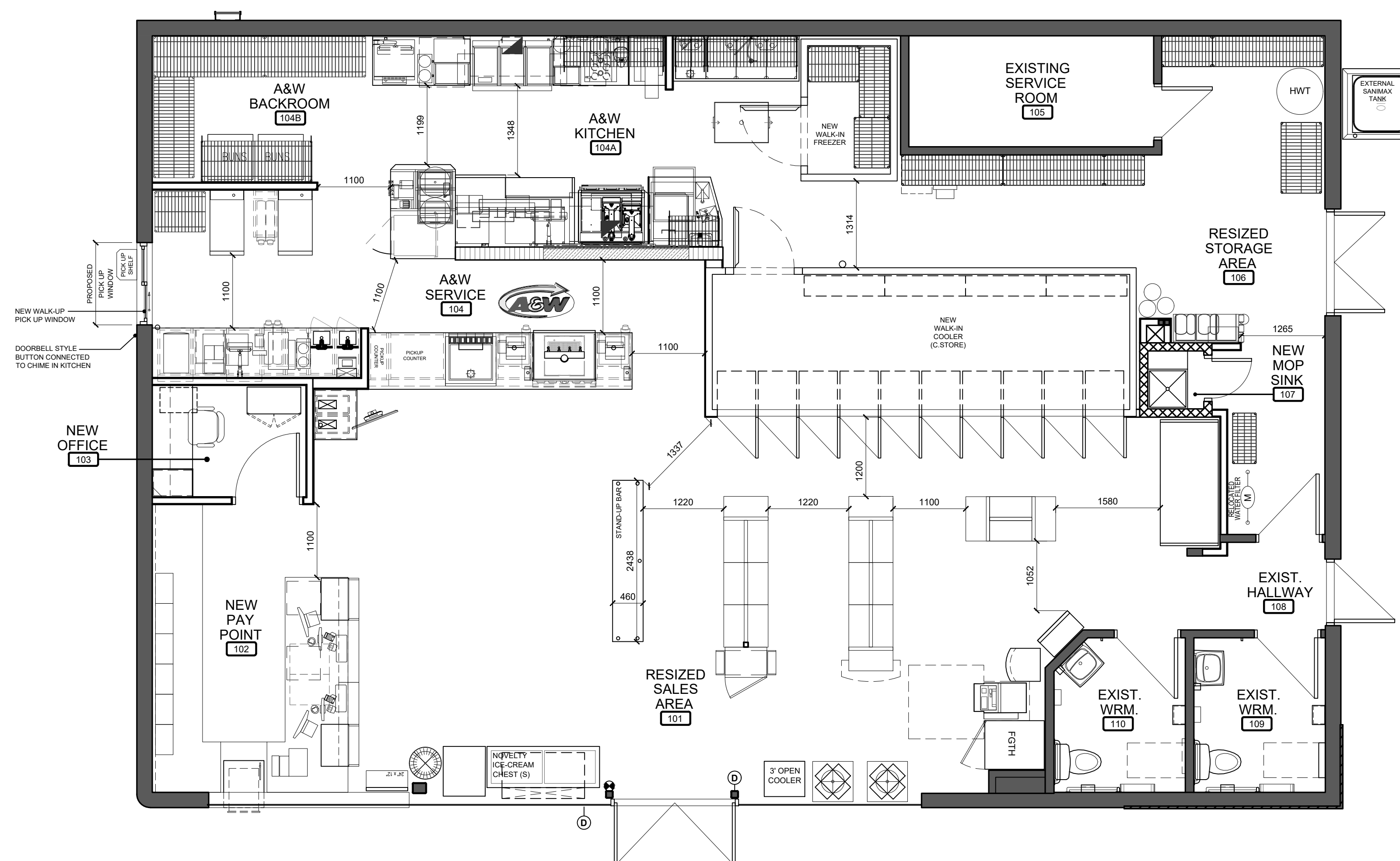
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ISSUE TABLE		
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DRAWING TITLE:

PROPOSED
FLOOR PLAN

PROJECT:
C.STORE REFRESH WITH A&W ADDITION
470 BRONSON AVENUE
OTTAWA, ONTARIO

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APPROVED BY:		PLOT DATE
		PLOT CONFIGURATION

STD No./OUTLET No.	
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