

SITE A

SITE AREA 84596.5 SM 20.9 ACRES
(EXCL. ROAD AND LANDSCAPE DEDICATION)

COVERAGE 23.7%
(20038 SM)

LOT FRONTAGE 298.605 M
BUILDING FRONTAGE 11930 M
% OF BUILDING FRONTAGE 40%

EXISTING

BOX A	3287.3 SM	35384 SF
BOX E	480.5 SM	45000 SF
PAD A	1567.2 SM	16870 SF
CRU A	1203.2 SM	12950 SF
PAD G	478.4 SM	5150 SF
PAD F	416.3 SM	4480 SF
CRU B/B-2	1699.7 SM	18295 SF
BLDG 2	386.1 SM	4156 SF
-MEZZ	419 SM	450 SF
SUB-TOTAL	13260.6 SM	142735 SF

SPA APPROVED (MASTER PLAN)

PAD B	AREA BELOW	
PAD C	627.0 SM	6750 SF
PAD D	464.5 SM	5000 SF
PAD E	251.0 SM	2700 SF
BOX D	AREA BELOW	
BLDG 1	1040.5 SM	11200 SF
SUB-TOTAL	2383.0 SM	25650 SF

PROPOSED

BOX D	2322.5 SM	25000 SF
PAD B	692.0 SM	7450 SF
CRU B-2a	1434.3 SM	15440 SF
SUB-TOTAL	4448.8 SM	47890 SF
TOTAL	20092.4 SM	216275 SF

PARKING
REQ'D 3.4/100 SM 683 CARS
PROVIDED 5.35/100 SM 1076 CARS
5/1000 SF

BIKE PARKING
REQ'D 18 SPACES
PROVIDED 20 SPACES

SNOW TO BE REMOVED AND STORED OF SITE

SURVEY INFO TAKEN FROM:
TOPOGRAPHIC SURVEY OF
PART OF LOTS 21 & 28
CONCESSION 12
Now CITY OF OTTAWA

PREPARED BY:
FIREBALL, NONFAT &
WOODLAND LIMITED
ONTARIO LAND SURVEYORS

NO.	BY	DATE	ISSUED
1	AB	03NOV08	FOR SPA
2	AB	12JUN09	FOR SPA
3	AB	14DEC09	FOR SPA
4	AB	25MAR10	FOR SPA
5	CIA	01APR10	FOR SPA
6	AB	28JUL10	FOR SPA
7	AB	09AUG11	REVISED CRU A
8	AB	7DEC11	FOR SPA
9	AB	24FEB12	FOR SPA
10	AB	14NOV12	FOR SPA
11	AB	8JAN13	FOR SPA
12	AB	13MAY13	FOR SPA
13	AB	15MAY14	FOR SPA
14	AB	9SEP14	FOR SPA
15	AB	27OCT14	EXPANSION
16	AB	3MAR16	BLDG 1 AND 2
17	AB	7JUL17	SPA
18	AB	8SEP17	SPA
19	AB	3NOV17	SPA
20	AB	9SEP19	SPA
21	AB	14JAN2020	SPA

PREVIOUS APPROVED SITE PLAN
D07-12-16-0032

EXISTING	12832.6 SM	138129 SF
SPA APPROVED (MASTER PLAN)	80218 SM	86350 SF
PROPOSED	1719.5 SM	18506 SF
TOTAL	22570.6 SM	242985 SF

ZONING MECHANISMS	II PROVISIONS	PROVIDED
(a) Minimum lot area	600 sm	84596.5 sm
(b) Minimum lot width	18 m	+/- 273 m
(c) Minimum front yard and corner side yard setback	(i) non residential or mixed use buildings (ii) residential use building	No Minimum 3 m
(d) Minimum interior side yard setback	(i) abutting a residential zone (ii) other cases	7.5 m No Minimum
(e) Minimum rear yard setback		10 m
(f) Maximum building height	within 20 m of a residential zone (ii) other cases	11 m 15 m
(g) N/A		
(h) Maximum FSI	AM7	none
(i) Minimum req'd with of a landscape buffer of a parking lot	a)abutting a street b)not abutting a street	3 m 3 m
Coverage	Max permitted 50 %	23.7 %
Street frontage	If lot is 90 m in width or wider	30 %
Parking	MIN 3.4/100 SM GLA	683 SPACES
Loading (3.5m x 7.0m)	MIN 2	10
Bicycle parking	1/250sm gfa Retail	CRU-B 2a 5.7 Box D 9.3 Pad B 2.75 Total 18 spaces

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: _____

SCOLER LEE BORENSTEIN + ASSOCIATES ARCHITECTS INC.
STE 900, 60 ST. CLAIR AVE. E TEL: (416) 362-7753
TORONTO, ONTARIO M4T 1N6 FAX: (416) 362-8519

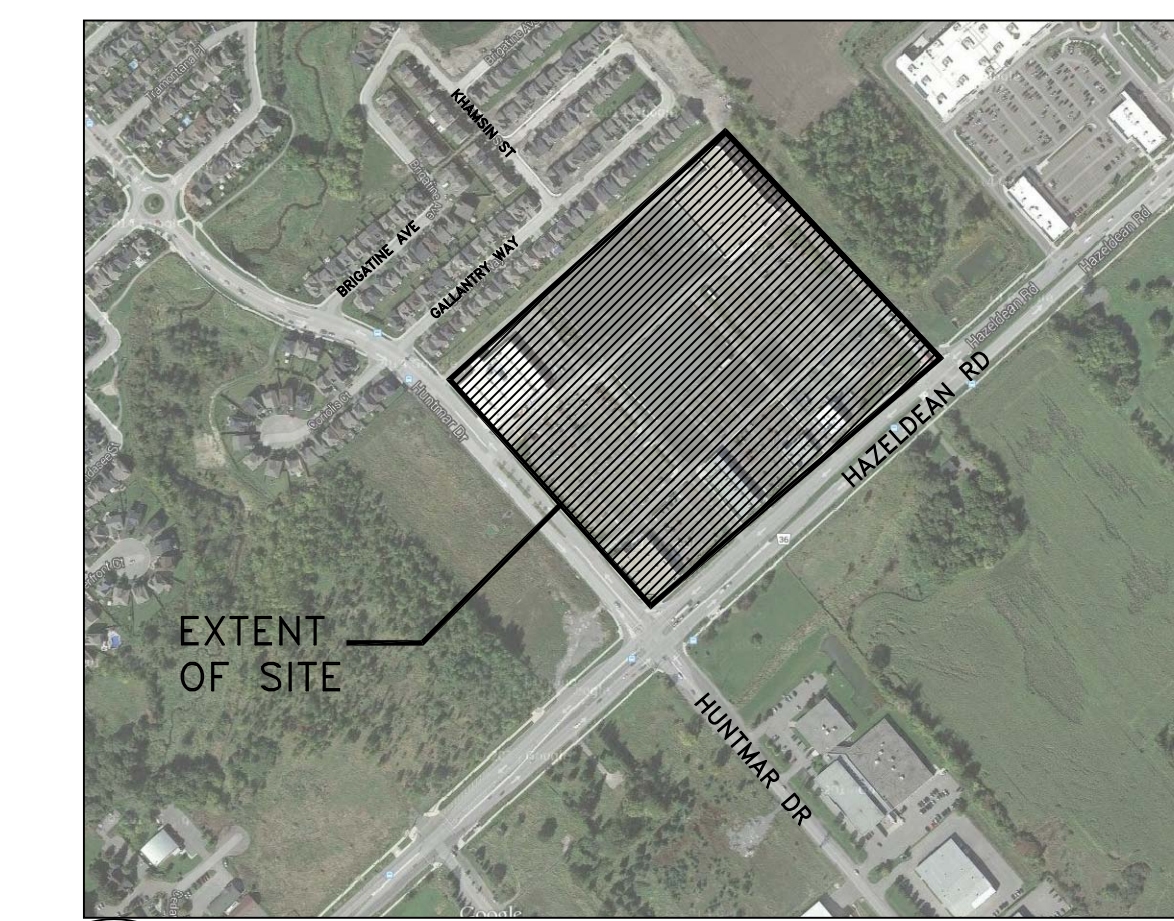
PROJECT
COMMUNITY RETAIL DEVELOPMENT
5705 HAZELDEAN ROAD
WEST KANATA, ONTARIO

DRAWING TITLE
MASTER PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
DRAWN JL
CHECKED AB
DATE JAN 16
SCALE AS NOTED
FOUD 03007
DWG. NO. A100

X-REFS: R-14
DRAWINGS REVISED: LAST UPDATED:

1 SITE PLAN SCALE 1:800



2 INSET MAP N.T.S.

LEGEND

- SPA APPROVED
- SPA APPROVED NOT CONSTRUCTED
- PROPERTY LINE
- EXIST. PARKING
- PROP. PARKING
- FIRE ROUTE
- MAIN ENTRANCES TO BUILDING (EXACT LOCATION SUBJECT TO TENANT LAYOUTS)
- SIDE/ REAR DOOR LOCATION
- FIRE HYDRANT
- LIGHT STANDARD AS PER ELEC. DWGS
- BIKE PARKING AS PER LANDSCAPE DWGS