

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 111.930 M
% OF BUILDING FRONTAGE 40%

EXISTING

BOX A	3287.3 SM	35384 SF
BOX E	4180.5 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	41.9 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.

PREVIOUS APPROVED SITE PLAN
D07-12-16-0032

EXISTING	12832.6 SM	138129 SF
SPA APPROVED (MASTER PLAN)	8021.8 SM	86350 SF
PROPOSED	1719.5 SM	18506 SF
TOTAL	22573.9 SM	242985 SF

AM7 (1446)

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	No Minimum 0 m
	(ii) residential use building	3 m n/a
(d) Minimum interior side yard setback	(i) abutting a residential zone	7.5 m n/a
	(ii) other cases	No Minimum n/a
(e) Minimum rear yard setback	10 m	18.53 m
(f) Maximum building height	within 20 m of a residential zone	11 m 10.5 m (box e)
	(ii) other cases	15 m 10.5 m (box e)
(h) Maximum FSI	AM7 none	
(i) Minimum req'd with of a landscape buffer of a parking lot	a) abutting a street	3 m 3 m
	b) not abutting a street	3 m 10 m adj. to residential zone
Coverage	Max permitted 50 %	23.7 %
Street frontage	If lot is 90 m in width or wider	30 % 40 %
Parking	MIN 3.4/100 SM GLA	683 SPACES 1076 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 20 spaces

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	9.SEP.14	FOR SPA
15	AB	27.OCT.14	EXPANSION
16	AB	3.MAR.16	BLDG 1 AND 2
17	AB	7.JUL.17	SPA
18	AB	8.SEP.17	SPA
19	AB	3.NOV.17	SPA
20	AB	9.SEP.19	SPA
21	AB	14.JAN.2020	SPA
22	AB	27.MAR.2020	SPA

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.

SITE 900, 60 ST. CLAIR AVE. E TEL: (416) 362-7753 TORONTO, ONTARIO M4T 1N5 FAX: (416) 362-8519

PROJECT

COMMUNITY RETAIL DEVELOPMENT
5705 HAZELDEAN ROAD
WEST KANATA, ONTARIO

DRAWING TITLE

MASTER PLAN

ONTARIO ASSOCIATION OF ARCHITECTS ALLAN MICHAEL BORENSTEIN LICENCE 7172	DRAWN	JL	FOLO
	CHECKED	AB	03007
	DATE	JAN 16	DWG. NO.
	SCALE	AS NOTED	A100

X-REFS:

R-14

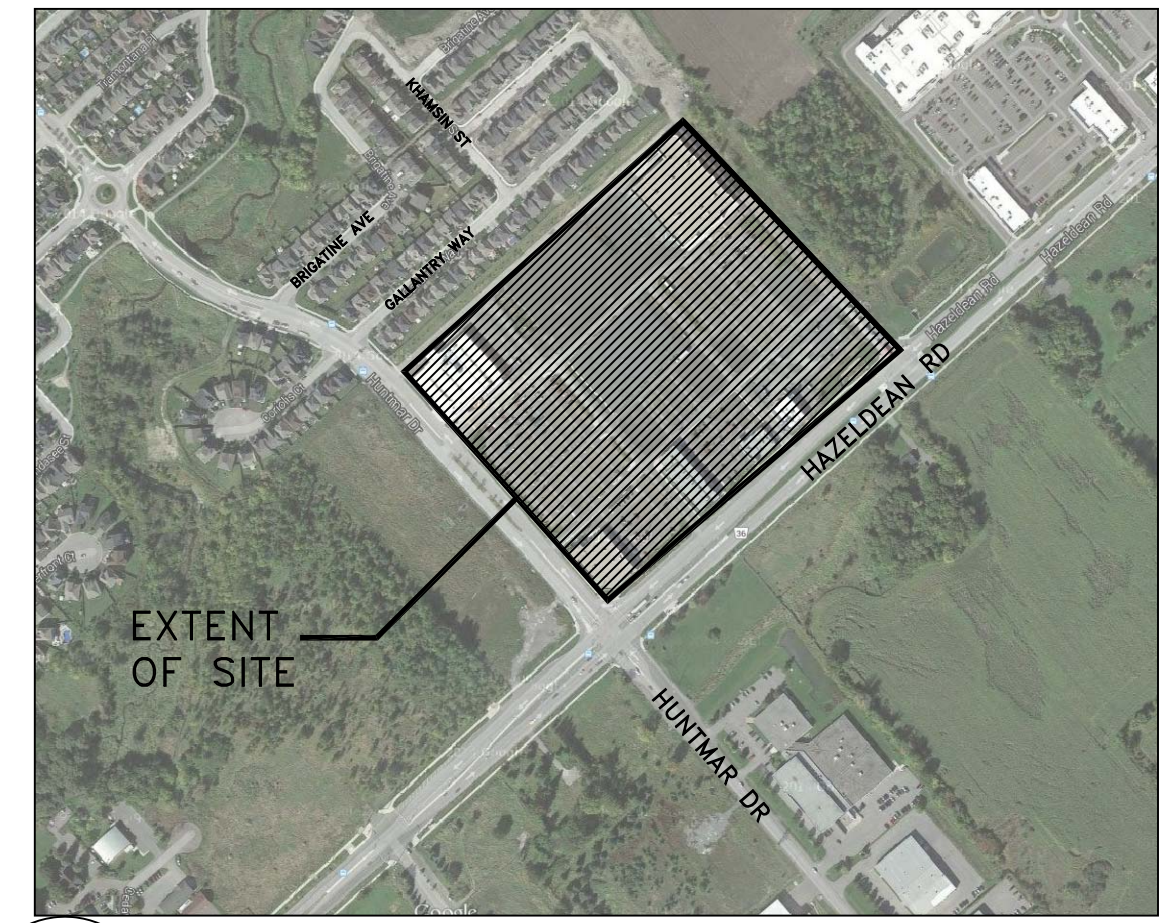
DRAWINGS REVISED: LAST UPDATED:

1 SITE PLAN SCALE 1:800

Colette Gorni

COLETTE GORNI
PLANNER I
PLANNING, INFRASTRUCTURE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Colette Gorni at 9:25 am, Aug 10, 2020



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