

PROJECT INFORMATION - PARCEL 1			
ZONING STANDARD BASED ON MCS	REQUIRED	PROVIDED	
LOT AREA	-	19,644.4 m <sup>2</sup>	1.964 Ha
TOTAL ZONING GFA	-	32,535.4 m <sup>2</sup>	
FSI (MAX)	2.00	1.66	
BUILDING HEIGHT (MAX)	35.0 m	31.9 m	
Front Yard Setback (MAX)	3.5 m	3.0 m	
Interior Side Yard Setback (MIN)	3.5 m	5.7 m	
Rear Yard Setback (MIN)	6.0 m	17.8 m	
Surface Parking Front & Corner Yard Setback (Min)	10.0 m	20.2 m	
FSI Non-Residential (Min)	0.75	0.00	
GFA Non-Residential	-	0.00	
Apartment & Stacked Dwellings Amenity Space (Min 6m <sup>2</sup> per unit)	2,712.0 m <sup>2</sup>	2,715.0 m <sup>2</sup>	
Communal Amenity (Min 50%)	1,356.0 m <sup>2</sup>	1,360.0 m <sup>2</sup>	
Large Amenity (Min 1 space)	54.0 m <sup>2</sup>	145.0 m <sup>2</sup>	
LOT COVERAGE (MAX)	-	5,911.1 m <sup>2</sup>	30.1%
APARTMENT A,B FOOTPRINT	-	3,837.5 m <sup>2</sup>	19.5%
STACKED DW. BLOCKS FOOTPRINT	-	2,073.6 m <sup>2</sup>	10.6%
LANDSCAPE AREA	-	10,086.4 m <sup>2</sup>	51.3%
SOFT LANDSCAPING	-	7,735.2 m <sup>2</sup>	39.4%
HARD LANDSCAPING	-	2,351.2 m <sup>2</sup>	12.0%
ASPHALT AREA	-	3,569.9 m <sup>2</sup>	18.2%

APARTMENT A,B STATISTICS				
UNITS	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
(53 BF UNITS)	104	104	140	348
FLOOR LEVEL	GFA (Zoning)		GFA (OBC)	
	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>	m <sup>2</sup>
TOTAL	251,204 m <sup>2</sup>	233,377 m <sup>2</sup>	312,368 m <sup>2</sup>	29,020.0 m <sup>2</sup>

STACKED DWELLING UNIT STATISTICS - BLOCKS 1,2,3,4,5			
UNITS	1-BDRM	2-BDRM	TOTAL
Counts	52	52	104
GFA	Zoning	OBC	
TOTAL	99,004 m <sup>2</sup>	9,197.8 m <sup>2</sup>	106,182 m <sup>2</sup>
			9,864.6 m <sup>2</sup>

DRIVE AISLE & BICYCLE REQUIREMENTS		
TYPE	REQUIRED	COMPLIANCE
Drive Aisle - Two way at Grade	6.7 m	YES
Drive Aisle - Two way at Parking Garage	6.0 m	YES
Loading Space - Type A Standard	3.5 x 9.0 x 4.2(h)m	YES
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8m & 1.5m aisle	YES
BICYCLE PARKG, VERT - Table 111B	0.50 x 1.5m & 1.5m aisle	YES

PARKING STATISTICS		
TYPE - DEDICATION (LOCATION)	RATE	SPACES
STACKED DW. - RESIDENTS (AT GRADE)	1.00	104
STACKED DW. - VISITORS (AT GRADE)	0.10	10
APARTMENT - RESIDENTS (U/G)	0.93	323
APARTMENT - VISITORS (U/G)	0.10	36
NON-RESIDENTIAL SPACES (U/G)	0.00 / 100m <sup>2</sup>	0
TOTAL		473
BICYCLE SPACES	0.575	260

ACCESSIBLE SPACES		
RATE = +5 (400-499)	*COUNTED AS PART OF TOTAL SPACES ABOVE	
	5	21
SMALL CARS		
RATE = +5 (400-499)	40%	23%
SMALL CAR SPACES (2.4x4.6) 40% MAX	143	82

NOTE:  
 FOR BICYCLE PARKING LOCATIONS REFER TO:  
 - LANDSCAPE PLAN L100 FOR LOCATIONS ON THE SURFACE  
 - UNDERGROUND PARKING PLANS A-200A AND A-200C FOR INTERIOR LOCATIONS

CREDIT NOTES:  
 THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY 2019-20 P1150302 T D1 PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED FEBRUARY 10, 2020. FABIANI ARCHITECTS LTD. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

LEGAL LAND DESCRIPTION:  
 PART OF LOT 3 CONCESSION 2  
 PART OF LOT 3 CONCESSION 3  
 AND PART OF ROAD ALLIANCE BETWEEN CONCESSION 2 AND 3 (CLOSED BY INST. LT278660)  
 GEOGRAPHIC TOWNSHIP OF MARCH  
 CITY OF OTTAWA

SURVEYOR'S INFO:  
 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
 14 Concourse Gate, Suite 500, Nepean, Ont. K2E 7S6  
 Phone: (613) 727-0850 / Fax: (613) 727-1079  
 E-mail: Nepean@aovltd.com

- GENERAL NOTES:
- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINTEGRATED TO THE SATISFACTION OF THE TOWN.
  - A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITIES IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
  - THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
  - ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.S.C. 3.8
  - THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA
  - ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
  - ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
  - ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
  - SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
  - WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

SITE PLAN DRAWING LEGEND

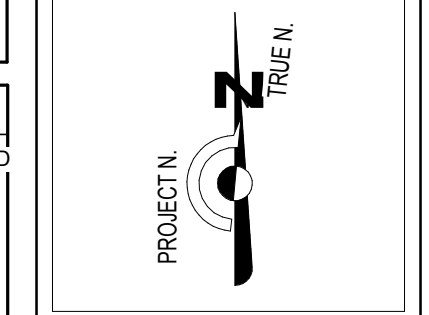
---	PROPERTY LINE
---	FIRE ROUTE PATH
+	SIAMESE CONNECTION
▲	LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
△	SERVICE EXITS / ENTRANCE POINTS
○	OVERHEAD DOORS
→	TRAFFIC FLOW
▨	PAINTED ISLAND - NO PARKING PAVEMENT MARKING
▩	HEAVY DUTY PAVING
Ⓟ	PARKING STALL COUNT PER ROW
♿	DESIGNATED ACCESSIBLE PARKING SPACE. REFER TO CITY STANDARD FOR PAINTED SYMBOL
●	FREE-STANDING SIGN
○	LIGHT STANDARD
□	EXISTING ELEMENTS

ABBREVIATIONS

B	BOLLARD
BALC	BALCONY
BF	BARRIER FREE
BFFE	BASEMENT FFE
CD	CURB DEPRESSION
CSW	CONCRETE SIDEWALK
EX	EXISTING
PFH	PROPOSED FIRE HYDRANT
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FRS	FIRE ROUTE SIGN
FYSB	FRONT YARD BUILDING SETBACK
GFA	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
ISYSB	INTERIOR SIDE YARD SETBACK
LAND	LANDSCAPE
LDP	LIGHT DUTY PAVING
LB	LIGHT BOLLARD
LS	LIGHT STANDARD
PROV	PROVIDED
REQD	REQUIRED
RYSB	REAR YARD BUILDING SETBACK
SDWK	SIDEWALK
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
UP	UTILITY POLE

DEVELOPMENT CONSULTANT:  
 ARCHITECTURE & PLANNING INITIATIVES  
 7-1664 CORNWALL RD. OTTAWA, ON L6B 7N5  
 P: 905 337 7249  
 E: annis@apisconsultants.com

GENERAL NOTES:  
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO:  
 1. USE PROVIDED DIMENSIONS IN REFERENCE TO SCALING  
 2. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION  
 3. DETERMINE LOCATIONS OF ALL EXISTING SERVICES  
 4. PLANS ARE IN CONFORMANCE WITH THE OTTAWA BUILDING CODE  
 5. ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.



NO.	DATE	DESCRIPTION
1	2024.07.30	ISSUED FOR PERMIT
2	2024.07.30	ISSUED FOR PERMIT
3	2024.07.30	ISSUED FOR PERMIT
4	2024.07.30	ISSUED FOR PERMIT

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ONTARIO ASSOCIATION OF ARCHITECTS  
 FERNANDO FABIANI  
 LICENCE 3093  
 PROFESSIONAL CERTIFICATION

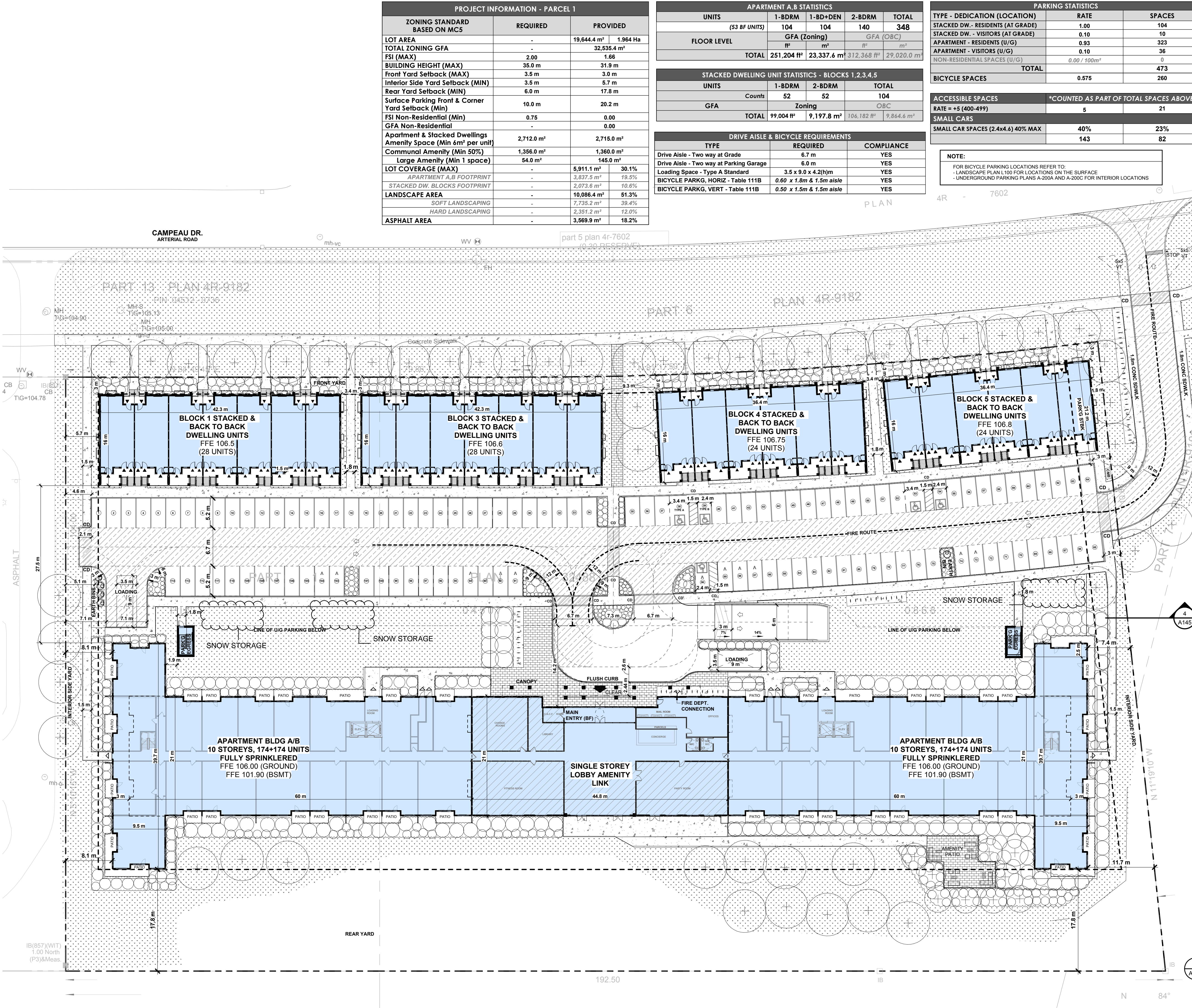
BHG  
 HOSPITALITY GROUP

KANATA MIXED-USE RESIDENTIAL PROJECT  
 601 CAMPEAU DR. CANATA, ON. K2K 5E9

SITE PLAN - PARCEL 1

PROJECT NO: F19-049  
 SHEET NO: 1  
 DATE: 21-07-30  
 DRAWN BY: ML  
 CHECKED BY: FF  
 AS INDICATED

A101



1 SITE PLAN - PARCEL 1  
 1:300