



ABBREVIATIONS

- B BOLLARD
- BALC BALCONY
- BF BARRIER FREE
- BFFE BASEMENT FFE
- CD CURB DEPRESSION
- CSW CONCRETE SIDEWALK
- EX EXISTING
- PHF 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
- REDD REQUIRED
- RYSB REAR YARD BUILDING SETBACK
- SDWK SIDEWALK
- TBD TO BE DETERMINED
- TBR TO BE REMOVED
- UP UTILITY POLE

CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY 20191-20 PHL13CON2 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 ALLOWANCE BETWEEN CONCESSION 2 AND 3
(CLOSED BY INST. L278660)
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA

SURVEYOR'S INFO:

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GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATE 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 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.B.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

PROJECT INFORMATION - PARCEL 2

| ZONING STANDARD BASED ON MCS | REQUIRED | PROVIDED |
|--|------------------------|----------------------------------|
| LOT AREA | - | 17,410.8 m ² 1.741 Ha |
| TOTAL ZONING GFA | - | 25,368.5 m ² |
| FSI (MAX) | 2.00 | 1.46 |
| BUILDING HEIGHT (MAX) | 35.0 m | 33.4 m |
| Front Yard Setback (MAX) | 3.5 m | 2.7 m |
| Corner Side Yard Setback (MIN) | - | 1.7 m |
| Rear Yard Setback (MIN) | 6.0 m | 46.2 m |
| Surface Parking Front & Corner Yard Setback (Min) | 10.0 m | 3.6 m |
| FSI Non-Residential (Min) | 0.75 | 0.02 |
| GFA Non-Residential | - | 430.6 m ² |
| Apartment & Stacked Dwellings Amenity Space (Min 6m ² per unit) | 2,100.0 m ² | 2,350.0 m ² |
| Communal Amenity (Min 50%) | 1,050.0 m ² | 1,050.0 m ² |
| Large Amenity (Min 1 space) | 54.0 m ² | 300.0 m ² |
| LOT COVERAGE (MAX) | - | 4,701.5 m ² 27.0% |
| APARTMENT C FOOTPRINT | - | 2,744.9 m ² 15.8% |
| STACKED DW. BLOCKS FOOTPRINT | - | 1,956.6 m ² 11.2% |
| LANDSCAPE AREA | - | 10,038.5 m ² 57.7% |
| SOFT LANDSCAPING | - | 8,463.9 m ² 48.6% |
| HARD LANDSCAPING | - | 1,574.5 m ² 9.0% |
| ASPHALT AREA | - | 2,660.3 m ² 15.3% |

APARTMENT C STATISTICS

| UNITS | 1-BDRM | 1-BD+DEN | 2-BDRM | TOTAL |
|---------------|--------------------------|-------------------------|-------------------------|-------------------------|
| (40 BF UNITS) | 147 @ 650ft ² | 20 @ 900ft ² | 99 @ 950ft ² | 266 |
| FLOOR LEVEL | GFA (Zoning) | | GFA (OBC) | |
| | ft ² | m ² | ft ² | m ² |
| TOTAL | 196,924 ft ² | 18,294.9 m ² | 238,387 ft ² | 22,146.9 m ² |

STACKED DWELLING UNIT STATISTICS - BLOCKS 6, 7, 8, 9

| UNITS | 1-BDRM | 2-BDRM | TOTAL |
|--------|-------------------------|--------------------------|---|
| Counts | 42 @ 750ft ² | 42 @ 1250ft ² | 84 |
| GFA | Zoning | OBC | |
| TOTAL | 76,140 ft ² | 7,073.6 m ² | 81,668 ft ² 7,587.2 m ² |

PARKING STATISTICS

| Type/Number/Location | Rate Required | Spaces | Rate Provided | Spaces |
|---|------------------------|--------|------------------------|--------|
| Stacked/84/at-grade | 1 | 84 | 1 | 84 |
| Mixed-Use/266/U-G | .5 | 133 | .5 | 133 |
| Visitor/350/at-grade + U-G | .2 | 70 | .2 | 70 |
| Non-Residential/430.6 m ² /U-G | 3.4/100 m ² | 15 | 3.4/100 m ² | 15 |
| Totals | | 302 | | 302 |
| | | | Provided Total | 375 |
| | | | Shared Surplus | +73 |
| Parking requirements shared between Parcels 1 and 2 as per Urban Exceptions 2746 and 2747 | | | | |
| BICYCLE SPACES | | 0.575 | | 201 |

ACCESSIBLE SPACES *COUNTED AS PART OF TOTAL SPACES ABOVE

| RATE = +4 (300-399) | 4 | 16 |
|------------------------------------|-----|-------|
| SMALL CARS | | |
| SMALL CAR SPACES (2.4x4.6) 40% MAX | 40% | 28.3% |
| BICYCLE PARKG, VERT - Table 111B | 112 | 80 |
| CARE SHARE SPACES | | 2 |

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 |

NOTE:

FOR BICYCLE PARKING LOCATIONS REFER TO:
- LANDSCAPE PLAN 1:100 FOR LOCATIONS ON THE SURFACE
- UNDERGROUND PARKING PLANS A-200A AND A-200C FOR INTERIOR LOCATIONS

NOTE:

THE CUMULATIVE PARKING REQUIREMENTS FOR 6301 AND 6475 CAMPEAU DRIVE ARE PERMITTED TO BE SHARED TO ALLOW PARKING ON EITHER LOT TO BE COUNTED TOWARDS THE BY-LAW REQUIREMENT PURSUANT TO URBAN EXCEPTIONS 2746 AND 2747.

DEVELOPMENT CONSULTANT:

ARCHITECTURE & PLANNING INITIATIVES
API CONSULTANTS

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE PROPER DIMENSIONS & REFER TO THE DRAWING.
- VERIFY AND CHECK ALL DIMENSIONS PRIOR TO AND DURING CONSTRUCTION.
- DETERMINE LOCATIONS OF ALL EXISTING SERVICES.
- PLANS ARE IN CONFORMANCE WITH THE OFFICIAL BUILDING CODE.
- ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

PROJECT INFO:

PROJECT NO: 19-049
SHEET NO: 3

FABIANI ARCHITECT LTD.

PROFESSIONAL CERTIFICATION

BHG
HOSPITALITY GROUP

KANATA MIXED-USE RESIDENTIAL PROJECT
6301 CAMPEAU DR. (KANATA, ON. K2K 9E9)

SITE PLAN - PARCEL 2

DATE: 21-07-30
DRAWING TITLE: As Indicated
CHECKED BY: FF
SCALE: As Indicated
PROJECT NO: F19-049
PARCEL #: 2
DRAWING NO: A102
SHEET ISSUE NO: 3

7-464 CORNWALL ROAD CARVILLE, ON. L6J 7N5
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#17421

49' 45" E

1 SITE PLAN - PARCEL 2
A102 1:300