



**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
- HOP HEAVY DUTY PAVING
- ISYSB INTERIOR SIDE YARD SETBACK
- LAND LANDSCAPE
- LDP LIGHT DUTY PAVING
- LS LIGHT STANDARD
- 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 PH13CON2 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 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.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 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
- 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 MC5	REQUIRED	PROVIDED
LOT AREA	-	17,410.8 m <sup>2</sup> 1.741 Ha
TOTAL ZONING GFA	-	25,661.2 m <sup>2</sup>
FSI (MAX)	2.00	1.47
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 <sup>2</sup>
Apartment & Stacked Dwellings Amenity Space (Min 6m <sup>2</sup> per unit)	2,076.0 m <sup>2</sup>	2,350.0 m <sup>2</sup>
Communal Amenity (Min 50%)	1,038.0 m <sup>2</sup>	1,050.0 m <sup>2</sup>
Large Amenity (Min 1 space)	54.0 m <sup>2</sup>	300.0 m <sup>2</sup>
LOT COVERAGE (MAX)	-	4,146.7 m <sup>2</sup> 23.8%
APARTMENT C FOOTPRINT	-	2,552.1 m <sup>2</sup> 14.7%
STACKED DW. BLOCKS FOOTPRINT	-	1,594.6 m <sup>2</sup> 9.2%
LANDSCAPE AREA	-	10,368.6 m <sup>2</sup> 59.6%
SOFT LANDSCAPING	-	8,339.7 m <sup>2</sup> 47.9%
HARD LANDSCAPING	-	2,028.9 m <sup>2</sup> 11.7%
ASPHALT AREA	-	2,705.4 m <sup>2</sup> 15.5%

**APARTMENT C STATISTICS**

UNITS	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
(40 BF UNITS)	118	30	118	266
FLOOR LEVEL	GFA (Zoning)		GFA (OBC)	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
TOTAL	200,075 ft <sup>2</sup>	18,587.6 m <sup>2</sup>	241,538 ft <sup>2</sup>	22,439.6 m <sup>2</sup>

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

UNITS	1-BDRM	2-BDRM	TOTAL
Counts	40	40	80
GFA	Zoning	OBC	OBC
TOTAL	76,140 ft <sup>2</sup>	7,073.6 m <sup>2</sup>	81,668 ft <sup>2</sup> 7,587.2 m <sup>2</sup>

**PARKING STATISTICS**

TYPE - DEDICATION (LOCATION)	RATE	SPACES
STACKED DW. - RESIDENTS (AT GRADE)	1.00	80
STACKED DW. - VISITORS (AT GRADE)	0.10	8
APARTMENT - RESIDENTS (U/G)	0.68	181
APARTMENT - VISITORS (U/G)	0.04	10
NON-RESIDENTIAL SPACES (U/G)	0.54 / 100m <sup>2</sup>	8
<b>TOTAL</b>		<b>287</b>
BICYCLE SPACES	0.50	173

**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

**DEVELOPMENT CONSULTANT:**

ARCHITECTURE & PLANNING INITIATIVES  
1164 CORNWALL RD. OTTAWA ON K2H 7W5  
P: 905.337.7249

**GENERAL NOTES:**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:  
1. USE PROVIDED DIMENSIONS & REFER TO TO SCALE.  
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 OFFICIAL BUILDING CODE.  
5. ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

**FABIANI ARCHITECT LTD.**

ONTARIO ASSOCIATION OF ARCHITECTS  
FERNANDO FABIANI  
LICENCE 3093  
PROFESSIONAL CERTIFICATION

**BHV**  
BAYVIEW HOSPITALITY GROUP

**KANATA MIXED-USE RESIDENTIAL PROJECT**  
601 CAMPEAU DR. CANATA, ON. K2K 3E9

**SITE PLAN - PARCEL 2**

PROJECT NAME: KANATA MIXED-USE RESIDENTIAL PROJECT  
DRAWING TITLE: SITE PLAN - PARCEL 2  
DRAWN BY: ML  
DATE: 20-11-25  
CHECKED BY: FF  
SCALE: As Indicated  
PROJECT NO: F19-049  
PARCEL # 2  
DRAWING NO: A102  
SHEET ISSUE NO: 1

7-1484 CORNWALL ROAD OTTAWA, ON. K2H 7W5  
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1 SITE PLAN - PARCEL 2  
A102 1:300