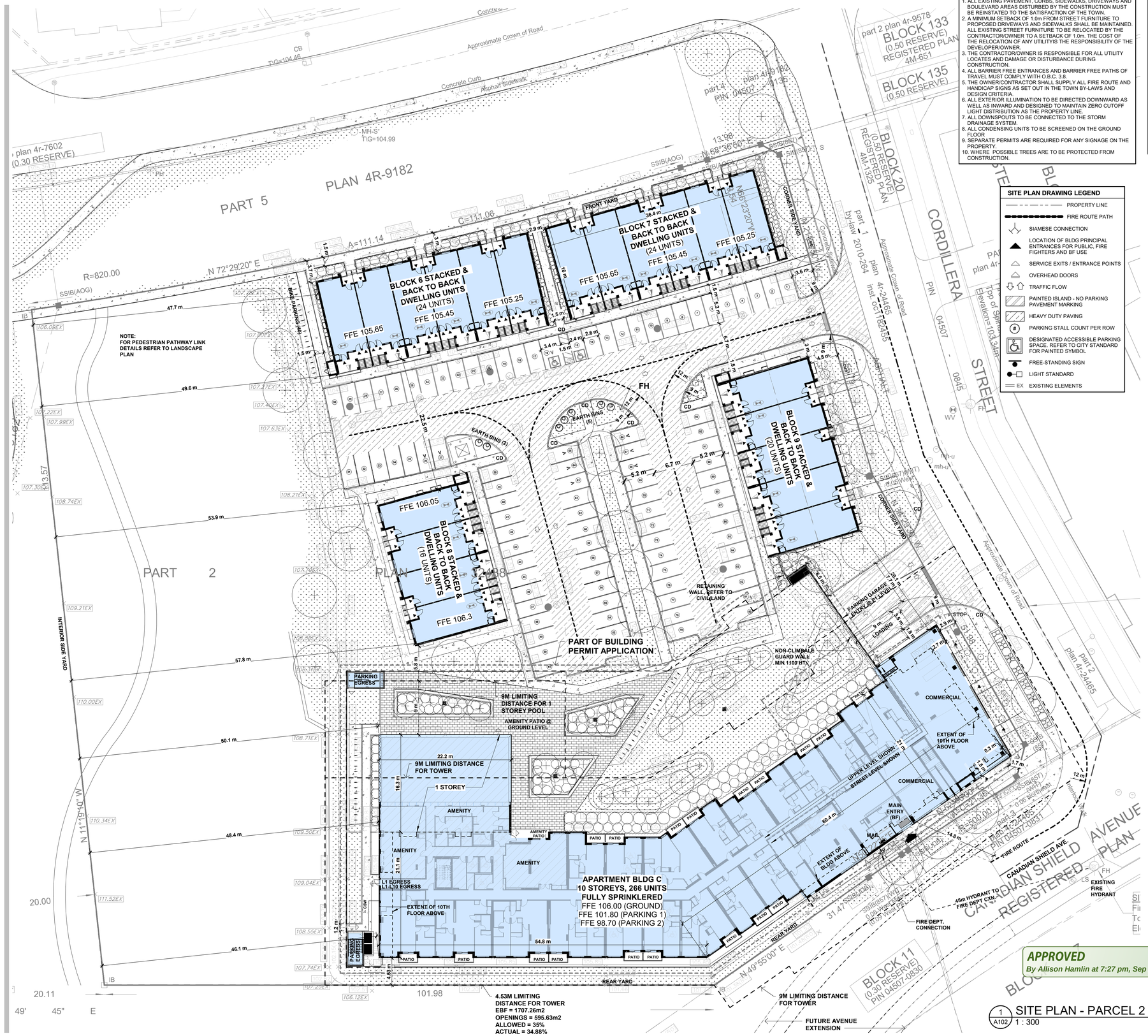

1 SITE PLAN - PARCEL 2
A102 1 : 300

GENERAL NOTES:

1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
2. 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 UTILITYIS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
3. THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
4. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
5. THE OWNER/CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN BY-LAWS AND DESIGN CRITERIA.
6. ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
7. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
8. ALL CONDENSING UNITS TO BE SCREENED ON THE GROUND FLOOR.
9. SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
10. WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.

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

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
- EX EXISTING ELEMENTS

CREDIT NOTES:

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY_20191-20 PrtLt3Con2 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. LT279660)
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*

PROJECT INFORMATION - PARCEL 2

ZONING STANDARD BASED ON MC5	REQUIRED	PROVIDED	
LOT AREA	No MIN	17,410.8 m²	1.741 Ha
TOTAL ZONING GFA	-	25,368.5 m²	
FSI (MAX)(MIN)	MAX 2.0 MIN 0.75 (Non-res)	1.46	
BUILDING HEIGHT (MAX)	<25m Campeau Dr. 11m >25m Campeau Dr.	10.3m & 33.5m	
Front Yard Setback	MIN 3.0M MAX 6.5M	3.0 m	
Corner Side Yard Setback (MIN)	Stacked units 5.0m Max Other Buildings 0.0m	Stacked units 4.8m Other Buildings 2.7m	
Rear Yard Setback (MIN)	3.0 m	3.0 m	
Int. Side Yard Setback Wall w/ Windows	3.5 m	46.2 m	
Surface Parking Corner Side Yard Setback (Min)	3.6 m	3.6 m	
GFA Non-Residential (Min)	430.0 m²	430.6 m²	
Apartment & Stacked Dwellings Amenity Space (Min 6m² per unit)	2,100.0 m²	2,350.0 m²	
Communal Amenity (Min 50%)	1,050.0 m²	1,050.0 m²	
Large Amenity (Min 1 space)	54.0 m²	300.0 m²	
LOT COVERAGE (MAX)	-	4,701.5 m²	27.0%
APARTMENT C FOOTPRINT	-	*2,744.9 m²*	*15.8%*
STACKED DW. BLOCKS FOOTPRINT	-	*1,956.6 m²*	*11.2%*
LANDSCAPE AREA	-	10,038.5 m²	57.7%
SOFT LANDSCAPING	-	*8,463.9 m²*	*48.6%*
HARD LANDSCAPING	-	*1,574.5 m²*	*9.0%*
ASPHALT AREA	-	2,660.3 m²	15.3%

APARTMENT C STATISTICS

UNITS	1-BDRM	1-BD+DEN	2-BDRM	TOTAL
(40 BF UNITS)	147@650 sf	20 @ 900 sf	99 @ 950sf	266
FLOOR LEVEL	GFA (Zoning)		GFA (OBC)	
	ft²	m²	ft²	m²
TOTAL	196,924 ft²	18,294.9 m²	*238,387 ft²*	*22,146.9 m²*

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

UNITS	1-BDRM	2-BDRM	TOTAL
Counts	42 @ 750 sf	42 @ 1250sf	84
GFA	Zoning		OBC
TOTAL	76,140 ft²	7,073.6 m²	*81,668 ft²* / *7,587.2 m²*

PARKING STATISTICS

TYPE - DEDICATION (LOCATION)	RATE REQ.	SPACES	RATE PROV.	SPACES
STACKED/84/AT-GRADE	1.00	84.00	1.00	84
MIXED-USE/266/U/G	0.50	133.00	.73	194
VISITOR/350/AT-GRADE + U/G	0.20	70.00	0.20	70
NON- RESISDENTIAL/430.6 M2/U-G	*3.4/100m2*	15.00	*3.4/100m2*	15
TOTALS		302.00		
			PROVIDED TOTAL	371
			SHARED SURPLUS	69
PARKING REQUIREMENTS SHARED BETWEEN PARCELS 1 AND 2 AS PER URBAN EXCEPTIONS 2746 AND 2742				
BICYCLE SPACES	REQ. 0.50/UNIT		201 (0.575/UNIT)	

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%
	112	80
CAR SHARE SPACES		2

DRIVE AISLE & BICYCLE REQUIREMENTS

TYPE	REQUIRED	COMPLIANCE
Drive Aisle - Two way at Grade	6.0 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 L100 FOR LOCATIONS ON THE SURFACE
- UNDERGROUND PARKING PLANS A-200A AND A-200C FOR INTERIOR LOCATIONS

NOTE:

THE CULMATIVE 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.

APPROVED
By Allison Hamlin at 7:27 pm, Sep 26, 2022

AHamlin

ALLISON HAMLIN
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

DEVELOPMENT CONSULTANT:
ARCHITECTURE & PLANNING INITIATIVES
7-1464 CORNWALL RD
OAKVILLE, ON, L6J 7W5
P: 905.337.7249
API CONSULTANTS INC.

GENERAL NOTES:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
1. USE FIGURED DIMENSIONS IN PREFERENCE 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 ONTARIO BUILDING CODE.

ANY CHANGES, DISCREPANCIES, OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

PROJECT N. / TRUE N.

REVISIONS

No.	Description	Date (Y-M-M-D)	By
1	OPA/ZBL-SPA I	21-07-30	MA
2	OPA/ZBL-SPA II	21-12-20	MA
3	OPA/ZBL-SPA III	21-12-22	FF
4	OPA/ZBL-SPA IV (CORE: SHARE SPACES BCA UDES)	22-01-12	FF
5	OPA/ZBL-SPA V (UPDATED ZONING STATS, MINOR WORDING, UPDATED BUILDING STATS)	22-01-19	FF
6	OPA/ZBL-SPA VI (UPDATED ZONING STATS)	22-01-31	FF
7	OPA/ZBL-SPA VII (CLEAN)	22-02-07	MA
8	LANDSCAPE UPDATES	22-02-07	MA
9	MASTER WTR FIRE LT/SHET. (TRANS. DADS)	22-02-08	MA
10	ISSUED FOR BUILDING PERMIT	22-02-25	MA
11	ISSUED FOR BUILDING PERMIT	22-05-12	MA
12	ISSUED FOR TENDER REVIEW	22-06-24	MA
13	ISSUED FOR TENDER	22-09-14	MA
14	ISSUED FOR CONSTRUCTION	22-09-26	MA
15	REV. ISSUED PER BP COMMENT	22-12-29	MA

STATUS: PROPOSAL, REVIEW, RESUBMISSION, TENDER, PERMIT, CONSTRUCTION, AS BUILT, OTHER.

FABIANI ARCHITECT LTD.

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO FABIANI
LICENSE 3093
PROFESSIONAL CERTIFICATION

BAYVIEW HOSPITALITY GROUP

PROJECT NAME: KANATA MIXED-USE RESIDENTIAL PROJECT
6301 CAMPEAU DR. KANATA, ON. K2K 3E9

DRAWING TITLE: SITE PLAN - PARCEL 2

DRAWN BY: MA | CHECKED BY: FF
DATE: 22-07-29 | SCALE: As indicated
PROJECT No. F19-049 | PARCEL # 2
DRAWING No. A102 | SHEET ISSUE No. 14

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D07-12-17-0063

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