

- DRAWING NOTES**
- CANOPY
 - CONCRETE RETAINING WALL WITH GARDRAIL 42"
 - OUTLINE OF UNDERGROUND PARKING STRUCTURE
 - PROPOSED SIAMSE CONNECTION
 - ACCESS ROAD FOR PHASE 1
 - GAS GENERATOR ON CONCRETE PIS WITH BOLLARDS PROTECTION (3.5m x 5m)
 - BICYCLE PARKING (5x)
 - PROPOSED 1.5m HIGH CHAIN LINK FENCE @150mm ON THE OUTSIDE OF PROPERTY BOUNDARY
 - TREE PROTECTION FENCE (REFER TO LANDSCAPE PLAN FOR LOCATION AND TYPE)
 - PUBLIC OUTDOOR TERRACE
 - LAVISH PARKING (NOT INCLUDED IN PARKING COUNT)
 - HYDRO TRANSFORMER AND SWITCHGEAR PADS
 - COMMERCIAL WASTE ROOM
 - COMMERCIAL BICYCLE PARKING (5x)
 - NEW PROPOSED LOGO LOCATION
 - COMMUNAL PATIO
 - PRIVATE TERRACED PATIOS @ EL=100.70
 - STEPPED SOFT LANDSCAPED WITH RETAINING WALL
 - CONCRETE PAD FOR WASTE CONTAINERS (9m x 5m)
 - AIR INTAKE / EXHAUST SHAFT
 - CONCRETE PAD 1.2m x 1.5m FOR POOL CONDENSER
 - CONDENSERS - ENCLOSED BY 2m HIGH WOOD SCREEN FENCE (SEE MECH)
 - RETAINING WALL - REFER TO CIVIL
 - RIP RAP AS PER CIVIL
 - 1.8m H. BLACK CHAIN LINK FENCE (Refer to Landscape)

Alls Hamlin

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

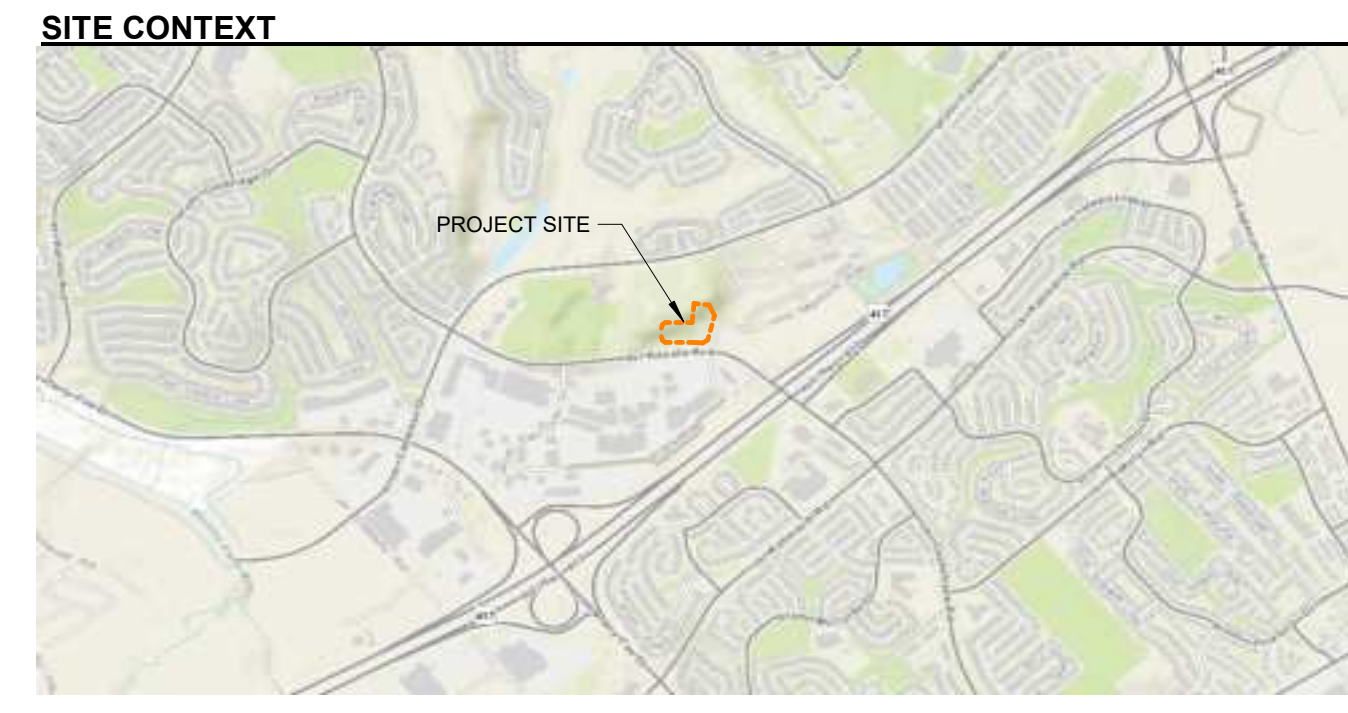
APPROVED
 By Allison Hamlin at 4:50 pm, Feb 07, 2024

BUILDING AREA (as per CBC)

LEVEL P1	+ 9,965.20 m ²	(+ 107,264.52 ft ²)
GROUND FLOOR	+ 3,607.59 m ²	(+ 38,831.83 ft ²)
LEVEL 2	+ 2,880.28 m ²	(+ 31,003.11 ft ²)
LEVEL 3	+ 2,863.36 m ²	(+ 30,885.70 ft ²)
LEVEL 4-7 (per level)	+ 2,077.40 m ²	(+ 22,360.98 ft ²)
LEVEL 8-9 (per level)	+ 2,558.59 m ²	(+ 27,540.39 ft ²)
PENTHOUSE LEVEL	+ 277.41 m ²	(+ 2,986.01 ft ²)
TOTAL BELOW GRADE	+ 9,965.20 m²	(+ 107,264.52 ft²)
TOTAL ABOVE GRADE	+ 23,061.44 m²	(+ 247,487.10 ft²)
TOTAL	+ 33,026.64 m²	(+ 354,751.62 ft²)

BUILDING GFA (as per Zoning definition)

COMMERCIAL CAFE	+ 144.80 m ²	(+ 1,558.61 ft ²)
COMMERCIAL RETAIL	+ 992.30 m ²	(+ 10,681.02 ft ²)
GROUND FLOOR	+ 1,137.10 m²	(+ 12,239.63 ft²)
LEVEL 2	+ 2,421.10 m ²	(+ 26,060.50 ft ²)
LEVEL 3	+ 2,431.10 m ²	(+ 26,168.14 ft ²)
LEVEL 4-5 (per level)	+ 2,151.10 m ²	(+ 23,154.25 ft ²)
LEVEL 6	+ 2,145.50 m ²	(+ 23,094.00 ft ²)
LEVEL 7	+ 2,151.10 m ²	(+ 23,154.25 ft ²)
LEVEL 8	+ 1,766.50 m ²	(+ 19,014.45 ft ²)
LEVEL 9	+ 1,760.90 m ²	(+ 18,954.17 ft ²)
TOTAL	+ 19,134.50 m²	(+ 205,962.04 ft²)



This document and all information herein is confidential and the intellectual property of Rossmann Architects. It is disclosed in confidence on terms that it will not be disclosed to any third party, used, sold, loaned, licensed, or reproduced in whole or in any part in any manner or form for manufacturing, rendering or for any other purpose without the written permission of Rossmann Architects. The copyright is retained by Rossmann Architects and Associates Inc.

Ce document, ainsi que tous renseignements contenus a l'intérieur, est la propriété de Rossmann Architects. Il est divulgué en confiance sous les termes qu'il ne sera pas divulgué a aucun tiers, partie, utilisé, vendu, prêté, licencié ou reproduit en son entier ou en partie d'une manière pour la manufacture, soumission ou pour autres fins sans la permission écrite de Rossmann Architects.

Le droit d'auteur est retenu par Rossmann Architects.

PROJECT TEAM / ÉQUIPE DU PROJET :



LEGEND

- SURFACES**
- GRASS
 - RIVERSTONE
 - CONCRETE PAVERS
 - POURED CONCRETE
 - ASPHALT PAVING
 - PROPOSED NEW BUILDING
 - EXISTING BUILDING TO REMAIN
 - EXISTING BUILDING TO BE DEMOLISHED
- LINES**
- PROPERTY LINE
 - SETBACK LINE
 - EXISTING FENCE
 - NEW FENCE
 - OVERHEAD WIRES
- VEGETATION**
- TREE: EXISTING TO REMAIN
 - TREE: EXISTING TO BE REMOVED
 - TREE: NEW PROPOSED
 - SHRUB: NEW PROPOSED
- SYMBOLS**
- DIRECTIONAL ARROWS
 - BUILDING ACCESS
 - BUILDING EGRESS
 - SIAMSE CONNECTION
 - UTILITY POLE
 - FIRE HYDRANT
 - CATCH BASIN / MANHOLE
 - DEPRESSED CURB
 - LANDSCAPE LIGHT
 - LIGHT POLE
 - WALL MOUNTED LIGHT
 - EXISTING GRADE ELEVATION
 - PROPOSED GRADE ELEVATION
 - LOT CORNERS
- PARKING**
- BIKE PARKING
 - CAR PARKING
 - BF PARKING
 - BF PARKING (TYPE A)
 - BF PARKING (TYPE B)

GENERAL NOTES

- NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
- NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- SURVEY INFO**
- TOPOGRAPHIC SURVEY OF:
 PART OF LOTS 2 & 3 -
 CONCESSION 2
 GEOGRAPHIC TOWNSHIP OF
 MARCH
 CITY OF OTTAWA
 REGISTERED PLAN V-13593
- PREPARED BY ANNIS,
 O'SULLIVAN VOLLEBEKK LTD.
 GRAPHIC SCALE

PROJECT INFORMATION

ADDRESS	150 KANATA AVENUE
CURRENT ZONING	MC-2 AND MC-5
PROPOSED USE	MIXED USE RESIDENTIAL
BUILDING AREA	3607.59 m ²

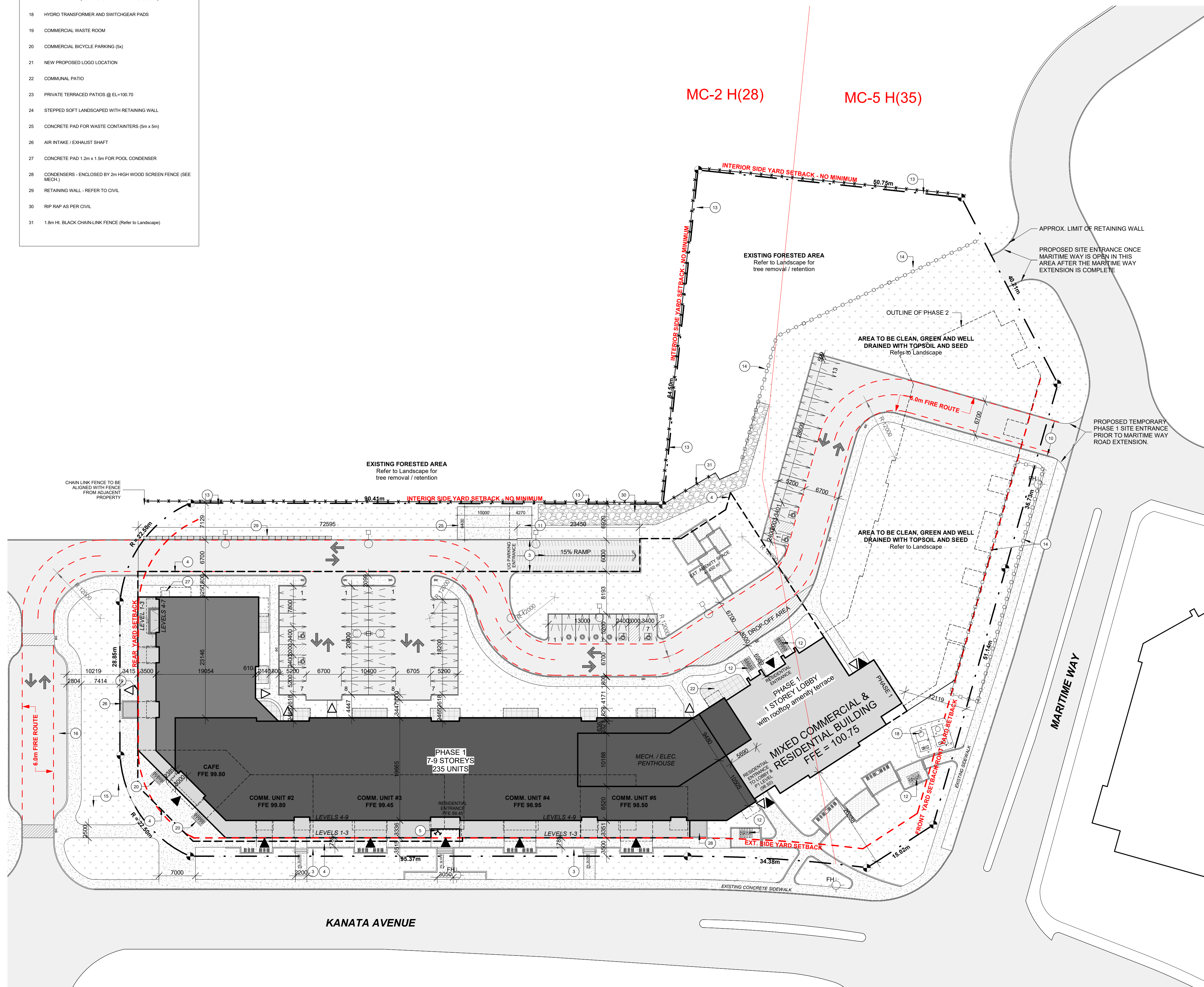
PROJECT INFORMATION			
ZONING STANDARD	REQUIRED	MC-5	PROVIDED
LOT AREA	-	-	+ 15,720 m ²
TOTAL ZONING GFA	-	-	19,134.50 m ²
FSI (MAX)	2	2	1.22
BUILDING HEIGHT	28 m	35 m	27.8 m
Front Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m	3.5 m
Corner Side Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m	3.5 m
Rear Yard Setback (MIN. / MAX.)	0 m / 3.5 m	6 m	3.5 m
Surface Parking Front & Corner Yard Setback	10 m	10 m	35.30 m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3,794 m ²)	1,137.10 m ²
GFA Non-Residential (MIN. / MAX.)	1,665.36 m ²	-	-
Amenity Space (min 6m ² per unit)	1,416.00 m ²	-	3,652.64 m ²
Communal amenity (min 50%)	708.00 m ²	-	1,898.80 m ²
LOT COVERAGE (MAX)	-	-	22.95%
LANDSCAPED AREA	-	-	+6,718.98 m ² (42.74%)
Soft Landscaping (not incl. forested area)	-	-	+5,667.18 m ²
Hard Landscaping	-	-	+1,051.80 m ²
ASPHALT AREA	-	-	+2,759.37 m ²

BUILDING STATISTICS		
	QTY.	SQM.
NON-RESIDENTIAL		
Retail	-	992.30
Cafe	-	144.80
RESIDENTIAL		
1 bedroom	127 (54%)	-
1 bedroom + den	20 (8.5%)	-
2 bedrooms	72 (30.5%)	-
3 bedrooms	16 (7.0%)	-
TOTAL	235	-
Barrier-free units (15% x 399 units = 60 units required)	36 (15%)	-
COMMUNAL AMENITY SPACE		
Outdoor amenity space at grade & lobby rooftop	-	1,898.80
Indoor amenity space	-	615.80
Gym	-	60.50
Pool (incl. locker rooms)	-	196.70
Billiard Room	-	51.20
Golf Simulator	-	37.80
Darts / Poker Room	-	21.50
Family Room w/ Kitchen	-	63.10
Entry Lounge	-	132.00
Cafe & Library	-	53.00
PRIVATE AMENITY SPACE	-	1,152.84
Balconies / terraces	-	1,753.84

PARKING STATISTICS				
DEDICATION (LOCATION)	RATE	REQUIRED	PH-1	PH-2
APARTMENTS - RESIDENTS (U/G)	0.5	PH-1 = 118	PH-1 = 146	-
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	PH-1 = 47	PH-1 = 47	-
NON-RESIDENTIAL (AT GRADE)				
Cafe	5 / 100 m ²	PH-1 = 7	PH-1 = 7	-
Retail	1.25 / 100 m ²	PH-1 = 12	PH-1 = 12	-
TOTAL	-	PH-1 = 184	PH-1 = 212	-
BICYCLE SPACES				
0.5 per unit + 1/250m ² (retail)	PH-1 = 118 + 5 (NON-RES.)	PH-1 = 118 + 5 (NON-RES.)	-	-

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
Bicycle Parking - Horizontal	0.6 x 1.8m & 1.5m aisle	YES
Bicycle Parking - Vertical	0.50 x 1.5m & 1.5m aisle	YES

WASTE MANAGEMENT CONTAINERS		
TYPE	REQUIRED	PROVIDED
Garbage (0.110 y ³ per unit)	7 x 4 yard bins	YES
Fiber (0.038 y ³ per unit)	3 x 4 yard bins	YES
Glass metal plastic	2 x 3 yard bins	YES
Organics (240L container per 50 units)	5 x 240L carts	YES



1 SITE PLAN
 1 : 400

KEY PLAN / PLAN CLÉ :

CLIENT :



6485 R. Doris-Lussier, Bureau 400, Boisbriand, QC J7H 0E8

1.19	SPC SUB #5	23-06-20
1.15	IFT - PHASE 1	23-04-17
1.13	IFC v.00	23-03-16
1.12	IFBP - PHASE 1	23-03-03
1.11	SPC SUB #4	23-03-02
revision	description	date

PROJECT NAME / NOM DE PROJET :

EMD KANATA

DRAWING NAME / NOM DU DESSIN :

PHASE 1 - SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET :	21019
DATE :	2023-04-12
DRAWN BY / DESSINÉ PAR :	ZH
REVIEWED BY / VÉRIFIÉ PAR :	ES
SCALE / ÉCHELLE :	As indicated
PROJECT PHASE / PHASE DU PROJET :	1
DWG NO. / NO. DESSIN :	A050
REVISION NO. / NO. DE RÉVISION :	1.19

- DRAWING NOTES**
- CANOPY
 - CONCRETE RETAINING WALL WITH GARDRAIL 42"
 - OUTLINE OF UNDERGROUND PARKING STRUCTURE
 - PROPOSED SIAMSE CONNECTION
 - ACCESS ROAD FOR PHASE 1
 - GAS GENERATOR ON CONCRETE PIS WITH BOLLARDS PROTECTION (3.5m x 5m)
 - BICYCLE PARKING (5x)
 - PROPOSED 1.5m HIGH CHAIN LINK FENCE @150mm ON THE OUTSIDE OF PROPERTY BOUNDARIES
 - TREE PROTECTION FENCE (REFER TO LANDSCAPE PLAN FOR LOCATION AND TYPE)
 - PUBLIC OUTDOOR TERRACE
 - LAVISY PARKING (NOT INCLUDED IN PARKING COUNT)
 - HYDRO TRANSFORMER AND SWITCHGEAR PADS
 - COMMERCIAL WASTE ROOM
 - COMMERCIAL BICYCLE PARKING (5x)
 - NEW PROPOSED LOGO LOCATION
 - COMMUNAL PATIO
 - PRIVATE TERRACED PATIOS @ EL=100.70
 - STEPPED SOFT LANDSCAPED WITH RETAINING WALL
 - CONCRETE PAD FOR WASTE CONTAINERS (6m x 6m)
 - AIR INTAKE / EXHAUST SHAFT
 - CONCRETE PAD 1.2m x 1.5m FOR POOL CONDENSER
 - CONDENSERS - ENCLOSED BY 2m HIGH WOOD SCREEN FENCE (SEE MECH)
 - RETAINING WALL - REFER TO CIVIL
 - RIP RAP AS PER CIVIL
 - 1.8m H. BLACK CHAIN LINK FENCE (Refer to Landscape)

Allan Hamlin

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

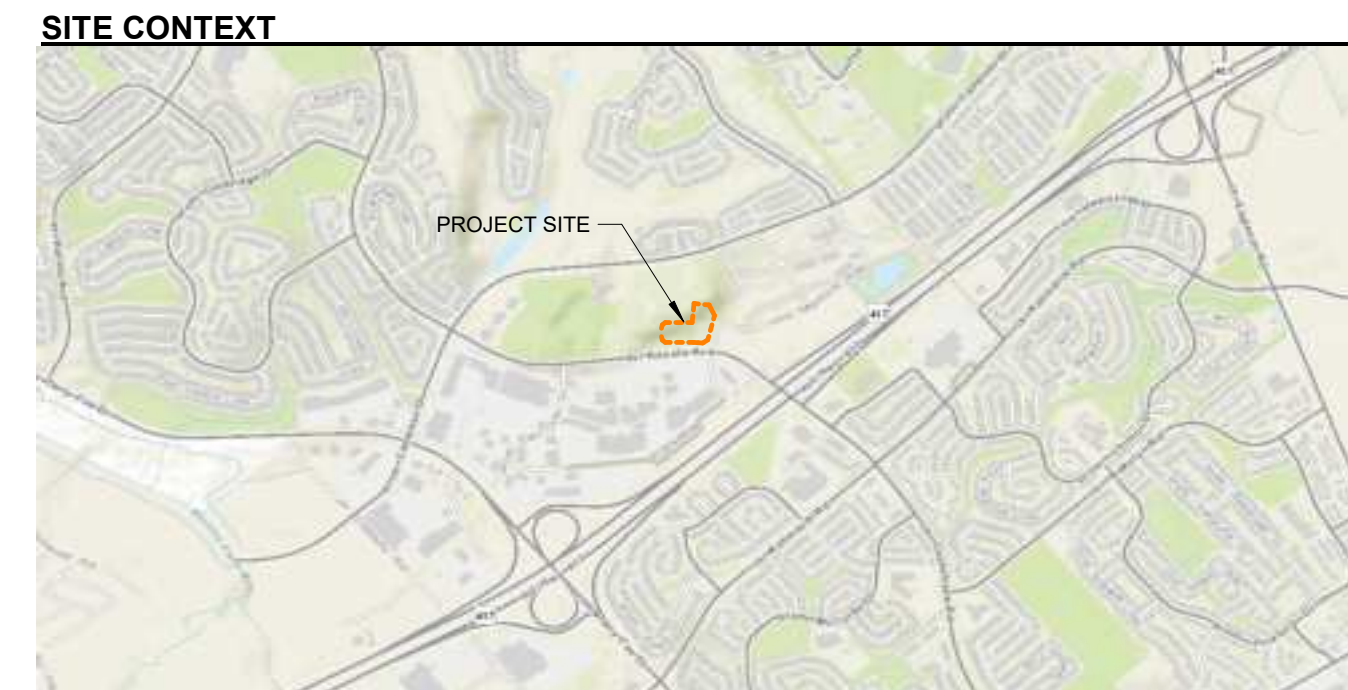
APPROVED
By Allison Hamlin at 4:50 pm, Feb 07, 2024

BUILDING AREA (as per OBC)

LEVEL P2	+ 3,391.80 m ²	(+ 36,509.03 ft ²)
LEVEL P1	+ 9,965.00 m ²	(+ 107,264.52 ft ²)
GROUND FLOOR	+ 5,106.00 m ²	(+ 54,960.53 ft ²)
LEVEL 2-3 (per level)	+ 4,386.00 m ²	(+ 47,210.51 ft ²)
LEVEL 4-7 (per level)	+ 3,958.00 m ²	(+ 42,603.56 ft ²)
LEVEL 8-9 (per level)	+ 3,465.00 m ²	(+ 37,300.00 ft ²)
LEVEL 10-11 (per level)	+ 1,377.00 m ²	(+ 14,821.90 ft ²)
TOTAL BELOW GRADE	+ 13,702.00 m²	(+ 147,487.10 ft²)
TOTAL ABOVE GRADE	+ 39,394.00 m²	(+ 424,033.49 ft²)
TOTAL	+ 53,096.00 m²	(+ 571,520.59 ft²)

BUILDING GFA (as per Zoning definition)

COMMERCIAL CAFE	+ 144.80 m ²	(+ 1,558.61 ft ²)
COMMERCIAL RETAIL	+ 992.30 m ²	(+ 10,681.02 ft ²)
GROUND FLOOR	+ 2,261.20 m ²	(+ 24,339.35 ft ²)
LEVEL 2	+ 3,680.20 m ²	(+ 39,613.34 ft ²)
LEVEL 3	+ 3,703.00 m ²	(+ 39,858.76 ft ²)
LEVEL 4-5 (per level)	+ 3,307.10 m ²	(+ 35,597.32 ft ²)
LEVEL 6	+ 3,297.80 m ²	(+ 35,497.22 ft ²)
LEVEL 7	+ 3,307.10 m ²	(+ 35,597.32 ft ²)
LEVEL 8	+ 2,922.50 m ²	(+ 31,457.52 ft ²)
LEVEL 9	+ 2,912.30 m ²	(+ 31,347.73 ft ²)
LEVEL 10-11 (per level)	+ 1,156.00 m ²	(+ 12,443.08 ft ²)
TOTAL	+ 31,010.30 m²	(+ 333,792.09 ft²)



ROSSMANN ARCHITECTURE

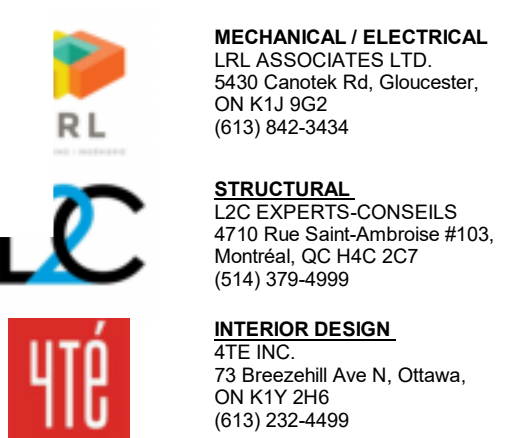
85 Saint-Joseph Boulevard, Gatineau QC J8Y 3W5
Tel : 819-600-1555



This document and all information herein is confidential and the intellectual property of Rossmann Architects. It is disclosed in confidence on terms that it will not be disclosed to any third party, used, sold, loaned, licensed, or reproduced in whole or in any part in any manner or form for manufacturing, marketing, or for any other purpose without the written permission of Rossmann Architects. The copyright is retained by Rossmann Architects and Associates Inc.

Ce document, ainsi que tous informations contenues a l'intérieur, est la propriété de Rossmann Architects. Il est divulgué en confiance sous les termes qu'il ne sera pas divulgué a aucun tiers, utilisé, vendu, prêté, licencié ou reproduit en son entier ou en partie d'une manière pour la manufacture, soumission ou pour autres fins sans la permission écrite de Rossmann Architects. Le droit d'auteur est retenu par Rossmann Architects.

PROJECT TEAM / ÉQUIPE DU PROJET :



LEGEND

- SURFACES**
- GRASS
 - RIVERSTONE
 - CONCRETE PAVERS
 - POURED CONCRETE
 - ASPHALT PAVING
 - PROPOSED NEW BUILDING
 - EXISTING BUILDING TO REMAIN
 - EXISTING BUILDING TO BE DEMOLISHED
- LINES**
- PROPERTY LINE
 - SETBACK LINE
 - EXISTING FENCE
 - NEW FENCE
 - OVERHEAD WIRES
- VEGETATION**
- TREE: EXISTING TO REMAIN
 - TREE: EXISTING TO BE REMOVED
 - TREE: NEW PROPOSED
 - SHRUB: NEW PROPOSED
- SYMBOLS**
- DIRECTIONAL ARROWS
 - BUILDING ACCESS
 - BUILDING EGRESS
 - SIAMSE CONNECTION
 - UTILITY POLE
 - FIRE HYDRANT
 - CATCH BASIN / MANHOLE
 - DEPRESSED CURB
 - LANDSCAPE LIGHT
 - LIGHT POLE
 - WALL MOUNTED LIGHT
 - EXISTING GRADE ELEVATION
 - PROPOSED GRADE ELEVATION
 - LOT CORNERS
- PARKING**
- BIKE PARKING (H: HORIZONTAL 0.6M x 1.8M; V: VERTICAL 0.5M x 1.5M; S: STACKED 0.37M x 1.8M)
 - CAR PARKING (R: RESIDENTIAL; V: VISITOR)
 - BF PARKING (R: RESIDENTIAL; V: VISITOR)
 - BF PARKING (TYPE A) (R: RESIDENTIAL; V: VISITOR)
 - BF PARKING (TYPE B) (R: RESIDENTIAL; V: VISITOR)

GENERAL NOTES

- NOTE-A :**
- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS, INCLUDING OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES BETWEEN DRAWINGS WILL BE REPORTED TO THE PROJECT LEAD IMMEDIATELY FOR CLARIFICATION PRIOR TO COMMENCING ANY CONSTRUCTION.
- NOTE-B :**
- ALL GENERAL SITE INFORMATION AND CONDITIONS HAVE BEEN COMPILED FROM EXISTING PLANS AND SURVEYS.
- NOTE-C :**
- CONTRACTOR IS RESPONSIBLE TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO THE ARCHITECT.
- NOTE-D :**
- REFER TO LANDSCAPE PLAN FOR ALL EXTERIOR LANDSCAPING.
- NOTE-E :**
- DO NOT SCALE DRAWINGS.
- NOTE-F :**
- ALL CONTRACTORS MUST COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.
- SURVEY INFO**
- TOPOGRAPHIC SURVEY OF:
PART OF LOTS 2 & 3 - CONCESSION 2
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA
REGISTERED PLAN V-13593
- PREPARED BY ANNIS, OSULLIVAN VOLLEBEKK LTD.
GRAPHIC SCALE

PROJECT INFORMATION

ADDRESS	150 KANATA AVENUE
CURRENT ZONING	MC-2 AND MC-5
SITE AREA	15720.00 m ²
PROPOSED USE	MIXED USE RESIDENTIAL
BUILDING AREA	5112.56 m ²

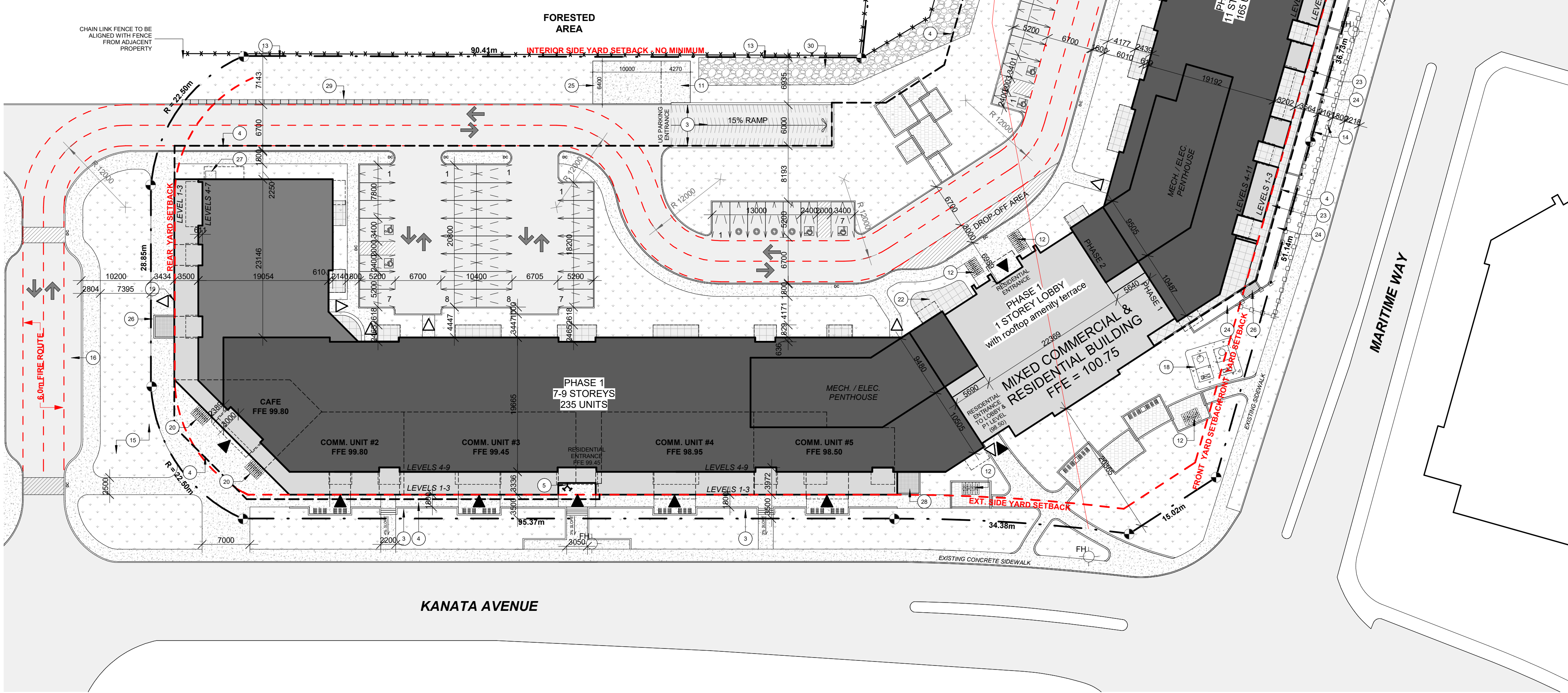
PROJECT INFORMATION			
ZONING STANDARD	REQUIRED	MC-5	PROVIDED
LOT AREA	-	-	± 15,720 m ²
TOTAL ZONING GFA	-	-	31,010.30 m ²
FSI (MAX)	2	2	1.97
BUILDING HEIGHT	28 m	35 m	27.5 m & 33 m
Front Yard Setback (MIN. / MAX.)	0 m / 3.5 m	0 m / 3.5 m	3.5 m
Corner Side Yard Setback (MIN. / MAX.)	0 m / 3.5 m	-	3.5 m
Rear Yard Setback (MIN. / MAX.)	0 m / 3.5 m	6 m	3.5 m
Surface Parking Front & Corner Yard Setback	10 m	10 m	10.05 m
FSI Non-Residential (MIN. / MAX.)	-	0.75 (3,794 m ²)	1,137.10 m ²
Amenity Space (min 6m ² per unit)	2400.00 m ²	-	5,257.08 m ²
Communal amenity (min 50%)	1200.00 m ²	-	1,898.80 m ²
LOT COVERAGE (MAX)	-	-	+5,234.42 m ² (33.29%)
LANDSCAPED AREA	-	-	-
Soft Landscaping (incl. forested area)	-	-	+4,072.86 m ²
Hard Landscaping	-	-	+1,161.56 m ²
ASPHALT AREA	-	-	+3,881.67 m ²

BUILDING STATISTICS		
	QTY.	SQ.M.
NON-RESIDENTIAL		1,137.10
Retail	-	992.30
Cafe	-	144.80
RESIDENTIAL		
1 bedroom	204 (51%)	-
1 bedroom + den	26 (6.5%)	-
2 bedrooms	140 (35%)	-
3 bedrooms	30 (7.5%)	-
TOTAL	400	
Barrier-free units (15% x 399 units = 60 units required)	60 (15%)	-
COMMUNAL AMENITY SPACE		1,898.80
Outdoor amenity space at grade	-	1,283.00
Indoor amenity space	-	615.80
Gym	-	60.50
Pool	-	196.70
Billiard Room	-	51.20
Golf Simulator	-	37.80
Darts / Poker Room	-	21.50
Family Room w/ Kitchen	-	63.10
Entry Lounge	-	132.00
Cafe & Library	-	53.00
PRIVATE AMENITY SPACE		3,358.28
Balconies / terraces	-	3,358.28

PARKING STATISTICS				
DEDICATION (LOCATION)	RATE	REQUIRED	PH-1 = 118	PH-1 = 146
APARTMENTS - RESIDENTS (U/G)	0.5	PH-1 = 118 PH-2 = 83	PH-1 = 146 PH-2 = 175	
APARTMENTS - VISITORS (U/G & AT GRADE)	0.2	PH-1 = 47 PH-2 = 33	PH-1 = 47 PH-2 = 33	
NON-RESIDENTIAL (AT GRADE)				
Cafe	5 / 100 m ²	PH-1 = 7	PH-1 = 7	
Retail	1.25 / 100 m ²	PH-1 = 12 PH-2 = 116	PH-1 = 12 PH-2 = 208	
TOTAL				
BICYCLE SPACES	0.5 per unit + 1/250m ² (retail)	PH1 = 118 + 5 (NON-RES.) PH-2 = 83	PH1 = 118 + 5 (NON-RES.) PH-2 = 83	

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
Bicycle Parking - Horizontal	0.6 x 1.8m & 1.5m aisle	YES
Bicycle Parking - Vertical	0.50 x 1.5m & 1.5m aisle	YES

WASTE MANAGEMENT CONTAINERS		
TYPE	REQUIRED	PROVIDED
Garbage (0.110 y ³ per unit)	11 x 4 yard bins	YES
Fiber (0.038 y ³ per unit)	4 x 4 yard bins	YES
Glass metal plastic	3 x 2 yard bins	YES
Organics (240L container per 50 units)	8 x 240L carts	YES



KEY PLAN / PLAN CLÉ :



CLIENT :



6485 R. Doris-Lussier, Bureau 400, Boisbriand, QC J7H 0E8

1.19	SPC SUB #5	23-06-20
1.15	IFT - PHASE 1	23-04-17
1.11	SPC SUB #4	23-03-02
1.10	TENDER	22-12-23
1.9	99% COORD.	22-11-04
1.8	PERMIT	22-10-07
1.7	SPC SUB #3	22-09-19
1.6	66% COORD.	22-07-29
1.5	50% COORD.	22-06-10
1.4	UDRP	22-04-21
1.3	SPC SUB #2	22-03-22
1.2	Pre-UDRP	21-10-15
1.1	SPC SUB #1	21-09-22
revision	description	date

PROJECT NAME / NOM DU PROJET :

EMD KANATA

DRAWING NAME / NOM DU DESSIN :

PHASE 2 - SITE PLAN

DRAWING INFORMATION / INFORMATION DU DESSIN :

PROJECT NO. / NO. DE PROJET : **21019**
DATE : **2023-04-12**
DRAWN BY / DESSINÉ PAR : **ZH**
REVIEWED BY / VÉRIFIÉ PAR : **ES**
SCALE / ÉCHELLE : **As indicated**
PROJECT PHASE / PHASE DU PROJET : **1**
DWG NO. / NO. DESSIN : **1019**

1 SITE PLAN

1 : 400
BIM 360://21019 - EMD Kanata/21019_EMDKanata_DOCUMENTATION.rvt

A050.1

REVISION NO. / NO. DE RÉVISION : **1.19**
#18063