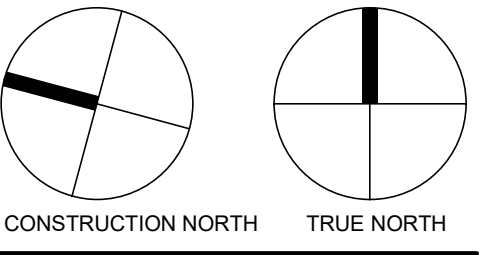


NO.	ISSUED	DATE
1	SITE PLAN APPROVAL #3	2024.10.17



THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH THE REGISTERED PLAN CHAMBERLAIN ARCHITECT SERVICES LIMITED ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION IF ANY.
DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.
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SEAL



KANATA HAMPTON INN & SUITES



1305 MARITIME WAY,
KANATA, ON

SHEET NAME

SITE PLAN
D07-12-22-0091
Plan Number
#18768

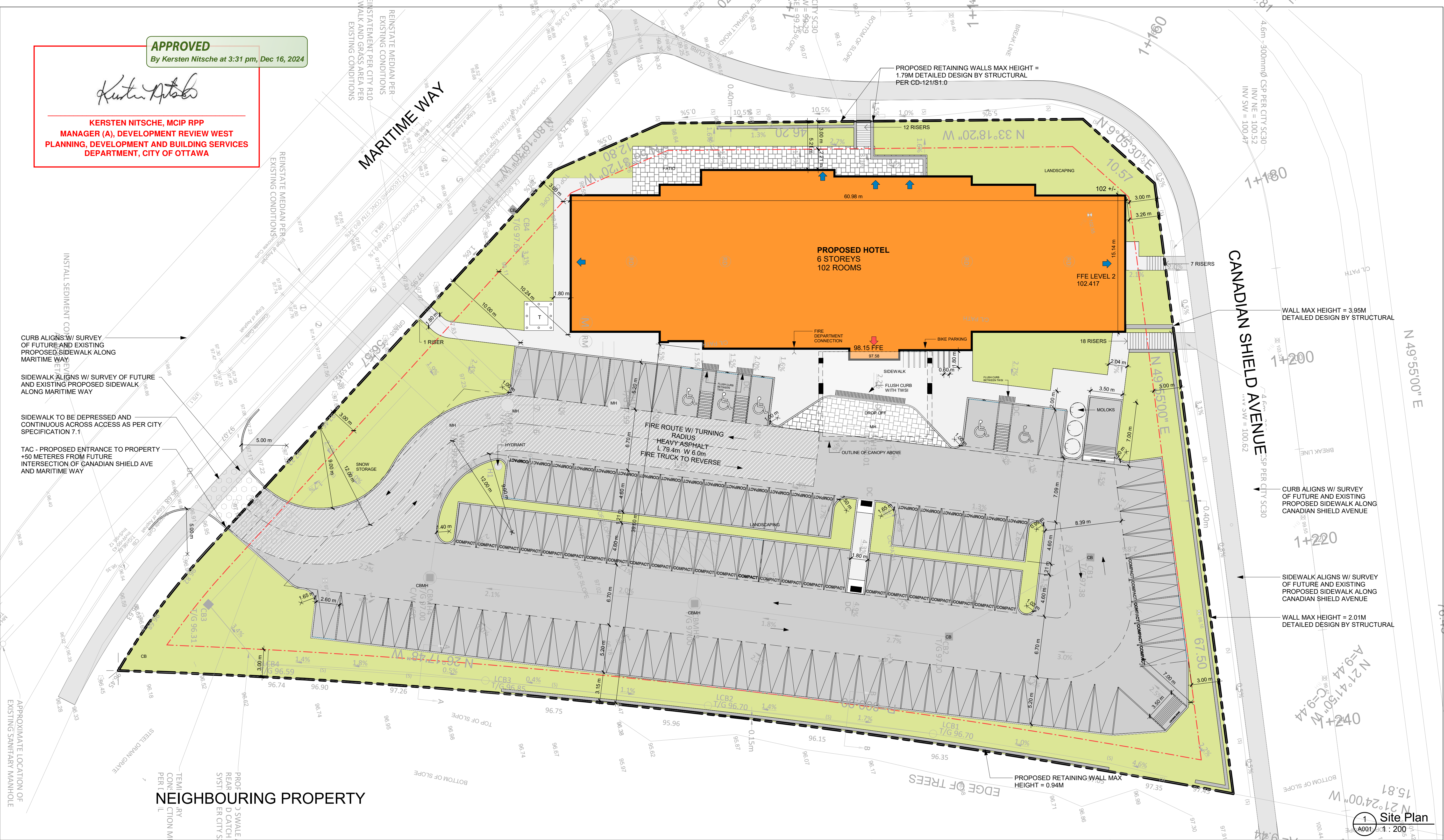
START DATE	SEPT 19, 2019
DRAWN BY	L.G.J., D.M., M.O.R.N.A.L.
CHECKED BY	SM
SCALE	As indicated
PROJECT NO.	117079
DRAWING	A001

A001

APPROVED
By Kersten Nitsche at 3:31 pm, Dec 16, 2024

Kersten Nitsche

KERSTEN NITSCHÉ, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



GENERAL PROVISIONS

ZONE MCS H[35] – 200 – 250 CONSOLIDATION – PART 10 MIXED USE
OTTAWA ZONING BY-LAW NO. 2017-295
The topographic information has been derived per the Survey by Farley, Smith & Denis Surveying – File No. 342-20, dated July 30th, 2020. The property boundary was provided on the R-Plan by JD Barnes – Ref No. 18-10-15-00, dated October 16, 2018.

LEGAL DESCRIPTION

KANATA AVENUE
PIN 04507-0826
PART 2, PLAN 4R-9182 *NOTE: BETWEEN CONCESSIONS 2 & 3

ZONING DATA	REQUIRED	PROVIDED
LOT WIDTH	NONE	NONE
LOT AREA	NONE	6073.9 SQM
FSI	NONE	0.96
MIN. SETBACKS		
• FRONT YARD	NONE	3m
• REAR YARD	NONE	3m
• INTERIOR SIDE YARD	3.5m	5m
• CORNER SIDE YARD	NONE	NONE
LANDSCAPE BUFFER		
• NOT ABUTTING A STREET	1.5m	3.0m
• ABUTTING A STREET	3.0m	3.0m
BUILDING HEIGHT	35m	20.93m

PARKING REQUIREMENTS

COUNT
• HOTEL
= 1 BEDROOM = 1.0 PARKING SPOT
= 102 BEDROOM
= 102 PARKING SPOTS
TOTAL PARKING REQUIRED = 102 PARKING SPOTS
SIZES:
• TYPICAL PARKING
= 2.6 X 5.2
• ACCESSIBLE PARKING
= TYPE A : 3.6 X 5.2
*NOTE: 10m MIN FRONT YARD & CORNER SIDE YARD SETBACK FOR SURFACE PARKING
BICYCLE SPOTS:
= 1 PER 1000 SQM OF GROSS FLOOR AREA
= 6.092/1000
= 6.092 (7)
TOTAL REQUIRED BICYCLE SPOTS = 7

SITE STATISTICS (ACRES)

DESCRIPTION	AREA (SM)	AREA (SF)	PERCENTAGE
BUILDING FOOTPRINT			
BUILDING FOOTPRINT	1078.01 m ²	11604 ft ²	17.8%
TOTAL	1078.01 m ²	11604 ft ²	17.8%
HARD LANDSCAPE			
ASHPALT	2743.99 m ²	29536 ft ²	45.2%
CURB	70.41 m ²	758 ft ²	1.2%
PAVER	154.64 m ²	1665 ft ²	2.5%
SIDEWALK	383.28 m ²	4126 ft ²	6.3%
TOTAL	3352.32 m ²	36084 ft ²	55.2%
SOFT LANDSCAPE			
LANDSCAPE	1638.18 m ²	17633 ft ²	27.0%
TOTAL	1638.18 m ²	17633 ft ²	27.0%
Grand total: 10	6068.52 m²	65321 ft²	100.0%

FSI = TOT BLDG GFA/ TOT SITE = 5791/ 6080.13 = .95

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
ACCESSIBLE STALL	5.2m x 3.6m	5
COMPACT PARKING	5.2m x 2.6m	51
TYPICAL STALL	5.2m x 2.6m	46
TOTAL		102
LOADING	3.5m x 7.0m	2
BIKE - HORIZONTAL	1.8 x 0.6m	7

NOTES:

- BUILDING PERMIT ISSUANCE SHALL BE SUBJECT TO THE BUILDING PERMIT DRAWINGS NOT BEING IN CONTRAVENTION WITH THESE APPROVED PLANS AND DRAWINGS INCLUDING, BUT NOT LIMITED TO, THE EXTERIOR DESIGN OF THE BUILDING AND THE EXTERIOR BUILDING MATERIALS.
- PROPOSED FIRE ROUTE SHALL PROVIDE LOAD SUPPORT SUFFICIENT TO SUPPORT THE EXPECTED LOADS IMPOSED BY FIRE FIGHTING EQUIPMENT AND MEET THE REQUIREMENTS OF THE CANADIAN HIGHWAY BRIDGE CODE, CAN/CSA-686, AND SHALL BE SURFACED IN ORDER TO BE ACCESSIBLE UNDER ALL CLIMATIC CONDITIONS.

NOTES:

- IT IS RESPONSIBILITY OF THE APPLICANT TO COMPLY WITH THE SEWER USE BY-LAW AND OBTAIN ALL APPROVALS/PERMITS FROM THE CITY OF OTTAWA WATER SERVICES DEPARTMENT FOR ANY PROPOSED TEMPORARY OR PERMANENT DISCHARGE OF GROUNDWATER INTO THE MUNICIPAL SEWER SYSTEMS AND WATERCOURSES;
- THE APPLICANT IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE PROVINCIAL REQUIREMENTS AND OBTAINING THE NECESSARY APPROVALS AND/OR PERMITS FROM THE MINISTRY OF THE ENVIRONMENT & CLIMATE CHANGE WITH REGARD TO ANY PROPOSED DEWATERING;
- ALL TREE PRESERVATION WITHIN THE RIGHT OF WAY LANDS SHALL BE IN ACCORDANCE WITH LANDSCAPE DRAWINGS AND TREE PRESERVATION DRAWINGS AND REPORTS, APPROVED BY CITY OF OTTAWA'S URBAN FORESTS;
- PRIOR TO COMMENCING ANY WORK WITHIN THE RIGHT OF WAY, THE CONTRACTOR, DEVELOPER, OR CONSULTANT WILL OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FROM THE CITY'S RIGHT OF WAY MANAGEMENT UNIT;
- REFER TO THE APPROVED ENGINEERING DRAWINGS FOR THIS SUBJECT SITE, PREPARED BY ARCHITECTURE INC. FOR ALL SITE SERVICING AND ABOVE GROUND CONNECTIONS INFORMATION.
- ALL CONC. BASES TO BE ARCHITECTURAL BASE 1 FLAG POLE, LIGHT POST, ETC.

	PROPOSED BUILDING		FIRE DEPARTMENT CONNECTION		MANHOLE
	LANDSCAPE		LIGHT STANDARD		CATCHBASIN
	ASPHALT DRIVEWAY		PROPOSED FIRE HYDRANT		PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
	CONCRETE CURB		DEPRESSED CURB		PROPOSED PAD MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
	CONCRETE SIDEWALK		NO PARKING SIGN FOR FIRE ROUTE, IN ACCORDANCE WITH THE CITY OF WELLAND SIGN BY-LAW AND CBC		MAIN ENTRANCE
	PAVERS		SETBACKS		SECONDARY ENTRANCE
	MULCH/WOODCHIPS		PROPERTY LINE		SERVICE ENTRANCE
	PAINTED ROAD LINES		HANDICAP PARKING		MOLLUK
	WOOD DECKING		6m WIDE FIRE ROUTE WITH HEAVY DUTY ASPHALT		