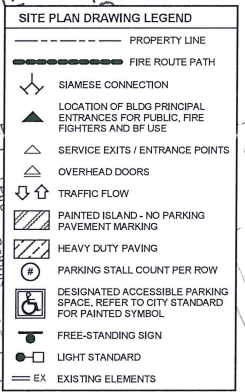


- GENERAL NOTES:**
1. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN.
  2. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE CONTRACTOR/OWNER TO A SETBACK OF 1.0m. THE COST OF THE RELOCATION OF ANY UTILITY IS 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
CD	CONCRETE DEPRESSION
CDW	CONCRETE SIDEWALK
EX	EXISTING
PFH	PROPOSED FIRE HYDRANT
PH	FINISHED FLOOR ELEVATION
FRS	FIRE HYDRANT
PYSB	FIRE ROUTE SIGN
SETBACK	FRONT YARD BUILDING
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
UP	TO BE REMOVED
UTR	UTILITY POLE

**CREDIT NOTES:**

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILE SURVEY, 2019-20 PH153CON2 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. L7278860)  
GEOGRAPHIC TOWNSHIP OF MARCH  
CITY OF OTTAWA

**SURVEYORS INFO:**

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.  
14 Concordia Gate, Suite 500, Nepean, Ont. K2E 7S6  
Phone: (613) 727-0850 / Fax: (613) 727-1079  
E-mail: Nepean@aoivil.com

**PROJECT INFORMATION - PARCEL 2**

ZONING STANDARD BASED ON MCS	REQUIRED	PROVIDED
LOT AREA	No MIN	17,410.8 m <sup>2</sup> 1.741 Ha
TOTAL ZONING GFA	-	25,388.5 m <sup>2</sup>
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 m <sup>2</sup>	430.6 m <sup>2</sup>
Apartment & Stacked Dwellings Amenity Space (Min 6m <sup>2</sup> per unit)	2,100.0 m <sup>2</sup>	2,350.0 m <sup>2</sup>
Communal Amenity (Min 50%)	1,050.0 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)	-	4,701.5 m <sup>2</sup> 27.0%
APARTMENT C FOOTPRINT	-	2,744.9 m <sup>2</sup> 16.8%
STACKED DW. BLOCKS FOOTPRINT	-	1,956.6 m <sup>2</sup> 11.2%
LANDSCAPE AREA	-	10,038.5 m <sup>2</sup> 57.7%
SOFT LANDSCAPING	-	8,453.9 m <sup>2</sup> 48.6%
HARD LANDSCAPING	-	1,574.5 m <sup>2</sup> 9.0%
ASPHALT AREA	-	2,660.3 m <sup>2</sup> 15.3%

**APARTMENT C STATISTICS**

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

**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 ff	7,073.6 m <sup>2</sup>	81,668 ff 7,587.2 m <sup>2</sup>

**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-RESIDENTIAL/430.6 M2/U-G	3.4/100m2	15.00	3.4/100m2	15
TOTALS		302.00		371
		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**

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

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

**SITE PLAN - PARCEL 2**  
1:300

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

**DEVELOPMENT CONSULTANT:**

ARCHITECTURE & PLANNING SERVICES  
3-1688 CORNWALL RD  
OTTAWA, ONT L0T 795  
P 888.331.7771

**GENERAL NOTES:**

IT IS THE CONTRACTOR'S RESPONSIBILITY TO:  
1. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO SCALING.  
2. DURING AND CHECK ALL DIMENSIONS PRIOR TO SCALING.  
3. VERIFY AND CHECK ALL DIMENSIONS PRIOR TO SCALING.  
4. PLANS ARE IN CONFORMANCE WITH THE CITY OF OTTAWA.  
5. ANY CHANGES, DISCREPANCIES OR SUBSTITUTIONS SHALL BE REPORTED TO AND REVIEWED BY THE ARCHITECT BEFORE PROCEEDING.

**PROJECT NAME:** KANATA MIXED-USE RESIDENTIAL PROJECT  
6301 CAMPEAU DR. KANATA, ON. K2A 3E9

**PROJECT NO:** F19-049

**SHEET NO:** A102

**DATE:** 22-07-23

**SCALE:** As Indicated

**PARCEL #:** 2

**SHEET NO.:** 14

**#17421**