

# PLANNING / DESIGN BRIEF

## KANATA MICROTEL

### 340 HUNTMAR DRIVE, CITY OF OTTAWA



Project No.: OCP-17-0199

Prepared for:

Activar Inc. (Kanata Microtel)  
2-107 Fourth Avenue  
Ottawa, ON, K1S 2L1

Prepared by:

McIntosh Perry Consulting Engineers Ltd.  
115 Walgreen Road  
Carp, ON, K0A 1A0

November 22, 2017

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## 1.0 OVERVIEW / INTRODUCTION

This Brief is submitted in support of a Site Plan Control application by Activar Inc. (Kanata Microtel) for the development of a new four-storey 108-unit Microtel hotel in Kanata North in Ottawa.

The subject lands comprise Parts 1, 2, and 3 on a draft R-Plan at Appendix A. The R-Plan will be deposited as part of the finalization of severance D08-01-17/B-00294, which was conditionally approved by the Committee of Adjustment November 1, 2017. The lands are presently part of Block 1 on Plan 4M-1563 at Appendix B.

In addition to the active severance application, the subject lands have been part of other recent *Planning Act* applications and approvals relating to the development of the Arcadia commercial/retail complex by Minto Communities Inc. This includes a Zoning By-law Amendment (City File No. D02-02-14-0010), a Draft Plan of Subdivision (City File No. D07-16-06-0028), and a Site Plan Application (City File No. D07-12-14-0014).

This Brief discusses the suitability of the proposal in the context of applicable planning and design-related policy and guidelines and zoning.

## 2.0 SITE CONTEXT

The subject lands are within the Arcadia commercial/retail complex, which is generally situated north of Highway 417, south of Campeau Drive, east of Huntmar Drive, and west of the preferred future alignment of the western extension of Ottawa's Light Rail Transit corridor. Notably, Tanger Outlets shopping centre is to the west, opposite Huntmar Drive; Feedmill Creek is to the south of the subject lands north of Highway 417. Figures 1 and 2 show the subject lands and their surroundings.



Figure 1: Subject Lands



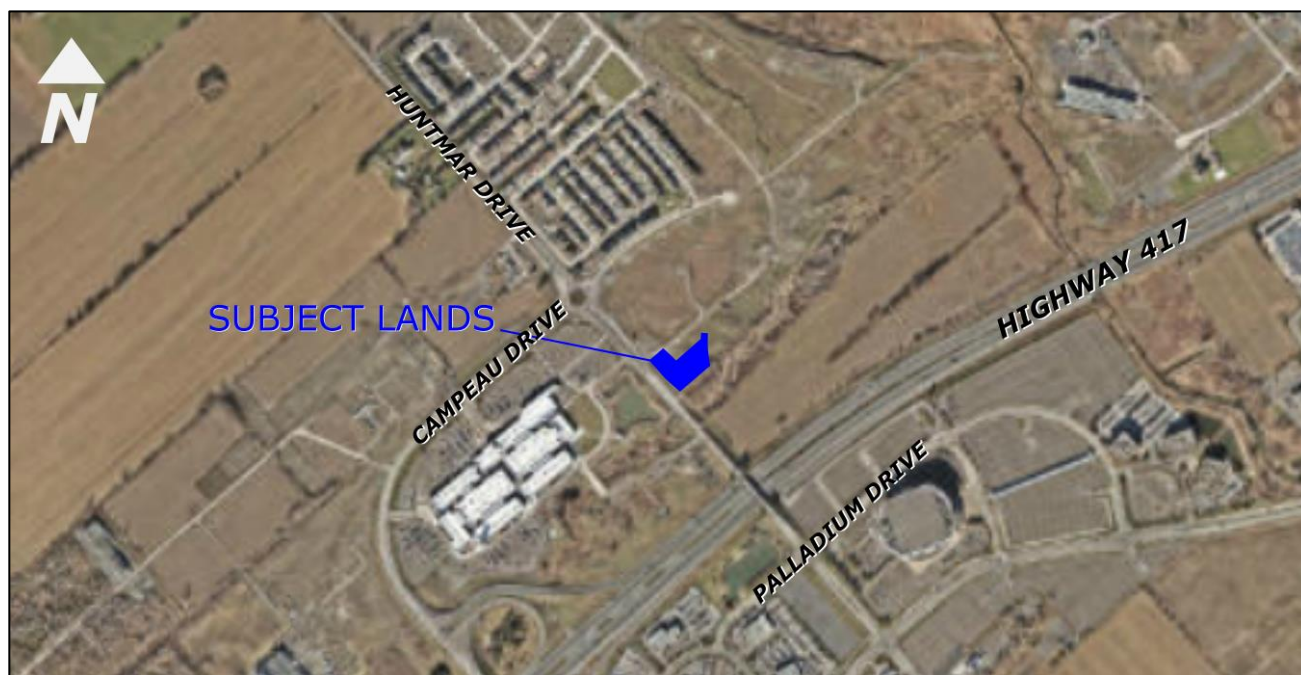


Figure 2: Surrounding Lands

### 3.0 DEVELOPMENT PROPOSAL

The proposed development involves the construction of a new 4-storey, 108 room hotel with an approximate overall gross floor area of 4,035 sq. metres, together with associated site parking, landscaping, and infrastructure. A total of 102 parking spaces are proposed, which is six spaces fewer than the quantity required within the City of Ottawa's Zoning By-law.

Appendices C, D, and E, all prepared by DREDGE LEAHY Architects Inc., are a Design Brief, Site Plan, and Elevations. These documents, together with the Landscaping Plan at Appendix F, prepared by Gino J. Aiello Landscape Architect, provide the details of the development proposal.

As shown within the appendices, the structure will be loaded towards Huntmar Drive and will have two separate points of access to Country Glen Way. Parking is located towards the site's interior. The Site Plan shows a fire route at the western access on Country Glen Way. Two loading spaces are proposed towards the south of the hotel west of the primary drive aisle and a garbage storage area is proposed along the eastern property line at the terminus of one of the drive aisles.

A restaurant is proposed at 346 Huntmar Drive, which comprises Parts 4, 5, and 6 on the draft R-Plan at Appendix A. As described as part of severance D08-01-17/B-00294, the hotel and restaurant will share the two access points at Country Glen Way; parking is allocated separately.

Figure 3 communicates the similarity of the hotel proposal with the site layout contemplated previously as part of the Arcadia Site Plan approvals. In the Figure, green is used to identify the building footprints and blue is used to identify vehicular circulation. As shown, the overall proposal is consistent with previous approvals.



Figure 3: Site Layout of Previous Approvals and Proposed Hotel (previously approved site configuration at right, proposed hotel site configuration at left)

The building design and site layout will be considered by the Urban Design Review Panel.

Consideration of the proposal in the context of the applicable planning policy environment and zoning is provided in the sections below.

## 4.0 PLANNING POLICY & REGULATORY FRAMEWORK

### 4.1 Provincial Policy Statement

The proposed development is consistent with the Provincial Policy Statement's policies to sustain healthy, liveable and safe communities. The development is compatible with the land use patterns of the area and is within a designated growth area where municipal services and infrastructure are being developed in anticipation of this type of growth. The site's location in close proximity to the future extension of Ottawa's Light Rail Transit system supports various Provincial Policy Statement policies, including Policy 1.1.3.2.

Pol. 1.1.3.2 Land use patterns within *settlement areas* shall be based on:

- a) densities and a mix of land uses which:
  - 5. are *transit-supportive*, where transit is planned, exists or may be developed; and

## 4.2 City of Ottawa Official Plan

The subject lands are designated *Mixed Use Centre* on Schedule B (Urban Policy Plan) of the City of Ottawa Official Plan. Section 3.6.2 of the Official Plan provides policy direction for lands designated *Mixed Use Centre*. Part of the preamble to Section 3.6.2 summarizes the intention of the designation:

*“The Mixed-Use Centre designation in this Plan applies to areas that have been identified as strategic locations on the rapid-transit network and lie adjacent to major roads. They act as focal points of activity, both within their respective communities and within the larger municipal structure.”*

The proposed hotel supports the City’s policy intention. Policy 3.6.2.2 is particularly noteworthy as it expressly identifies a hotel as a permitted use.

Pol. 3.6.2.2 Mixed-use Centres should be characterized by a broad variety of uses in accordance with policy 6a below. The City will encourage transit-supportive land uses, such as offices, secondary and post-secondary schools, hotels, hospitals, large institutional buildings, community recreation and leisure centres, daycare centres, retail uses, entertainment uses, services (such as restaurants), high- and medium-density residential uses and mixed-use development containing combinations of the foregoing. Major Urban Facilities are permitted as set out in Section 3.6.7.

Policy 3.6.2.6(b) draws attention to the guidance provided within the Kanata West Concept Plan, which is discussed in Subsection 4.3 herein.

Pol. 3.6.2.6 All development applications and Community Design Plans for Mixed-Use Centres will be reviewed in the context of this Plan and in particular:

- a. Will be evaluated in the context of the Design Objectives and Principles in Section 2.5.1 and the criteria set out in Section 4.11, particularly with regard to achieving a compact, mixed-use, transit-oriented, pedestrian-friendly environment and creating a place with visual interest;

With respect to Official Plan Section 2.5.1, the subject lands have been studied in depth from a design standpoint. Section 2.5.1 emphasizes the importance of creating adaptable quality places with a distinct identity that are safe and accessible, that respect a community’s established character, and that respect natural processes and promote energy efficiency. Policy Section 2.5.1 establishes lands designated Mixed Use Centre as Design Priority Areas, where emphasis should be placed on enhanced design and the pedestrian environment.

Figure 3, above, communicates the similarity of the current proposal with the site layout previously Site Plan approved.

The various approval processes necessary to enable the registration of this phase of the Arcadia subdivision (Plan 4M-1563, see Appendix B) involved requisite public consultation and the completion and approval of

various technical studies and reports that addressed environmental and compatibility considerations, including associated Official Plan policy.

In relation to Official Plan policies 2.3.2 and 2.3.3, the concurrently submitted Site Servicing and Stormwater Management Report, prepared by McIntosh Perry Consulting Engineers Ltd., demonstrates that the development can be sufficiently serviced by municipal water and sewer and that stormwater impacts will be mitigated both in relation to water quality and quantity.

The development conforms to the intent and purpose of the City's Official Plan.

### **4.3 Kanata West Concept Plan**

The subject lands are within the Kanata West Concept Plan. The lands are designated "High Profile Employment, Entertainment and Leisure Hub" according to a November 2013 Planning Rationale prepared by FOTENN Consultants Inc. as part of recent Zoning By-law Amendment and Site Plan Control applications for the overall Arcadia commercial/retail complex.

Section 3.2.1 of the Kanata West Concept Plan, which provides land use guidance for lands designated "High Profile Employment, Entertainment and Leisure Hub," both lists a hotel as a permitted use and reaffirms that the subject lands are appropriate for a hotel. The following excerpts from Section 3.2.1 are particularly noteworthy:

*"The High Profile Employment, Entertainment, and Leisure Hub is situated approximate to the Corel Centre (at the intersection of Highway #417/ Huntmar), and will be bisected by the future transitway corridor. The employment focus takes advantage of Queensway visibility and accessibility from both the roadway interchange and the future transitway. The entertainment and leisure component reinforces the Corel Centre sport and entertainment theme, consistent with the recommendation in the Malone Given Parsons Ltd. 'Economic Study of the Corel Centre', December 1999."*

*"While the range of uses will be permitted as-of-right throughout the area, it is intended that the highest intensity uses, such as offices, hotels and high-rise apartments focus on the future transit-way and the 417 / Huntmar interchange to create a visual gateway to the area."*

The development generally conforms to the Kanata West Concept Plan.

### **4.4 City of Ottawa Zoning By-law 2008-250**

Under the City's Zoning By-law, the subject lands are zoned Mixed-Use Centre "MC H(45)." A hotel is listed as a permitted use within the MC zone. The proposed development also complies with all applicable zoning provisions, with the exception of the applicable parking requirements for a hotel. Specifically, 108 spaces are required, whereas only 102 parking spaces are provided. As such, relief from the Zoning By-law is being sought by way of the Minor Variance process in order to establish full compliance. The Minor Variance application is being applied for concurrently.



The proposal is in keeping with the intent of the Zoning By-law and following the approval of the concurrent Minor Variance application, it is anticipated that the proposal will be fully compliant with applicable provisions.

## 5.0 CONCLUSION

The development is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan. The hotel is a permitted use under the Zoning By-law and complies with applicable zoning provisions, with the exception of the proposed number of parking spaces. The concurrent application for relief by way of the Minor Variance process establishes that the proposed reduction in the number of required parking spaces from 108 spaces to 102 spaces is appropriate.

The proposal is an appropriate use of the subject property, is in the public interest, and represents good planning.

The author is grateful for contributions from DREDGE LEAHY Architects Inc.

Respectfully submitted,

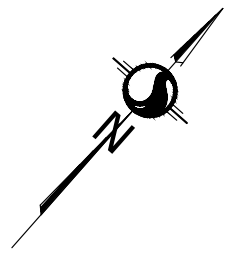
A circular blue seal for Benjamin M. Clare, a Registered Professional Planner (R.P.P.) with the Planning Institute of Ontario. The seal contains the text "BENJAMIN M. CLARE", "REGISTERED PROFESSIONAL PLANNER", "R.P.P.", and "PLANNING INSTITUTE OF ONTARIO". A handwritten signature in black ink is written over the seal.

Benjamin Clare, MCIP RPP  
Senior Land Use Planner



**Appendix A**

*Draft R-Plan Identifying Subject Lands, prepared by Stantec (NOT TO SCALE)*




BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR THE LAND  
REGISTRAR FOR THE LAND TITLES DIVISION  
OF OTTAWA-CARLETON No. 4

SCHEDULE			
PART	BLOCK	PLAN	PIN
1	PART OF 1	4M-1563	PART OF 04510-0966
2			
3			
4			
5			
6			
7			

Scale 1:500



10 0 10 20 30 METRES

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999914.

BEARINGS HEREON ARE GRID BEARINGS DERIVED FROM THE CAN-NET VRS NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 76° 30' WEST LONGITUDE OF THE 3° MTM ONTARIO COORDINATE SYSTEM, NAD83 (ORIGINAL) ZONE 9. VED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95,230.

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING THE CAN-NET VIRTUAL REFERENCE STATION NETWORK: 3 <sup>rd</sup> MTM ZONE 9, NAD83 (ORIGINAL) (1997.0). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O.R.G. 216/10		
ORP ID	NORTHING	EASTING
(A)	5017851.66	349257.73
(B)	5017981.56	349312.39
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

	DENOTES	
■		FOUND MONUMENTS
□		SET MONUMENTS
IB	^^	IRON BAR
IBØ	^^	ROUND IRON BAR
SiB	^^	STANDARD IRON BAR
SSiB	^^	SHORT STANDARD IRON BAR
CC	^^	CUT CROSS
CP	^^	CONCRETE PIN
WIT	^^	WITNESS
PIN	^^	PROPERTY IDENTIFICATION NUMBER
MEAS	^^	MEASURED
PROP	^^	PROPORTIONED
OU	^^	ORIGIN UNKNOWN
SG	^^	STANTEC GEOMATICS LTD.
ORP	^^	OBSERVED REFERENCE POINT
P	^^	REGISTERED PLAN 4M-1563

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

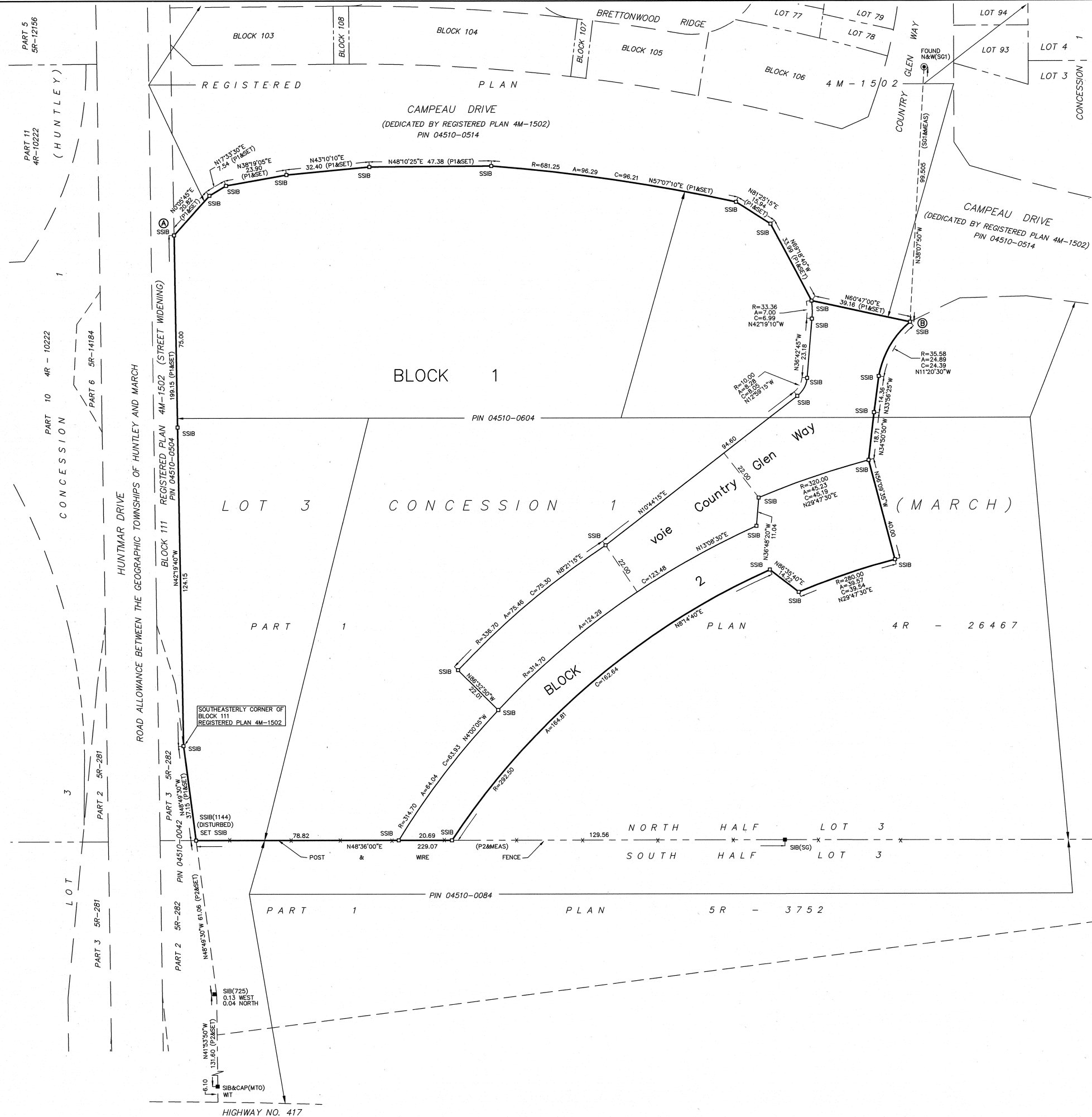
BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR



DRAWN: CEC	CHECKED: *	PM: FP/BW	FIELD: *	PROJECT No.: 161613058-114
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**Appendix B**

*Plan 4M-1563 (NOT TO SCALE)*





**Appendix C**

*Design Brief, prepared by DREDGE LEAHY Architects Inc.*



## DESIGN BRIEF

### MICROTEL INN AND SUITES BY WYNDHAM, 340 HUNTMAR DRIVE, KANATA

DREDGE LEAHY Architects Inc. is assisting the owner with a Site Plan Control Application for the land located at 340 Huntmar Drive in the City of Ottawa. The owner is proposing a 4035 m<sup>2</sup> GFA, 108 room, 4 storey hotel. The hotel is a MICROTEL INN AND SUITES BY WYNDHAM. The land is part of a previously approved site plan by Minto for the Arcadia Retail Complex. The land is in the process of being severed.

A pre-consultation meeting with the City of Ottawa, the owner, McIntosh Perry and DREDGE LEAHY Architects was held on June 16, 2017. The owner presented a rendering of a typical Microtel which showed the design features of the building. The building design is contemporary as it reflects the hotel's brand which includes a "commitment to modern design, affordable comfort and exception service." The building materials are white and charcoal grey fiber cement panels in plank and panel formats. As recommended at the pre-consultation meeting, the first storey of the hotel will have a masonry finish in charcoal grey. The roof is flat with extended eaves to provide a finished "cap" to the roofline. A sloped canopy defines the main entrance and provides coverage for the vehicular drop-off area.

The hotel is located adjacent to Huntmar Drive, respecting the design of the adjacent Arcadia Retail Complex where parking is located in the middle of the site and buildings address the public streets. A secondary hotel entrance is located facing Huntmar Drive. The hotel's pool is located on the south end of the building to take advantage of views and future access to the Feedmill Creek Corridor.

The hotel will be visible from the Queensway. Its contemporary façade will fit well with the neighbouring Tangers Outlet complex. The building will anchor the south portion of the Arcadia Retail Complex. Illuminated MICROTEL signs will be located on all elevations, scaled appropriately for the size of the building and the surrounding context.

The proposed development has been designed in accordance with the zoning provisions of the Mixed-Use Centre Zone [MC-H(45)] with respect to building setbacks, building height, outdoor loading (2 provided), refuse storage and bicycle parking (6 provided). There are 102 parking spaces (including 2 barrier-free spaces) whereas 108 parking spaces are required. A Committee of Adjustment application for reduced parking will be submitted concurrently with this Site Plan Control application.

**Appendix D**

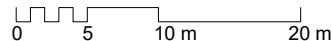
*Site Plan, prepared by DREDGE LEAHY Architects Inc. (NOT TO SCALE)*

STRUCTURAL ENGINEERING: MCINTOSH PERRY

- 1- One Lot for Zoning Provisions (Section 93) shall apply to this site and the adjacent Arcadia Retail Complex
- 2- Committee of Adjustment Application for reduced parking will be submitted concurrently with this Site Plan Control Application

Key Plan:  
Plan C16:

The site plan shows a large rectangular area labeled "AREA OF SITE DEVELOPMENT". To the north of this area is "CAMPEAU DRIVE". To the west is "HUTTON DRIVE". To the south is "COUNTRY GREEN WAY". A north arrow is located in the bottom right corner of the plan.



Sub Consultant:  
Expert-Conseil:

340 HUNTMAR DRIVE, KANATA, ON

## SITE PLAN

Sheet No.:  
No. de la feuille:

# A1



**Appendix E**

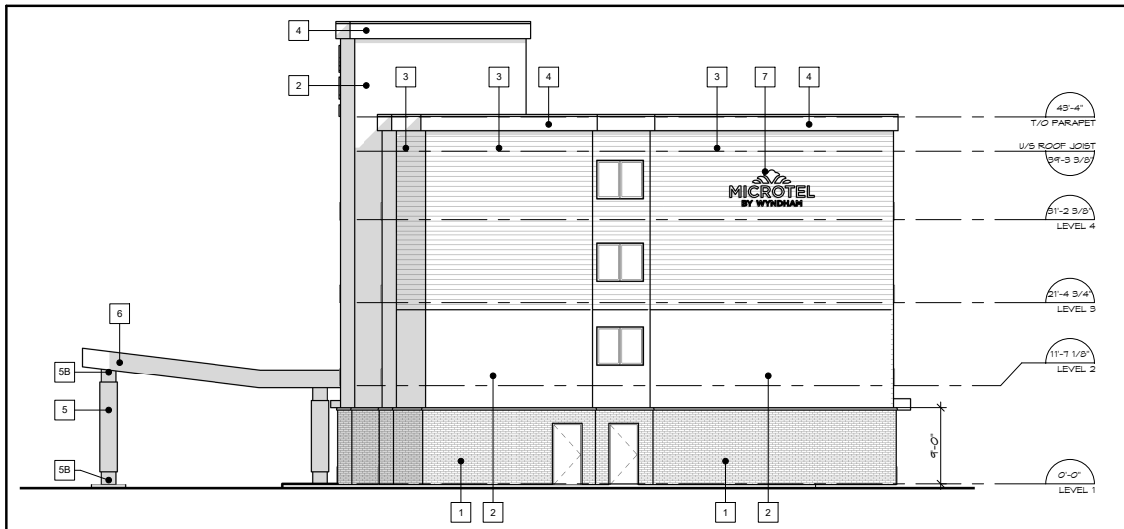
*Building Elevations, prepared by DREDGE LEAHY Architects Inc. (NOT TO SCALE)*



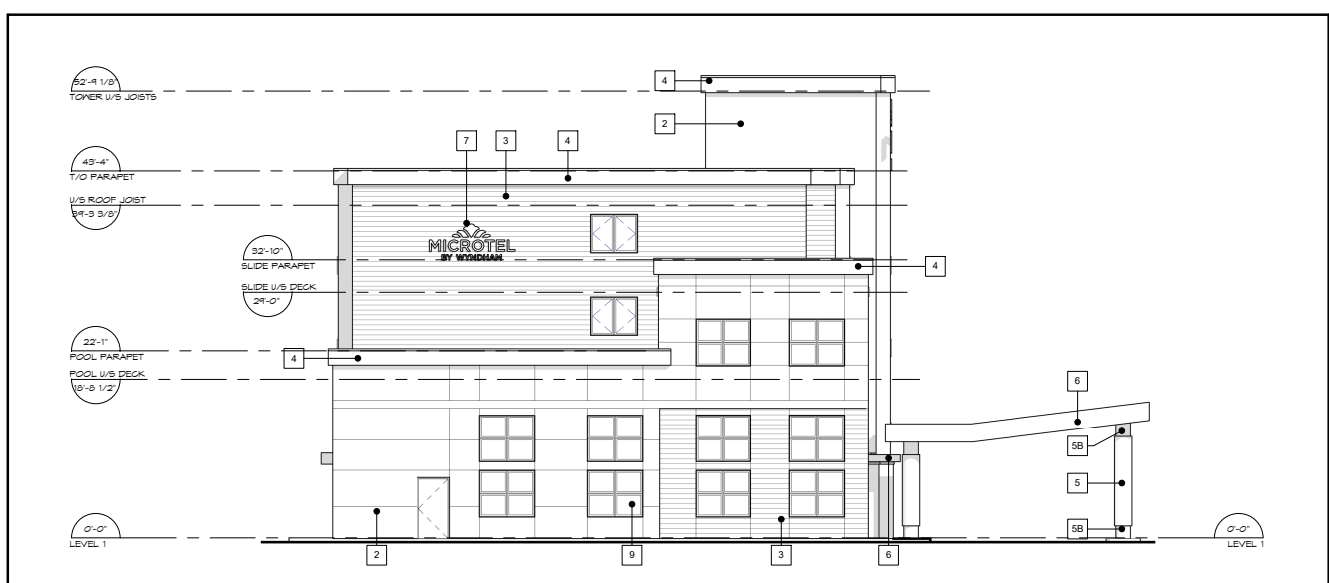
2 FRONT ELEVATION  
A2 SCALE: 3/32" = 1'-0"



1 REAR ELEVATION  
A2 SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION  
A2 SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION  
A2 SCALE: 3/32" = 1'-0"

Client:

Key Plan:  
Plan C/E:

**LEGEND**

- 1 BRICK MASONRY - COLOUR TO MATCH HARDIE PANEL SIDING (#2)
- 2 JAMES HARDIE 5/16" PANEL, SMOOTH FINISH IRON GREY JH40-30 C/W CLEAR ANNOZIDED EASY TRIM CHANNELS
- 3 JAMES HARDIE H2S LAP SIDING, CEDARMILL FINISH, ARCTIC WHITE JH10-20 C/W HARDIE TRIM NTS WITH CONCEALED FASTENERS ARCTIC WHITE JH10-20
- 4 PRE-FINISHED WHITE ALUMINUM FASCIA AND SOFFIT
- 5 POLYETHYLENE ROUND COLUMNS PAINTED TO MATCH IRON GREY SIDING
- 5B 20ga. STAINLESS STEEL COLUMN WRAP
- 6 PRE-FINISHED WHITE ALUMINUM FASCIA AND SOFFIT
- 7 LED ILLUMINATED CHANNEL LETTER SIGNAGE
- 8 RESERVED
- 9 TRIPLE GLAZED WHITE PVC WINDOWS AND WHITE POWDER COATED ARCHITECTURAL ALUMINUM GRILLES
- 10 ANNOZIDED ALUMINUM DOORS AND FRAMES

ISSUED FOR SITE PLAN APPLICATION	OCT 27, 2017
Issue:	Date:
Prime Consultant:	
Expert-Consult:	

**DREDGE LEAHY** ARCHITECTS INC. dl-arch.ca  
100 - 25 Holland Ave.  
Ottawa, ON K1Y 4R9  
613.724.9865

Sub Consultant:  
Expert-Consult:

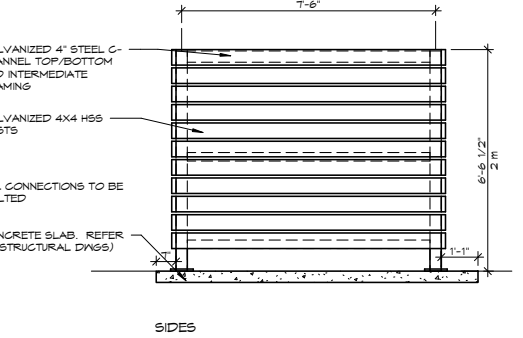
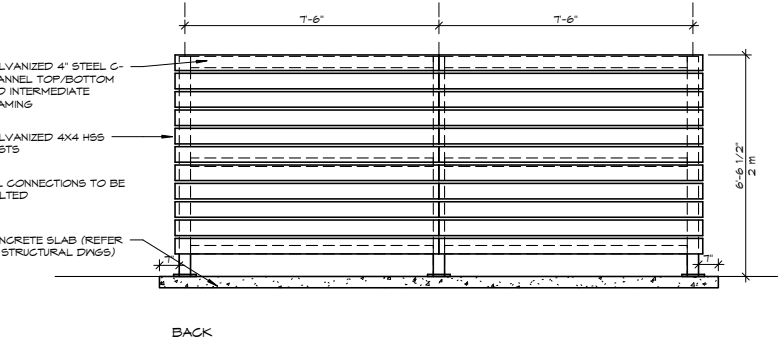
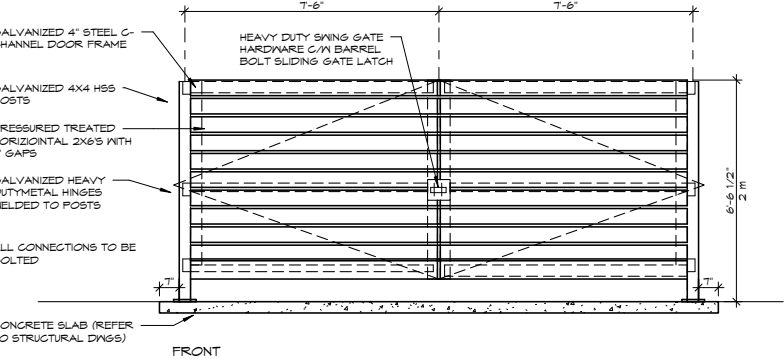
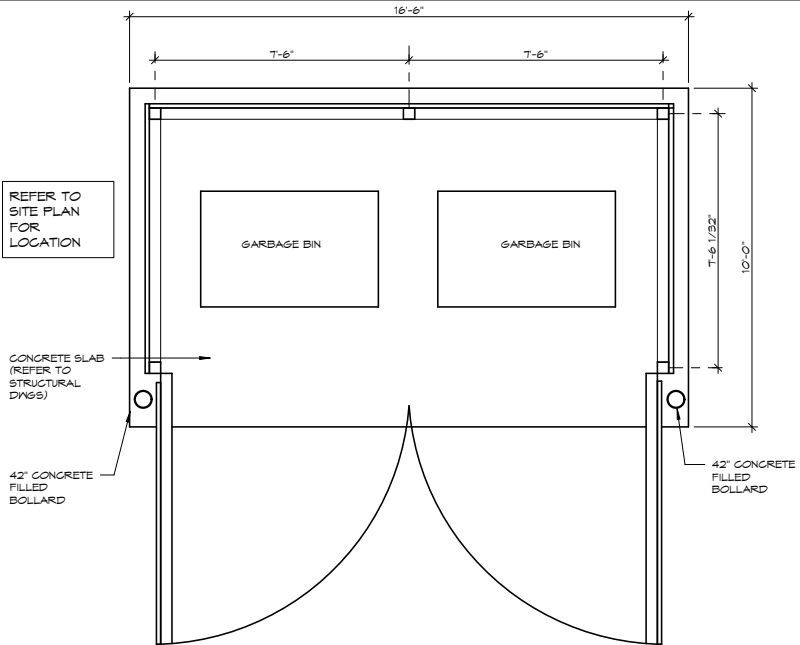
Project:  
Project: MICROTEL KANATA

340 HUNTMAR DRIVE, KANATA, ON

Drawing:  
Dessin: BUILDING ELEVATIONS

Drawn by: Dessiné par: BH	Scale: Echelle: 3/32" = 1'-0"
Designed by: Conçu par: BH	Date: OCT 27, 2017
Approved by: Approuvé par: MD	Client Project No. No. du Projet du Client:
Seal: Sceau:	Project No.: No. du Projet: 1394
	Sheet No.: No. de la feuille:

**A2**



Client:

Key Plan:  
Plan C&E:

ISSUED FOR SITE PLAN APPLICATION	OCT 27, 2017
Issue:	Date:

Prime Consultant:  
Expert-Consult:

**DREDGE LEAHY**  
ARCHITECTS INC.

100 - 25 Holland Ave.  
Ottawa, ON K1Y4R9  
613.724.9865  
  
dl-arch.ca

Sub Consultant:  
Expert-Consult:

Project:  
Project: MICROTTEL KANATA

340 HUNTMAR DRIVE, KANATA, ON

Drawing:  
Dessin: GARBAGE ENCLOSURE

Drawn by: Dessiné par: <b>BH</b>	Scale: Echelle: <b>3/8" = 1'-0"</b>
Designed by: Conçu par: <b>BH</b>	Date: <b>10/25/17</b>
Approved by: Approuvé par: <b>MD</b>	Client Project No. No. du Projet du Client:

Seal:  
Sceau:

Project No.:  
No. du Projet:  
**1394**  
  
Sheet No.:  
No. de la feuille:  
**A3**

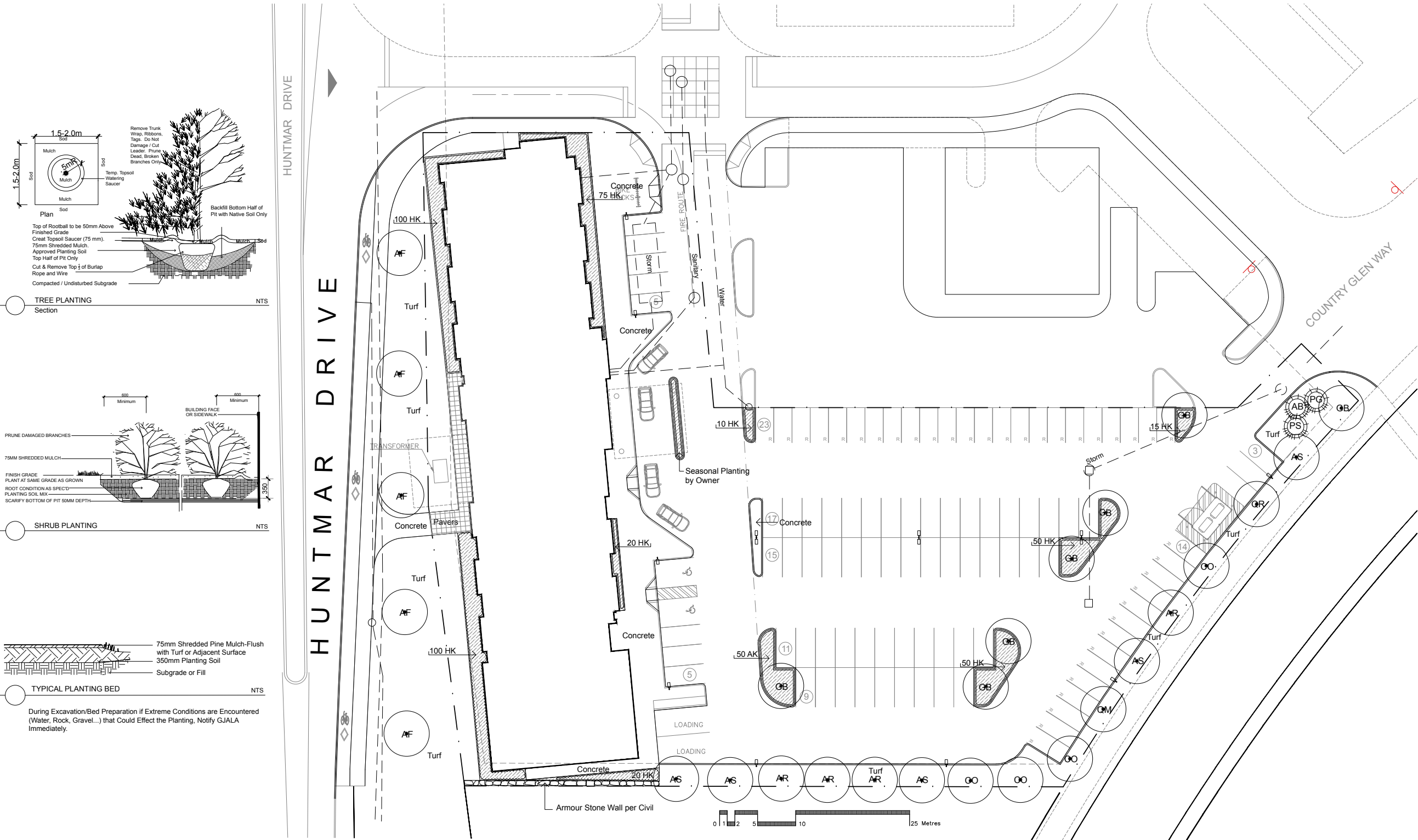
**Appendix F**

*Landscape Plan, prepared by Gino J. Aiello Landscape Architect (NOT TO SCALE)*



TURF AREAS TO BE SOD C/W 150MM DEPTH TOPSOIL ON APPROVED SUBGRADE.  
SOD TO BE NUMBER ONE GRADE TURFGRASS NURSERY SOD per NSGA - Fine Fescue/Kentucky Bluegrass Sod.  
PLANTING MIX TO BE APPROVED BY LANDSCAPE ARCHITECT.  
ALL PLANT MATERIAL TO MEET CNLA STANDARDS, AND BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.  
REFER TO CIVIL ENGINEER'S DRAWING FOR ELEVATIONS / GRADING.  
ALL WORK TO INCLUDE 1 YEAR WARRANTY FROM DATE OF FINAL ACCEPTANCE.  
MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE, INCLUDING MOWING OF TURF, WEEDING OF BEDS, WATERING, SWEEPING HARD SURFACES.  
PROVIDE WATERING OF ALL TURF AND PLANT MATERIAL AS REQUIRED FOR PROPER ESTABLISHMENT, UNTIL END OF WARRANTY PERIOD.  
The Landscape Plan is to be read in conjunction with the grading and survey plan, underground services engineering drawings, construction details and contract documents and cannot be used for construction until signed by the landscape architect. Bare root material to be planted in season only. All plant material locations to be staked on site by the landscape contractor and checked by the landscape architect prior to planting. All trees to be preserved on or directly adjacent to the site will be protected. Plant material are to be installed a minimum of, 3.0m away from any part of any hydro transformer, 3.0m corridor between a fire hydrant and the curb, a 2.5m radius beside or behind a fire hydrant, 2.0m from any servicing/utility line or structure.

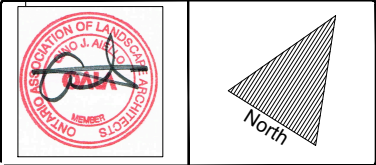
Plant List - Trees - <u>Microtel 340 Huntmar Dr.</u>					
Code	Qty.	Botanical Name	Common Name	Size	Condition
AF	5	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	60mm cal	B + B specimen
AR	4	Acer rubrum	Red Maple	60mm cal	B + B specimen
AS	5	Acer saccharum	Sugar Maple	60mm cal	B + B specimen
CO	4	Celtis occidentalis	Common Hackberry	60mm cal	B + B specimen
GB	7	Ginkgo biloba	Maidenhair Tree	60mm cal	B + B specimen
QM	1	Quercus macrocarpa	Burr Oak	60mm cal	B + B specimen
QR	1	Quercus rubra	Red Oak	60mm cal	B + B specimen
AB	1	Abies balsamea	Balsam Fir	1.5m Ht.	B + B specimen
PG	1	Picea glauca	White Spruce	1.5m Ht.	B + B specimen
PS	1	Pinus strobus	White Pine	1.5m Ht.	B + B specimen
Plant List - Shrubs - <u>Microtel 340 Huntmar Dr.</u>					
Code	Qty.	Botanical Name	Common Name	Size	Condition
HK	440	Hypericum kalmianum	St. John's Wort	40cm Ht.	Pot



Drawing Remains the Property of Gino J. Aiello Landscape Architect. Copyright Reserved by Gino J. Aiello Landscape Architect. Do Not Use or Reproduce Without Approval of Gino J. Aiello. Do Not Use For Construction Unless Signed By Landscape Architect. Contractor is Responsible for Verification of Site Locations of all Utilities. Report any Discrepancies Between Site and Drawing Immediately to Gino J. Aiello.

- Proposed Coniferous Tree
- Proposed Deciduous Tree
- Proposed Planting Bed
- Below Grade Services Per Civil
- Pavers

No.	Revision	Date
3	For First SPC Submission	October 30 2017
2	Per Revised Site Plan	October 20 2017
1	Preliminary for Coordination	October 19 2017
No.	Revision	Date
R E V I S I O N S		



Property Owner  
**Activar Inc.**  
2-107 Fourth Avenue  
Ottawa K1S 2L1

Consultant  
**Gino J. Aiello landscape architect**  
www.gjala.com  
gino@gjala.com (613) 852-1343  
50 Camelot Drive, Nepean, Ontario K2G 5X8

Project  
**Microtel Hotel**  
340 Huntmar Dr.

Drawing  
**Landscape Plan**

Drawn By: GJA  
Design By: GJA  
Date: September 2017  
Scale: 1:250

Sheet Number  
**L1**

DWG #####

D07-##-##-####