



APPROVED	REFUSED
THIS DAY OF . 20	
DERECK MOORE, MANAGER DEVELOPMENT REVIEW WEST PLANNING INFRASTRUCTURE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA	

1	ISSUED FOR SITE PLAN APPLICATION	9 Feb. 2018
no.	revision	date

N45 ARCHITECTURE INC.

71 Bank Street, 7th Floor - Ottawa, Ontario, K1P 5N2
tel. 613.224.0055 fax 613.224.9811

CAMP MART - SITE CAST

20 FRANK NIGHBOR PLACE,
KANATA, ON.

north

seal

ASSOCIATION
OF
ARCHITECTS
OF
ONTARIO
1988

drawing title	SITE PLAN		
scale	AS SHOWN	drawn by	LJ
date	Jan. 2018	checked by	RAM
project number	17-249	drawing number	A-001
CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES. DO NOT SCALE DRAWINGS.			revision



KEY PLAN

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2006-250		
ZONING MECHANISM	PROVISIONS	PROVIDED
ZONING CODE	L6.1(14.1) H (30) -H Light Industrial Zone	Automobile Rental Establishment
MINIMUM LOT AREA	2000 m²	±19401 m²
MINIMUM LOT WIDTH	no min.	± 114 m
MIN. FRONT YARD SETBACK	12 m	±94 m
MIN. REAR YARD SETBACK	14 m (HIGHWAY SETBACK)	25.5 m
MIN. INTERIOR SIDE YARD	7.5 m	7.5 m (EAST) 20 m (WEST)
MAX. FLOOR SPACE INDEX	2	13.84 %
MAX. LOT COVERAGE	65 %	±7.6 m
MAX. BUILDING HEIGHT	18 m	87
PARKING REQUIREMENTS	±46	2.6m WIDTH x 5.2m LENGTH
STANDARD PARKING SPACE	2.6m WIDTH x 5.2m LENGTH	4 (TYPE A); 2 (TYPE B); 2
ACCESSIBLE PARKING SPACE	4 (TYPE A); 2 (TYPE B); 2	5 m (SIDE) 6 m (FRONT / BACK)
MIN. WIDTH OF LANDSCAPED AREA	3 m (SIDE) 6 m (FRONT / BACK)	10 m (BACK)
LOADING ZONE	1	2
BICYCLE PARKING	2	
GROSS FLOOR AREA	2793.77 m² (30,070 s.f.)	GROUND FLOOR ±200 m² (2,150 s.f.) MEZZANINE

FLOOR AREA & PARKING SPACE		
GROSS FLOOR AREA	PARKING RATE	PARKING PROOV.
SHOWROOM	±1140 m² 2 / 100 m² G.F.A.	23
SERVICE AREA	±1000 m² 8 service bays 2 / SERVICE BAY	16
OFFICE	±200 m² 2.4 / 100 m² G.F.A.	5
SUPPLY STORE	±80 m² 3.4 / 100 m² G.F.A.	2
TOTAL	±2400m² (±26,830 s.f.)	± 46 87

PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2012 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUND FLOOR: UP TO 2 STOREYS, SPRINKLERED (3.2.2.62)

BUILDING STATISTICS:
BUILDING AREA (FOOTPRINT): 2793.8 m².
TOTAL GROSS FLOOR AREA: 4240 m².
MEZZANINE: ±200 m².
FLOOR ASSEMBLY & F.R.R.: 45 MIN.

ZONING GROSS FLOOR AREA: ±2400 m².
MEZZANINE: ±200 m².
FLOOR ASSEMBLY & F.R.R.: 45 MIN.

TOPOGRAPHICAL PLAN INFORMATION:
SURVEY PROPERTY BOUNDARIES TAKEN FROM TOPOGRAPHICAL PLAN OF PART OF BLOCK 2 REGISTERED PLAN 4M-1012 CITY OF OTTAWA
Surveyed by Arnis, O'Sullivan, Vollebæk Ltd.

LEGEND

PROPERTY LINE

SETBACK

PROPOSED BUILDING

PYLON SIGN

FIRE ROUTE

LOADING SPACE 3.5x7m

FIRE STRIAN WALKWAY /PAINT LINE

DEPRESSED CURB

DC

BIKE RACK

HANDICAP PARKING

BUILDING ENTRANCE

1 SITE PLAN
A-001 SCALE 1:300