



APPROVED ☐ REFUSED ☐

THIS DAY OF . 20

DERRICK MOODIE

MANAGER, DEVELOPMENT REVIEW - WEST

PLANNING, INFRASTRUCTURE & ECONOMIC

DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

1	ISSUED FOR SITE PLAN COMMENTS	18 April 2018
2	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.

project

seal

STANDARD ASSOCIATION OF ARCHITECTS

1000 SHEPPARD AVENUE EAST

UNIT 208

SCARBOROUGH, ONTARIO M1S 1T6

20 FRANK NIGHBOR PLACE,

KANATA, ON.

drawing title

SITE PLAN

scale

AS SHOWN

drawn by

LJ

date

Jan. 2018

checked by

RAJ

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	LG1 (14.14) 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) 10m (BACK)
MIN. WIDTH OF LANDSCAPED AREA	3 m (SIDE) 6 m (FRONT) 10m (BACK)	1
LOADING ZONE	1	2
BICYCLE PARKING	2	2
GROSS FLOOR AREA	2793.77 m² (30,070 s.f.)	GROUND FLOOR ±200 m² (2,150 s.f.) MEZZANINE

FLOOR AREA & PARKING SPACE			
SHOWROOM	GROSS FLOOR AREA	PARKING RATE	PARKING PROOV.
	1140 m²	2 / 100 m² G.F.A.	23
SERVICE AREA	2100 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	5240m² (52,830 s.f.)	± 46	86

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.
BUILDING VOLUME: 4200 m³.
BUILDING SPRINKLERED: YES
CONSTRUCTION TYPE: NON-COMBUSTIBLE
OF STREET ACCESS ROUTES: 1

ZONING GROSS FLOOR AREA: ±2400 m².
MEZZANINE: ±200 m².
FLOOR ASSEMBLY & E.F.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

FEDERSTRAN WALKWAY /PAINT LINE

DEPRESSED CURB

BIKE RACK

HANDICAP PARKING

BUILDING ENTRANCE

LIGHTING REFER TO ELEC. DWG

TRANSFORMER PAD REFER TO ELEC. DWG

1 SITE PLAN
A-001 SCALE 1:300

