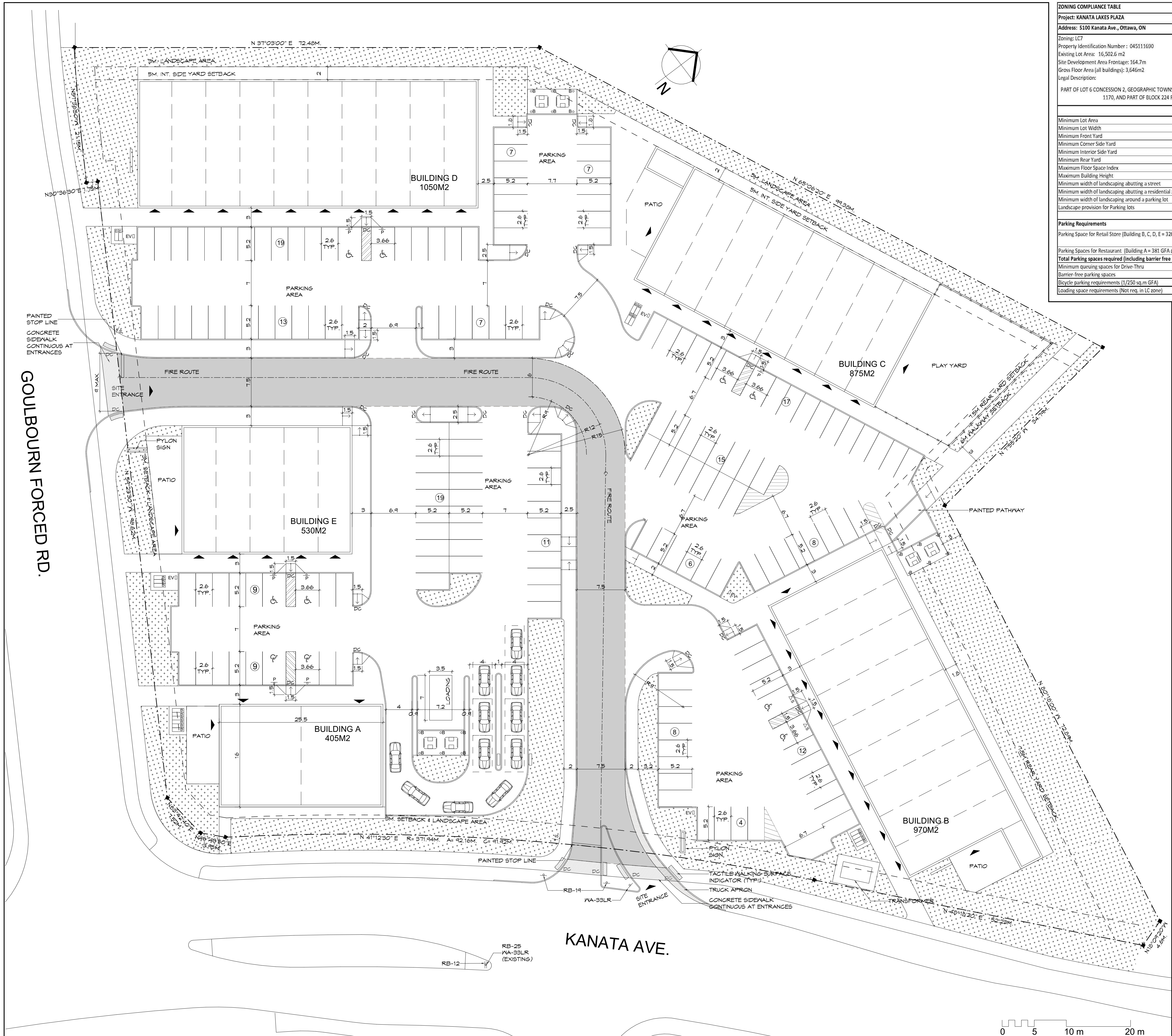




ZONING COMPLIANCE TABLE		
Project: KANATA LAKES PLAZA		
Address: 5100 Kanata Ave., Ottawa, ON		
Zoning: LC7		
Property Identification Number : 045111690		
Existing Lot Area: 16,502.6 m ²		
Site Development Area Frontage: 164.7m		
Gross Floor Area (all buildings): 3,646m ²		
Legal Description:		
PART OF LOT 6 CONCESSION 2, GEOGRAPHIC TOWNSHIP OF MARCH, AND PART OF BLOCK 111 REGISTERED PLAN 4M-1170, AND PART OF BLOCK 224 REGISTERED PLAN 4M-1362, CITY OF OTTAWA		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	16,503 m ²
Minimum Lot Width	no minimum	128 m
Minimum Front Yard	3 m	3 m
Minimum Corner Side Yard	3 m	3 m
Minimum Interior Side Yard	no minimum	5 m
Minimum Rear Yard	7.5 m	7.5 m
Maximum Floor Space Index	no maximum	
Maximum Building Height	12.5 m	6.7 m
Minimum width of landscaping abutting a street	3 m	3 m
Minimum width of landscaping abutting a residential zone	3 m	3 m
Minimum width of landscaping around a parking lot	3 m	3 m
Landscape provision for Parking lots	15 %	40 %
Parking Requirements		
Parking Space for Retail Store (Building B, C, D, E = 3265 GFA @ 3.4/100m ²)		
Parking Spaces for Restaurant (Building A = 381 GFA @ 10/100m ²)	111	133
Total Parking spaces required (including barrier free parking spaces)	149	171
Minimum queuing spaces for Drive-Thru	11	11
Barrier-free parking spaces	2	10
Bicycle parking requirements (1/250 sq.m GFA)	15	16
Loading space requirements (Not req. in LC zone)	0	1

KANATA LAKES PLAZA	
5100 Kanata Ave. OTTAWA, ONTARIO	
OWNER / APPLICANT:	URBANAIDE CORPORATION 2193 ARCH ST. OTTAWA, ON K1G 3Y5
ARCHITECTURE:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE., SUITE 500 OTTAWA, ON K1Y 4R9
SURVEYORS:	ANNIS, O'SULLIVAN, VOLLEBEK LTD. 14 CONCORDE GATE, SUITE 500 OTTAWA, ON K2E 7G6
CIVIL ENGINEERING:	J. L. RICHARDS 864 LADY ELLEN PLACE OTTAWA, ON K2E 3A2
PLANNING:	J. L. RICHARDS
ELECTRICAL / MECH. ENGINEERING:	JRP ENGINEERING 9 HEDGE GATE COURT OTTAWA, ON K2K 3B4
LANDSCAPE DESIGN:	F. D. FOUNTAIN LANDSCAPE ARCHITECTURE AND URBAN DESIGN 3-125 COLUMBIAN CRESCENT OTTAWA, ON K2C 3J2

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	NEW CURB
DC	NEW DEPRESSED CURB
▲	SITE / BUILDING ENTRANCE
⊙	LAMP STANDARD
⊙	BOLLARD
⊙	ACCESSIBLE PARKING SIGN
⊙	FIRE ROUTE SIGN
⊙	STOP SIGN
⊙	ELECTRIC CAR CHARGING STATION
⊙	ACCESSIBLE PARKING SPACE (3.66 X 5.2 M)
⊙	STANDARD PARKING SPACE (2.6 X 5.2 M)
⊙	BICYCLE PARKING SPACE (0.6 X 1.8 M)
⊙	LANDSCAPED AREA
⊙	PAINTED LINES
⊙	NEW 2M, HIGH PRIVACY WOOD FENCE
⊙	EARTH BIN SYSTEM WASTE CONTAINER
⊙	FIRE ROUTE

Client:		
Key Plan:	T.N. = TRUE NORTH	P.N.
Plan Cte:	P.N. = PROJECT NORTH	T.N.

ISSUED FOR FINAL SITE PLAN	11 / 12 / 2019
ISSUED FOR CITY COMMENTS	09 / 12 / 2019
ISSUED FOR SITE PLAN RESUBMISSION	08 / 16 / 2019
ISSUED FOR REVISIONS TO KANATA AVE. ENTRANCE	02 / 08 / 2019
ISSUED FOR SITE PLAN RE-SUBMISSION	10 / 12 / 2018
ISSUED FOR COORDINATION	04 / 13 / 2018
ISSUED FOR COORDINATION	04 / 04 / 2018

Issue: Date:

Prime Consultant:
Expert-Consult:

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

Sub Consultant:
Expert-Consult:

Project:
Project: KANATA LAKES PLAZA

5100 KANATA AVE., OTTAWA, ON K2K 3K5

Drawing:
Dessin: SITE PLAN

Drawn by:
Dessiné par: R.D.

Designed by:
Conçu par: M.D.

Approved by:
Approuvé par: M.D.

Scale:
Echelle: 1 : 300

Date: NOV. 2019

Client Project No.
No. du Projet du Client:

Project No.:
No. du Projet: 1374

Sheet No.:
No. de la feuille:

A1

#17693

D07-12-18-0063