

KEY PLAN

Scale NTS

PROVIDE NEW ENTRANCE AND CURB PER CITY OF OTTAWA STD. DETAILS SC.7 MATCH EXISTING CURB AND PAVEMENT ELEVATIONS

NOTE

- TACTILE WALKING SURFACE INDICATORS (TWSIs) TO BE ADDED ON ALL CURB RAMPS, DEPRESSED CURBS AND WHERE WALKING SURFACES BETWEEN PEDESTRIAN AND VEHICULAR AREAS ARE NOT SEPARATED BY CURBS. REFER TO AODA GUIDELINES AND OTTAWAS ACCESSIBILITY DESIGN STANDARDS.
- REFER TO L101.0 FOR BICYCLE RACK DETAILS
- EV SWITCHBOARD AND CHARGERS CONCRETE PAD TO BE CONFIRMED WITH FINAL SHOP DRAWINGS AFTER CONSULTATION WITH SUPPLIER AND OTHER DISCIPLINES

SITE STATISTICS

DATA		REQUIRED	PROVIDED
ZONING		Local Commercial Zone, Subzone 7 with a special exception 411 (LC7[411])	
TOTAL C-STORE AREA (sq.m)		300.00m ² max	211.00m ² - (GLA = 84m ²)
TOTAL CARWASH AREA (sq.m)			97.00m ² - (GLA = 54m ²)
TOTAL CANOPY AREA (sq.m)		N/A	339.21 sq.m
SETBACKS	FRONT YARD (TERRY FOX DRIVE)	10m	10.68m
	SIDE YARD (KATANA AVENUE)	11.5m	30.29m
	INTERIOR SIDE YARD (WEST PROPERTY LINE)	NA	1.0m
	REAR YARD (NORTH PROPERTY LINE)	5.0m	9.44m
	CORNER SETBACK (SOUTH PROPERTY LINE)	8.0m	8.0m
LANDSCAPE BUFFERS		3m ABUTTING A STREET	3m
TOTAL LANDSCAPE AREA (SECTION 110)		15% OF SITE AREA	21.5%
TOTAL LANDSCAPE AREA (sq.m)		620.64 sq.m	889.00 sq.m
TOTAL HARDSCAPE AREA (sq.m)		N/A	2794.20 sq.m
NET LOT AREA (sq.m)		4000 sq.m MIN.	4137.61 sq.m
BUILDING HEIGHTS	C-STORE		5.265m
	CANOPY	12.5m MAX	4.500m
	CARWASH		6.000m
CARWASH STACKING		10	10
LOADING SPACES	Spaces	N/A	N/A
	Size	N/A	N/A
PARKING		REQUIRED	PROVIDED
Barrier-Free Access Parking	Spaces	0	1
	Stall Length	SAME AS OTHER SPACES	5.85m
	Stall Width	3.66m	3.9m
Standard Parking (3.4 spaces per 100m ² of GFA)	Spaces	7	15
	Stall Length	5.2m	5.85m
	Stall Width	2.6m	2.8m
Overall Number of Spaces		7	16
Aisle Width		6.7m	9.0m
Bicycle Parking (Add 1 per 250m ² of GFA)		1	6
Land Use Bylaw Summary:			
Lands to North: Parks and Open Space Zone 1 with special exception 1616 (O1[1616])			
Lands to South: Parks and Open Space Zone 1 (O1)			
Lands to East: Local Commercial Zone with a special exception 1706, and a maximum height limit of 11m (LC[1706] H (11))			
Lands to West: Local Commercial Zone, Subzone 7 with a special exception 411 (LC7[411])			

AECOM

PROJECT

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REGISTRATION

LEGAL DESCRIPTION

BLOCK 170, PLAN 4M-1413

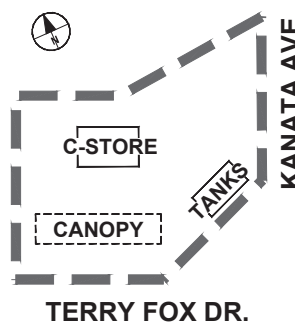
ISSUE/REVISION

L	2019.09.12	RE-ISSUED FOR SPA
K	2019.09.05	ISSUED FOR BP
J	2019.09.05	ISSUED FOR TANK PERMIT
H	2019.06.13	ISSUED FOR BP
G	2019.06.03	ISSUED FOR TENDER
F	2019-05-30	ISSUED FOR TANK PERMIT
E	2019.05.22	RE-ISSUED FOR SPA
D	2019.01.11	ISSUED FOR SPA
C	2018.10.29	ISSUED FOR REVIEW
B	2018.08.21	ISSUED FOR REVIEW
A	2018.08.14	ISSUED FOR REVIEW
I/R	DATE	DESCRIPTION

DRAWN BY

JR

KEY PLAN



PROJECT NUMBER

60546152

SHEET TITLE

SITE PLAN

AECOM FILE NAME

C101.0-SIP-HEH

SHEET NUMBER

C101.0