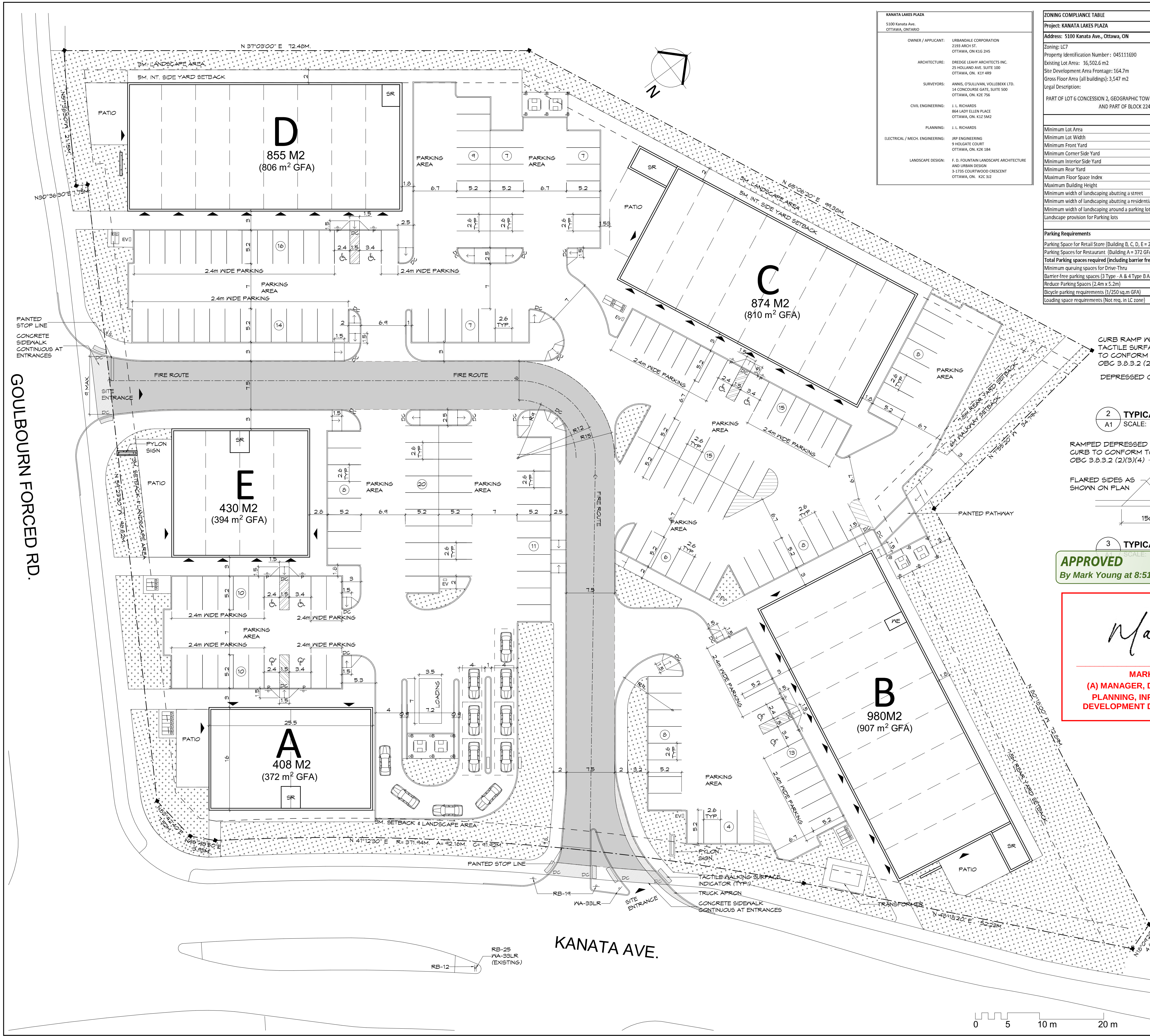
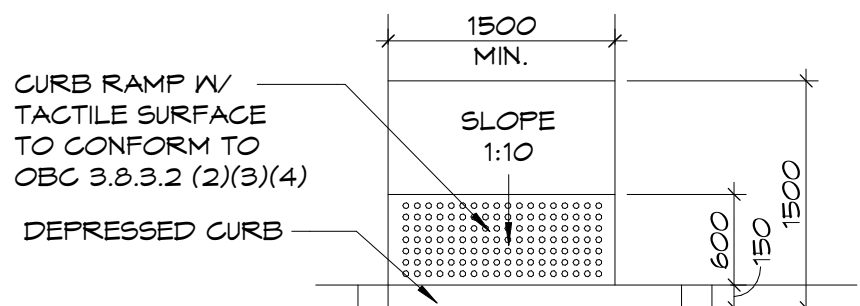


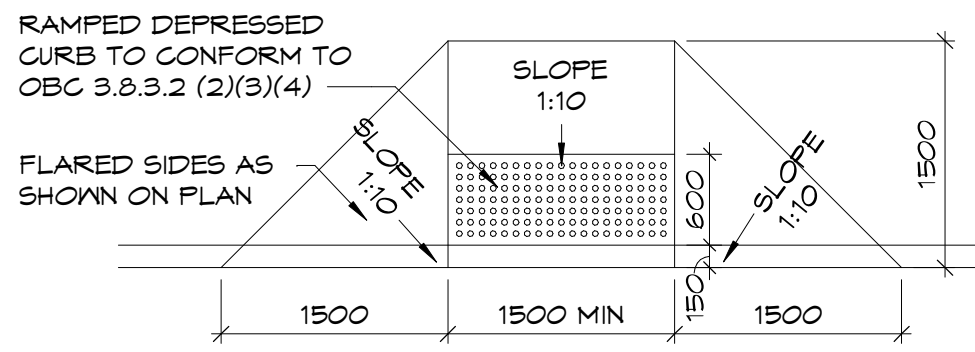


KANATA LAKES PLAZA	
5100 Kanata Ave. OTTAWA, ONTARIO	
OWNER / APPLICANT:	URBANDALE CORPORATION 2335 ARCH ST. OTTAWA, ON K1G 2H5
ARCHITECTURE:	DREDGE LEAHY ARCHITECTS INC. 25 HOLLAND AVE. SUITE 100 OTTAWA, ON K1Y 4H9
SURVEYORS:	ANNIS, O'SULLIVAN, VOLLEBERG LTD. 14 CONQUEST GATE, SUITE 500 OTTAWA, ON K2L 7S6
CIVIL ENGINEERING:	J. L. RICHARDS 864 LADY ELLEN PLACE OTTAWA, ON K2L 5M2
PLANNING:	J. L. RICHARDS
ELECTRICAL / MECH. ENGINEERING:	JRP ENGINEERING 5 HOLLAND COURT OTTAWA, ON K2H 3H4
LANDSCAPE DESIGN:	F. D. FOUNTAIN LANDSCAPE ARCHITECTURE AND URBAN DESIGN 3-1735 COURTWOOD CRESCENT OTTAWA, ON K2C 3J2

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): 3,547 m 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	7.5 m
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 = 2917 GFA @ 3.4/100m ²)	100	158
Parking Spaces for Restaurant (Building A = 372 GFA @ 10/100m ²)	38	38
Total Parking spaces required (including barrier free parking spaces)	138	196
Minimum queuing spaces for Drive-Thru	11	11
Barrier-free parking spaces (3 Type - A & 4 Type B Accessible parking)	7	10
Reduce Parking Spaces (2.4m x 5.2m)	Allowed 40%	66(34%)
Bicycle parking requirements (1/250 sq.m GFA)	15	19
Loading space requirements (Not req. in LC zone)	0	1



2 TYPICAL BARRIER-FREE RAMP DETAIL
SCALE: 1:50



3 TYPICAL BARRIER-FREE RAMP W/SIDES
SCALE: 1:50

APPROVED
By Mark Young at 8:51 am, Feb 21, 2020

Mark Y. P.
MARK YOUNG, MCIP, RPP
(A) MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	NEW CURB
---	NEW DEPRESSED CURB
▲	SITE / BUILDING ENTRANCE
⊙ LS	LAMP STANDARD
⊙ B	BOLLARD
⊙ P	ACCESSIBLE PARKING SIGN
⊙ F	FIRE ROUTE SIGN
⊙ S	STOP SIGN
⊙ EV	ELECTRIC CAR CHARGING STATION
⊙	ACCESSIBLE PARKING SPACE (TYPE A 2.4 x 5.2M) (TYPE B 3.4 x 5.2)
⊙	STANDARD PARKING SPACE (2.6 x 5.2 M)
⊙	BICYCLE PARKING SPACE (0.6 x 1.8M)
⊙	LANDSCAPED AREA
⊙	PAINTED LINES
⊙	EARTH BIN SYSTEM WASTE CONTAINER
⊙	FIRE ROUTE

1 SITE PLAN
A1 SCALE: 1:300



RE-ISSUED FOR FINAL SITE PLAN	01 / 24 / 2020
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: **As indicated**

Date: **JAN. 2020**

Client Project No.
No. du Projet du Client: _____

Seal:
Sceau: **ONTARIO ASSOCIATION OF ARCHITECTS**
N. Dredge
NICHOLE L. DREDGE
LICENCE 4998

Project No.:
No. du Projet: **1374**

Sheet No.:
No. de la feuille: _____

A1

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