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COVER SHEET

KANATA BRIGHTPATH DAYCARE  
90 MAPLE GROVE ROAD, KANATA, ONTARIO  
BRIGHTPATH  
2/19/058

# BRIGHTPATH KANATA DAYCARE

## SPC RESPONSE - 03.06.2020

### ISSUED FOR SITE PLAN CONTROL APPLICATION

#### Design Team

CLIENT:

BRIGHTPATH  
SUITE 200, 30 GLENDEER CIRCLE SE  
CALGARY, AB, T2H 2Z7  
PHONE: 403.705.0362



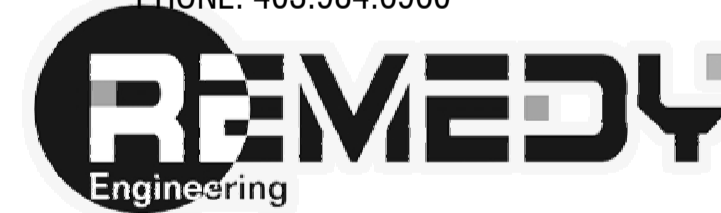
ARCHITECT:

S2 ARCHITECTURE  
SUITE 900, 110 - 12TH AVENUE SW  
CALGARY, AB T2R 0G7  
PHONE: 403.670.7000



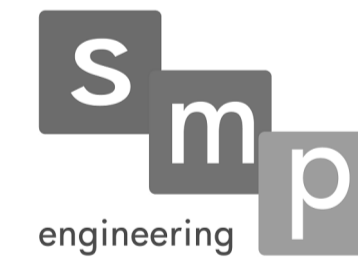
MECHANICAL:

REMEDY ENGINEERING  
200, 1422 KENSINGTON RD NW  
CALGARY, ALBERTA, T2N 3P9  
PHONE: 403.984.6960



ELECTRICAL:

SMP ENGINEERING  
1240 KENSINGTON RD NW #403  
CALGARY, ALBERTA, T2N 3P7  
PHONE: 403.270.8833



STRUCTURAL:

TRL & ASSOCIATES  
100, 1615 10 AVE SW  
CALGARY, ALBERTA, T3C 0J7  
PHONE: 403.244.4944



tomecek · roney · little & associates ltd.  
consulting structural engineers

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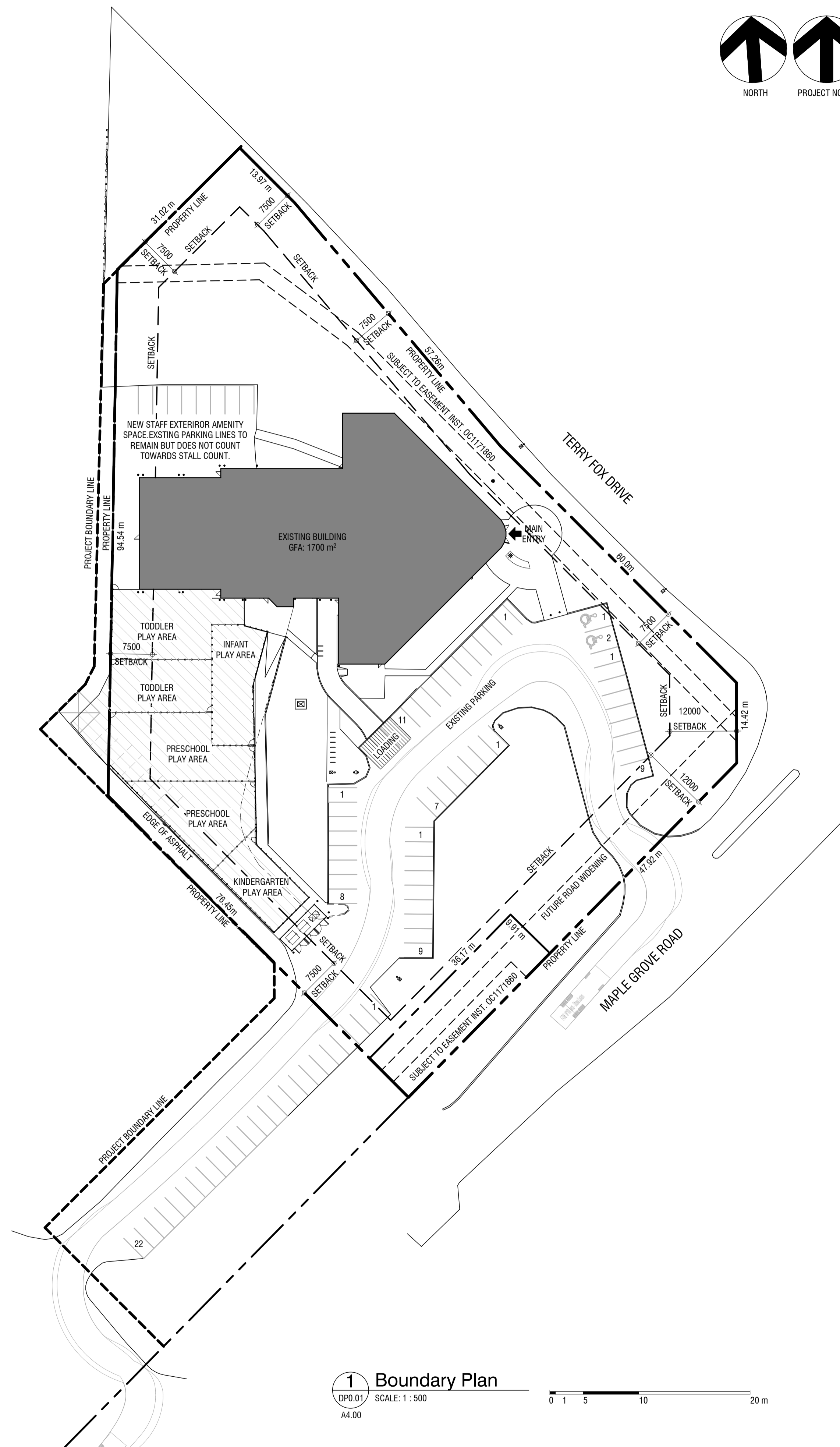
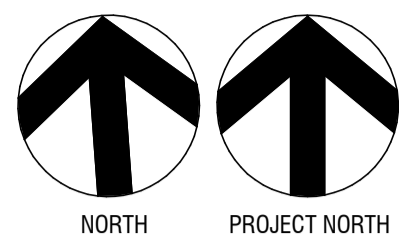
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**DPO.00**



1 Boundary Plan  
 DP0.01 SCALE: 1 : 500  
 A4.00



### Project Description

SITE UPGRADES AND INTERIOR RENOVATION TO THE PROPERTY LOCATED AT 90 MAPLE GROVE ROAD IN KANATA, ONTARIO. THE SCOPE OF WORK INCLUDES BUT IS NOT LIMITED TO:

- THE REMOVAL AND INFILL OF EXISTING DOORS
- THE ADDITION OF NEW WINDOWS
- INTERIOR RENOVATIONS
- SITE LANDSCAPING AND GRADING TO INCLUDE A NEW LOADING AISLE AND DAYCARE PLAY AREA
- STAFF AMENITY AREA
- RELOCATED BIKE RACKS

### Key Plan



### Drawing List

- DP0.00 COVER SHEET
- DP0.01 CONTEXT PLANS AND PROJECT STATISTICS
- DP1.00 SITE SURVEY
- DP1.01 SITE PLAN
- DP1.02 SITE DETAILS
- G1 GRADING PLAN
- L1.01 LANDSCAPE PLAN

### Municipal Address

90 MAPLE GROVE ROAD  
 KANATA, ONTARIO

### Legal Address

MARCH CON 2 PT LOT 1 RP; 4R24734 PARTS 16 TO 20

### Site Summary

ZONING:	LIGHT INDUSTRIAL (SUBZONE IL5)
MINIMUM LOT AREA:	2,000 m <sup>2</sup> / 0.49 Ac
LOT AREA:	11,284 m <sup>2</sup> / 2.78 Ac
MINIMUM LOT WIDTH:	No Minimum
LOT WIDTH:	94.3 m
MAXIMUM LOT COVERAGE:	65.0%
BUILDING FOOTPRINT:	1,700 m <sup>2</sup> / 18,300 ft <sup>2</sup>
PROPOSED LOT COVERAGE:	15.1%

NOTE: OUTDOOR PLAY AREAS ARE NOT INCLUDED AREA COUNT.

### Proposed Development

DAY CARE FACILITY  
 BUILDING CLASSIFICATION AS PER ONTARIO BUILDING CODE:  
 GROUP A, DIVISION 2, UP TO 2 STOREYS, SPRINKLERED

### Day Care Facility: Children Statistics

INFANTS - UNDER 18 MONTHS	30
TODDLERS 18 MONTHS TO <30 MONTHS	75
PRE SCHOOL- 30 MONTHS TO YOUNGER THAN 6 YEARS	110
<b>TOTAL</b>	<b>215</b>

### Building Summary

GROSS FLOOR AREA:	1,700 m <sup>2</sup> / 18,300 ft <sup>2</sup> (Existing)
MAX. FLOOR SPACE INDEX:	2
PROPOSED FLOOR SPACE INDEX:	0.15 (Existing)
MAX. HEIGHT:	22 m
BUILDING HEIGHT:	7.08 m (Existing)

### Setbacks & Landscaping

NO SETBACKS PERTAIN TO THIS APPLICATION.

MINIMUM SETBACK AREAS  
 FRONT AND CORNER: 12.0 m  
 REAR:

- 15 m FROM A RESIDENTIAL OR INSTITUTIONAL ZONE
- 3.5 m FROM HYDRO OR RAILWAY R.O.W.
- 7.5 m FROM ANY OTHER ZONE

SIDE:

- 15 m FROM A RESIDENTIAL OR INSTITUTIONAL ZONE
- 7.5 m FROM ANY OTHER ZONE

NOTE:  
 37.5m FUTURE ROAD WIDENING RIGHT OF WAY LOCATED ALONG MAPLE GROVE RD.  
 3.0m UTILITY RIGHT OF WAY LOCATED IN PARCEL.  
 7.5m VISIBILITY SETBACK LOCATED ON SOUTHWEST CORNER OF PARCEL.

MINIMUM LANDSCAPING WIDTHS

- 3.0 m FROM A RESIDENTIAL OR INSTITUTIONAL ZONE (MAY BE REDUCED BY 1m IF A 1.4m HIGH OPAQUE SCREEN IS PROVIDED)
- 3.0 m ABUTTING A STREET
- NO MINIMUM IN ALL OTHER CASES

NOTE:  
 ALL LANDSCAPED AREAS ARE EXISTING TO REMAIN

### Motor Vehicle Parking Requirements

TABLE 101- MINIMUM PARKING SPACE RATES N24 TO N34 (BY-LAW 2016-249) - AREA B ON SCHEDULE

DAY CARE FACILITY: 2 STALLS PER 100 SM OF GROSS FLOOR AREA

KANATA GROSS FLOOR AREA: 1700 SM  
 MINIMUM STALLS REQUIRED: 34

TOTAL EXISTING STALLS: 85 STANDARD + 2 BARRIER-FREE  
 STALLS TO BE REMOVED: 16 STANDARD + 3 STANDARD TO ACCOMMODATE LOADING  
 TOTAL PROVIDED STALLS: 66 STANDARD + 2 BARRIER FREE

### Bicycle Parking Requirements

AS PER OTTAWA ZONING BYLAW - SECTION 111:  
 DAY CARE INCLUDED WITHIN TABLE 111(a) BICYCLE PARKING SPACE RATES

1 STALL REQUIRED PER 250SM GROSS FLOOR AREA

TOTAL STALLS REQUIRED: 7  
 TOTAL EXISTING STALLS: 5  
 TOTAL STALLS PROVIDED: 7

A MAXIMUM OF 50% OF THE REQUIRED BICYCLE PARKING SPACES OR 15 SPACES, WHICHEVER IS GREATER, MAY BE LOCATED IN A LANDSCAPED AREA. (BY-LAW 2011-124)

### Loading Requirements

AS PER OTTAWA ZONING BYLAW - SECTION 113: MINIMUM NUMBER OF VEHICLE LOADING SPACES:

TABLE 113A, A: 1 STALL REQUIRED PER 1000 - 1999 SM OF GROSS FLOOR AREA

TOTAL STALLS REQUIRED: 1  
 TOTAL STALLS PROVIDED: 1

AS PER TABLE 113B: STANDARD SIZE SPACE: 3.5M X 7.0M



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CONTEXT PLANS AND PROJECT STATISTICS

**KANATA BRIGHTPATH DAYCARE**  
 90 MAPLE GROVE ROAD, KANATA, ONTARIO  
 BRIGHTPATH

2/19/20

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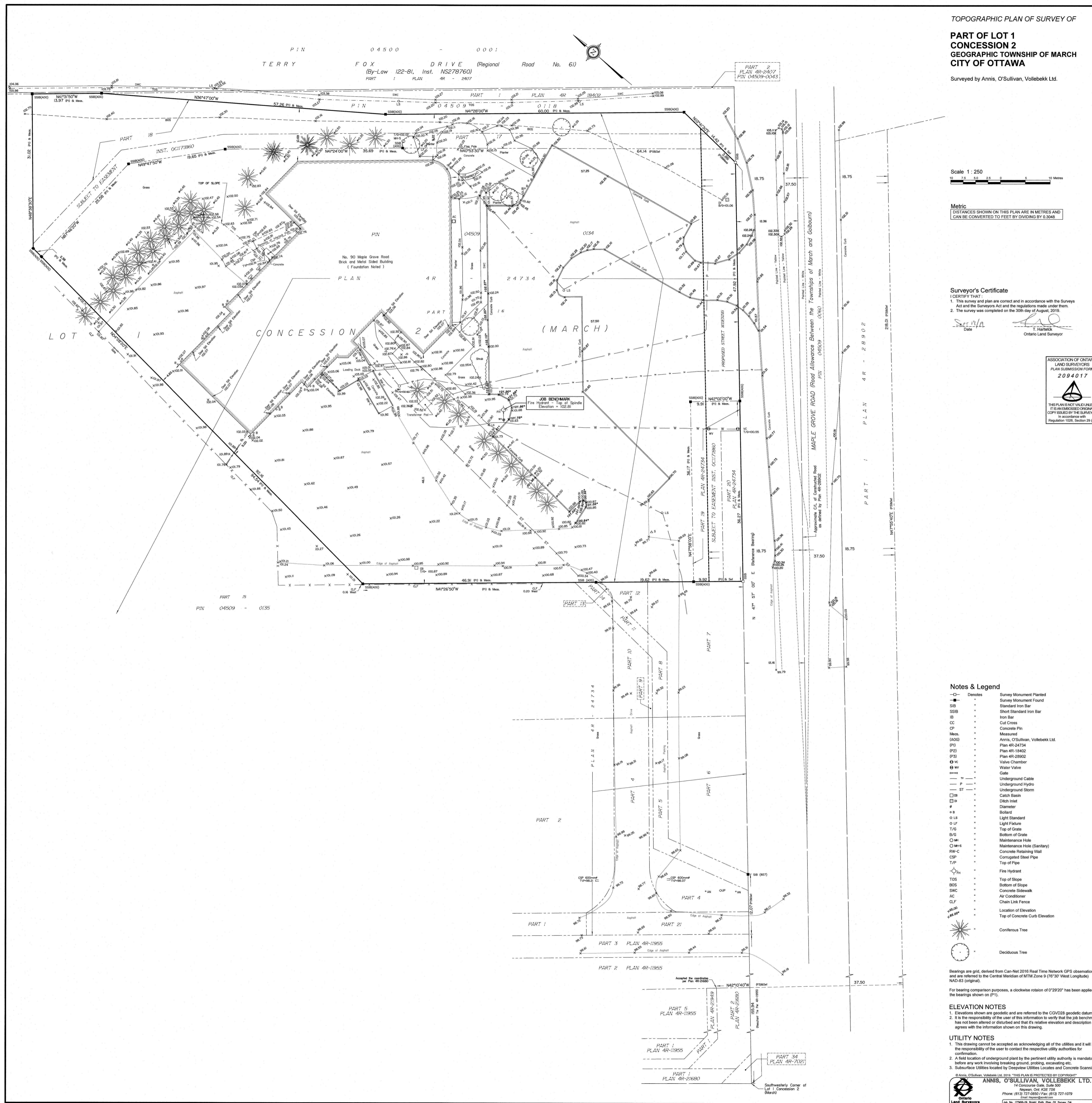
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**DP0.01**

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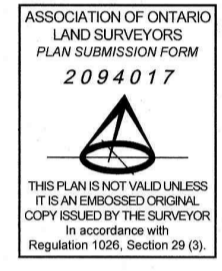
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TOPOGRAPHIC PLAN OF SURVEY OF  
**PART OF LOT 1  
 CONCESSION 2  
 GEOGRAPHIC TOWNSHIP OF MARCH  
 CITY OF OTTAWA**  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:250  
 Metric  
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate  
 I CERTIFY THAT:  
 1. This survey and plan are correct and in accordance with the Survey Act and the Surveyors Act and the regulations made under them.  
 2. The survey was completed on the 30th day of August, 2019.  
 T. Harvis  
 Ontario Land Surveyor



- Notes & Legend**
- Denotes Survey Monument Planted
  - Survey Monument Found
  - SSB Standard Iron Bar
  - SSB Short Standard Iron Bar
  - IB Iron Bar
  - CC Coal Cross
  - CP Concrete Pin
  - Meas. Measured
  - (AOG) Annis, O'Sullivan, Vollebek Ltd.
  - (P3) Plan 48-24734
  - (P2) Plan 48-18422
  - (P1) Plan 48-28902
  - VC Valve Chamber
  - WV Water Valve
  - Cable Cable
  - Underground Cable
  - U-Hydro Underground Hydro
  - U-Storm Underground Storm
  - ST Catch Basin
  - DI Ditch Inlet
  - Ø Diameter
  - Ø B Sided
  - Ø LS Light Standard
  - Ø LF Light Fixture
  - T/G Top of Grade
  - B/S Bottom of Slope
  - M/H Maintenance Hole
  - M/S Maintenance Hole (Sanitary)
  - Re-C Concrete Retaining Wall
  - CSP Corrugated Steel Pipe
  - T/P Top of Pipe
  - F/H Fire Hydrant
  - T/S Top of Slope
  - B/S Bottom of Slope
  - SKC Concrete Sidewalk
  - AC Air Conditioner
  - CLF Chain Link Fence
  - Loc. of Elev. Location of Elevation
  - Tip of Concrete Curb Elevation
  - Contour Tree
  - Deciduous Tree

Bearings are grid, derived from Can-Net 2018 Real Time Network GPS observations and are referred to the Current Meridian of 43° 28' 46.00" West Longitude (NAD-83) (original).

For bearing comparison purposes, a clockwise rotation of 0° 29' 20" has been applied to the bearings shown on (P1).

**ELEVATION NOTES**  
 1. Elevations shown are geoid and are referred to the CGVD28 geoid datum.  
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

**UTILITY NOTES**  
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.  
 2. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating, etc.  
 3. Subsurface Utilities located by Deepview UTILITY Locates and Concrete Scanning.

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SITE SURVEY  
**KANATA BRIGHTPATH DAYCARE**  
 90 MAPLE GROVE ROAD, KANATA, ONTARIO  
 BRIGHTPATH  
 2/19/20

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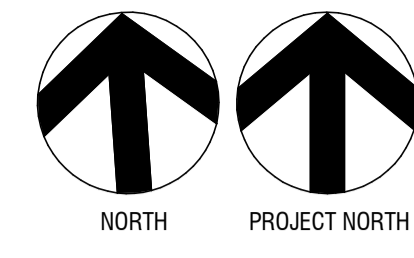
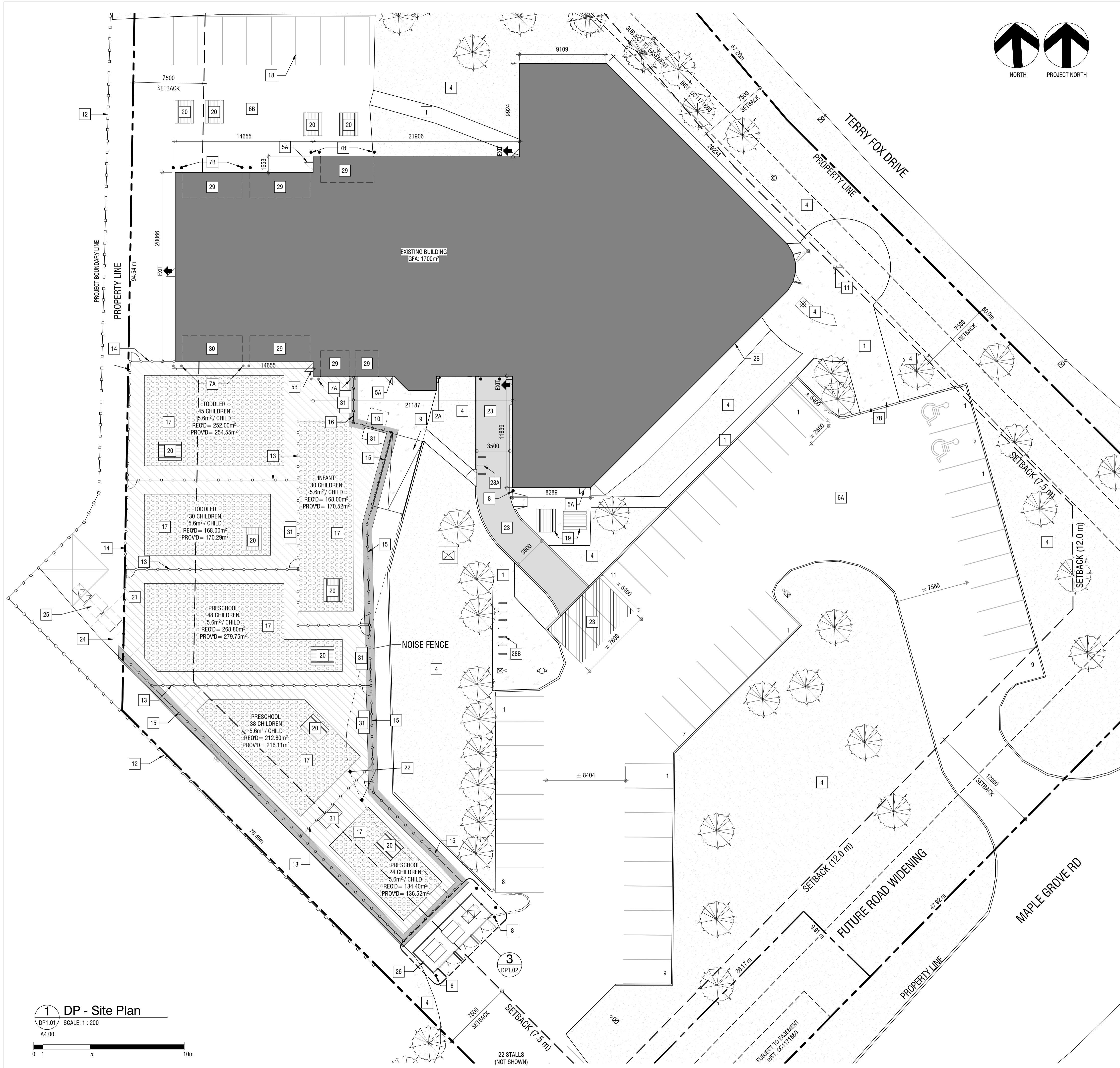
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### Site Plan - General Notes

1. ALL EXISTING TREES TO REMAIN UNLESS OTHERWISE INDICATED
2. ALL AREAS NOT INDICATED AS GRASSED TO BE PAVED/HARD SURFACING

### Site Plan - Code Legend

- 1 EXISTING SIDEWALK TO REMAIN
- 2A EXISTING SIAMSESE CONNECTION, TO BE RELOCATED
- 2B PROPOSED SIAMSESE CONNECTION
- 3 EXISTING ROAD TO REMAIN
- 4 EXISTING LANDSCAPING TO REMAIN
- 5A EXISTING DOOR TO BE PERMANENTLY CLOSED
- 5B EXISTING DOOR TO BE PERMANENTLY CLOSED AND FILLED
- 6A EXISTING PARKING LOT TO REMAIN
- 6B PROPOSED EXTERIOR STAFF AMENITY AREA, EXISTING PAVING TO REMAIN
- 7A EXISTING BOLLARD TO BE REMOVED, AREA TO BE REPAIRED WITH ASPHALT AND TO BE FLUSH WITH ADJACENT SURFACE
- 7B EXISTING BOLLARD TO REMAIN
- 8 PROPOSED BOLLARD - REFER TO DETAIL 8/DP1.02
- 9 EXISTING CONCRETE LOADING DOCK AND RAMP TO REMAIN
- 10 EXISTING LOADING DOCK METAL LIFT TO BE REMOVED - FILL AND MAKE GOOD
- 11 EXISTING FLAG TO REMAIN
- 12 EXISTING CHAINLINK FENCE
- 13 PROPOSED 1220mm HIGH VINYL-COATED CHAINLINK FENCE c/w GATES. REFER TO DETAIL 7/DP1.02
- 14 PROPOSED 1830mm HIGH VINYL-COATED CHAINLINK FENCE c/w GATES. REFER TO DETAIL 6/DP1.02
- 15 PROPOSED 1830mm HIGH STC 30 VINYL FENCE c/w VISION PANELS. REFER TO DETAIL 1/DP1.02
- 16 PROPOSED 1830mm HIGH STC 30 VISION PANELS INSET IN VINYL FENCE FRAME. REFER TO DETAIL 2/DP1.02
- 17 PROPOSED ARTIFICIAL TURF PLAY AREA
- 18 EXISTING PARKING LINES TO REMAIN. STALLS DO NOT COUNT TOWARDS PARKING COUNT
- 19 EXISTING PICNIC TABLES TO REMAIN
- 20 PROPOSED PICNIC TABLES, SUPPLIED AND INSTALLED BY OTHER.
- 21 EXISTING ASPHALT SURFACE - WITHIN PLAY AREA, TYPICAL
- 22 APPROXIMATE LIMIT OF DISTURBANCE INTO EXISTING LANDSCAPE AREA - REPAIR AS NOTED
- 23 PROPOSED LOCATION FOR LOADING STALL & AISLE. (SEE G1)
- 24 EXISTING PAINTED LINES
- 25 EXISTING WASTE BINS TO BE RELOCATED TO PROPOSED ENCLOSURE
- 26 PROPOSED RELOCATION OF WASTE & RECYCLING ENCLOSURE. REFER TO DETAILS 3-5/DP1.02
- 27 PROPOSED DEPRESSED CURB IN EXISTING CONCRETE SIDEWALK. (SEE G1)
- 28A EXISTING BICYCLE PARKING STALLS TO BE REMOVED
- 28B PROPOSED BICYCLE PARKING STALLS (7 STALLS)
- 29 EXISTING OVERHEAD DOORS TO BE FILLED WITH LIKE MATERIAL.
- 30 EXISTING OVERHEAD DOOR TO BE REPLACED WITH A NEW OVERHEAD DOOR WITH VISION GLAZING PANEL
- 31 8' x 4' OUTDOOR STORAGE SHEDS - OWNER SUPPLIED

### Site Plan - Symbol Legend

- INDICATES EXTENT AND LOCATION OF PROPOSED BUILDING
- INDICATES EXTENT AND LOCATION OF GRADED LANDSCAPE FOR ASPHALT
- INDICATES EXTENT AND LOCATION OF ARTIFICIAL TURF
- INDICATES EXTENT AND LOCATION OF EXISTING ASPHALT IN PLAY AREA
- INDICATES EXTENT AND LOCATION OF EXISTING LANDSCAPE AREA
- INDICATES PROPERTY LINE (SCALED DOWN FOR CLARITY)
- INDICATES SETBACK LINE (SCALED DOWN FOR CLARITY)
- INDICATES LINE OF EXISTING FENCE
- INDICATES LINE OF 1800mm CHAINLINK FENCE
- INDICATES LINE OF 1220mm CHAINLINK FENCE
- INDICATES LINE OF STC 30 VINYL FENCE
- INDICATES LINE OF STC 30 VINYL FENCE W/ VISION PANEL
- OR INDICATES LOCATION OF EXISTING CATCH BASIN
- INDICATES LOCATION OF EXISTING MANHOLE
- INDICATES LOCATION OF EXISTING FIRE HYDRANT
- INDICATES LOCATION OF BUILDING SIAMSESE CONNECTION
- INDICATES LOCATION OF EXISTING TRANSFORMER / PEDESTAL
- INDICATES LOCATION OF EXISTING LIGHT STANDARD
- INDICATES EXISTING BOLLARD TO BE REMOVED
- INDICATES PROPOSED BOLLARD
- INDICATES EXISTING BOLLARD TO REMAIN

**1 DP - Site Plan**  
 DP1.01 SCALE: 1 : 200  
 A4.00

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SITE PLAN

**KANATA BRIGHTPATH DAYCARE**

90 MAPLE GROVE ROAD, KANATA, ONTARIO  
 BRIGHTPATH

219056

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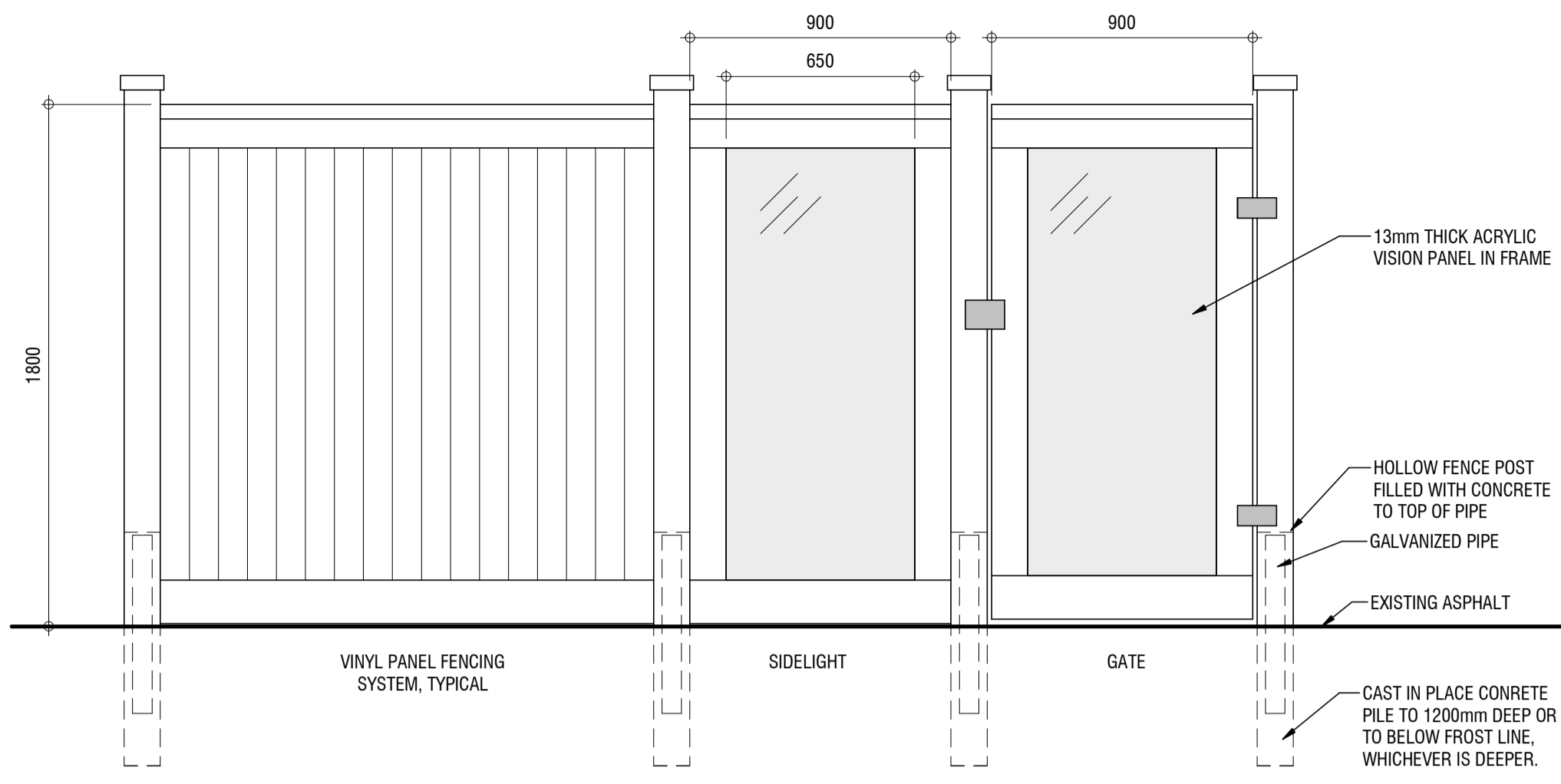
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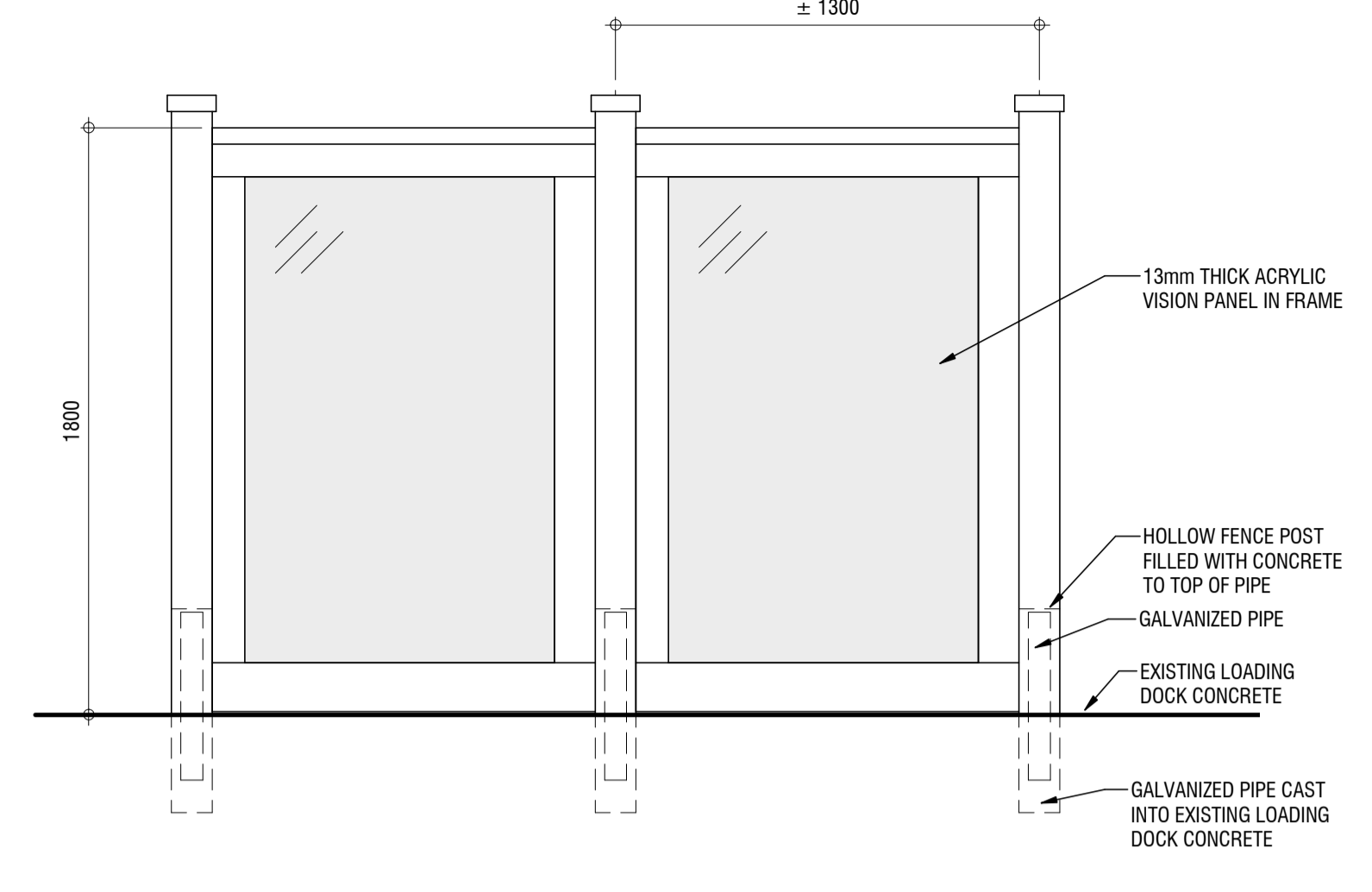
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**1 Vinyl Fence Elevation**  
DP1.02 SCALE: 1 : 20



**2 Vision Panel Fence Elevation**  
DP1.02 SCALE: 1 : 20



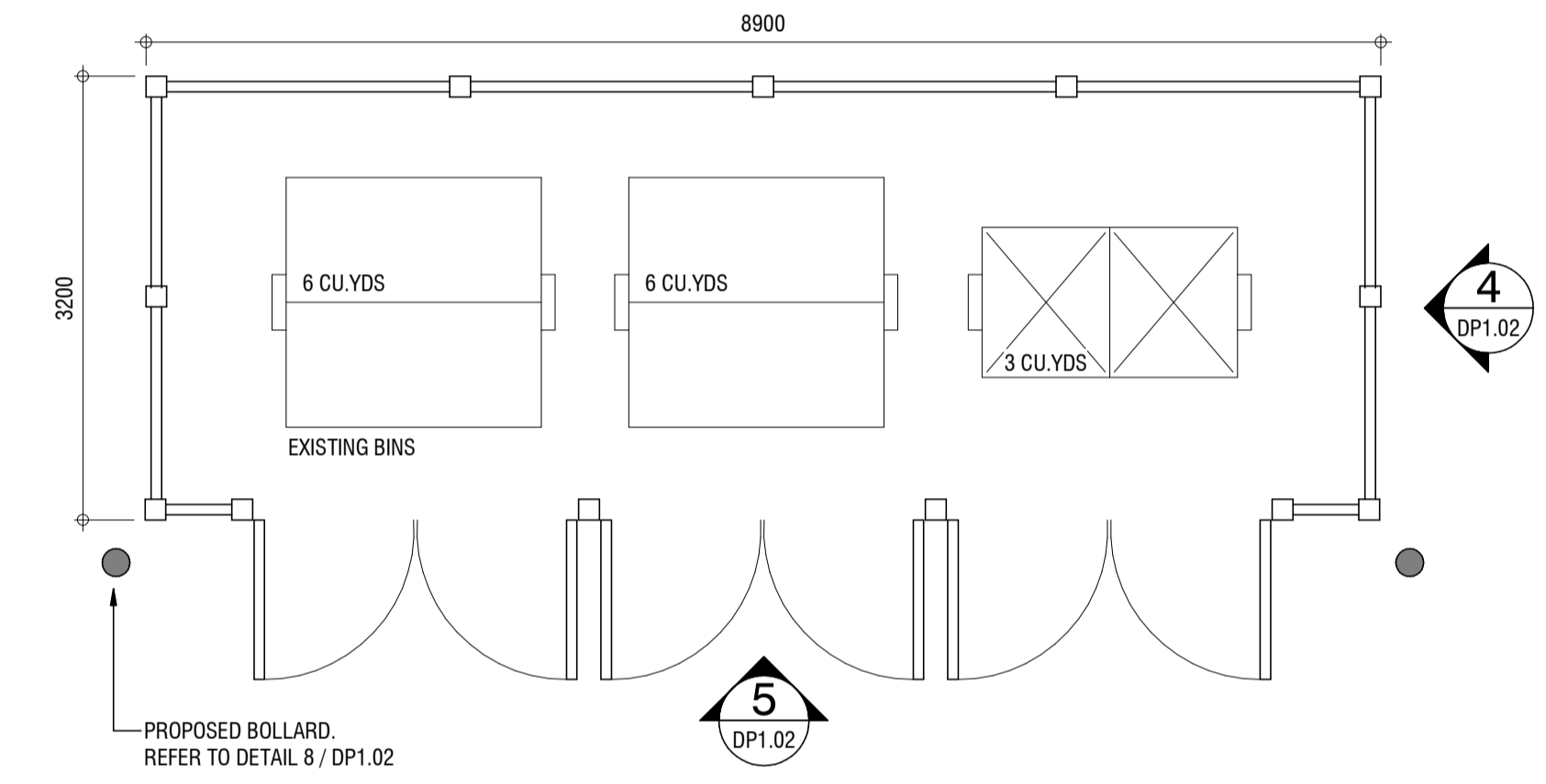
VINYL COATED CHAIN LINK FENCE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

**6 1.2m Chain Link Fence**  
DP1.02 SCALE: NTS

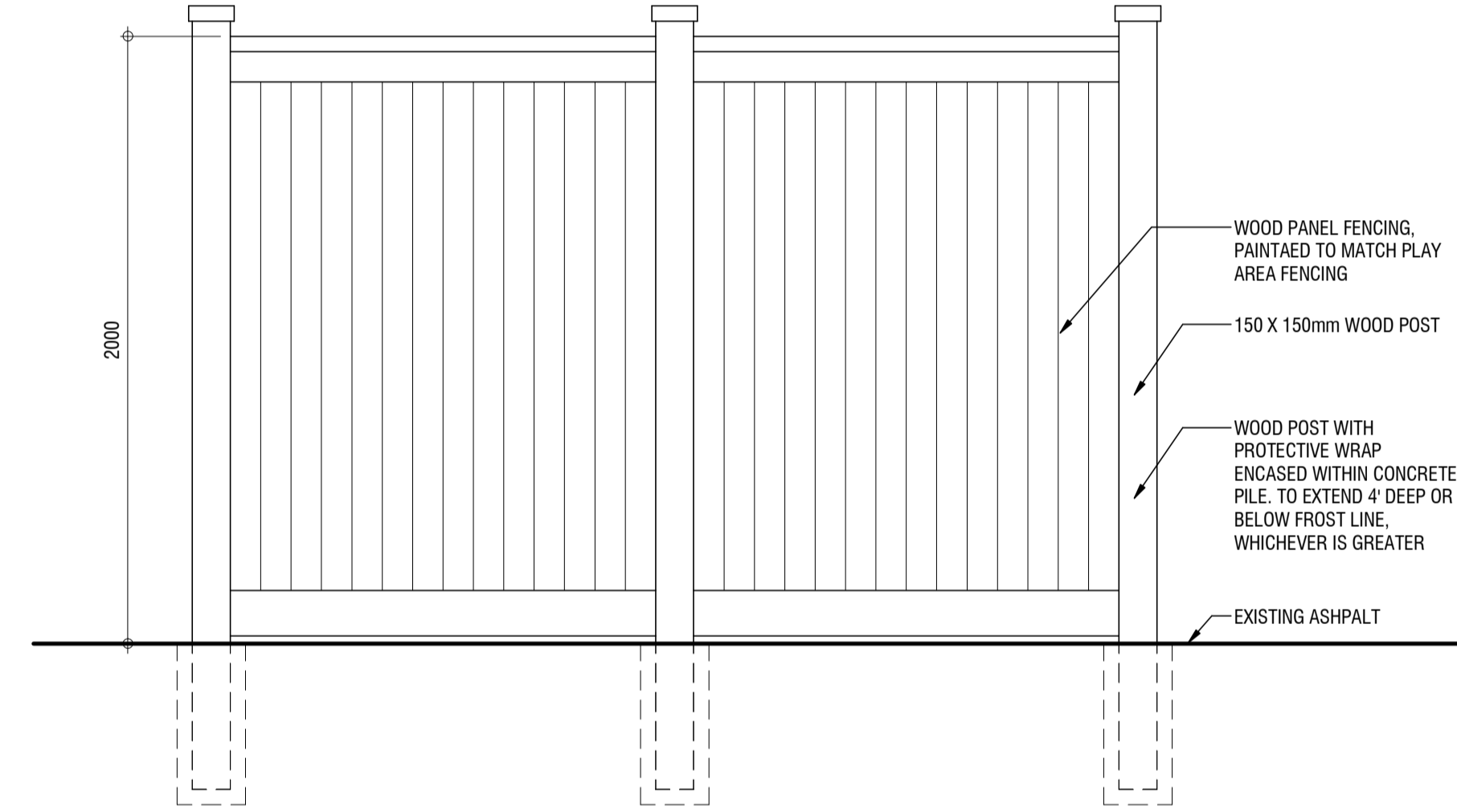


VINYL COATED CHAINLINK FENCE WITH PRIVACY SLATS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

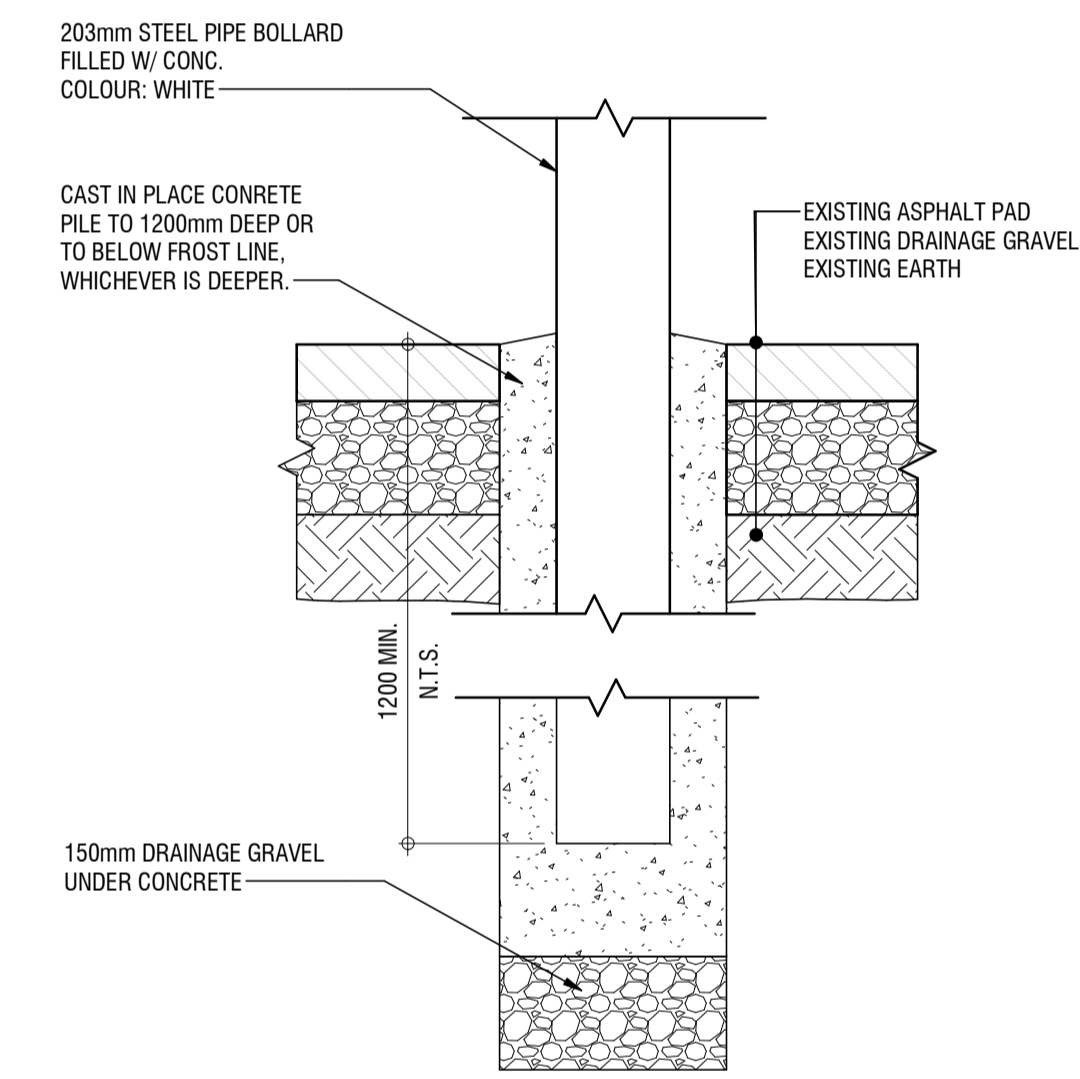
**7 1.8m Chain Link Fence w/ Vinyl Slats**  
DP1.02 SCALE: NTS



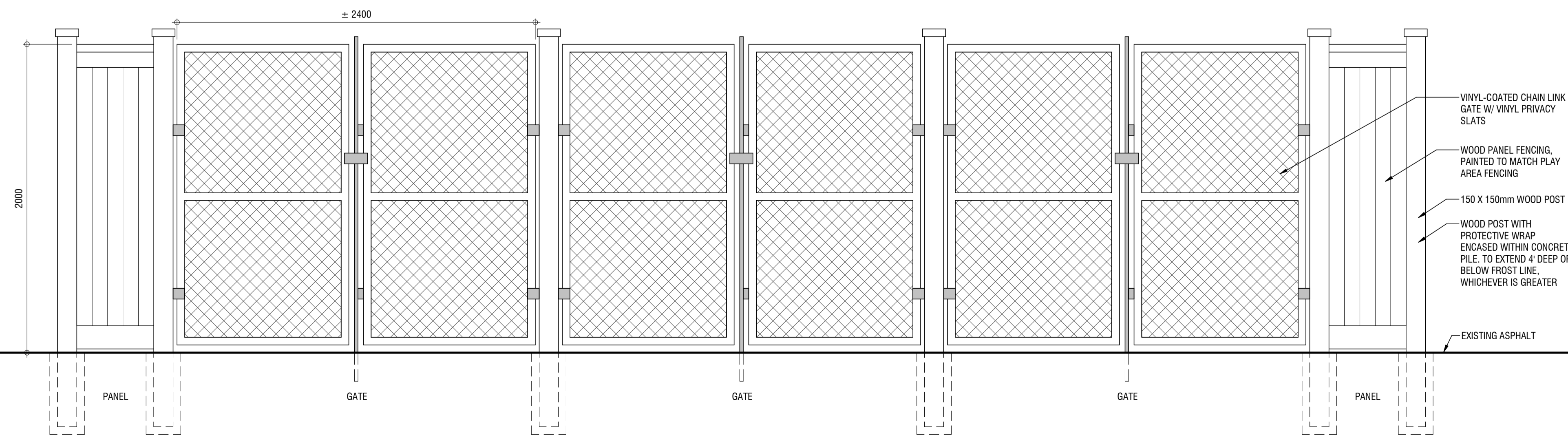
**3 Waste & Recycling Enclosure Plan**  
DP1.02 SCALE: 1 : 50



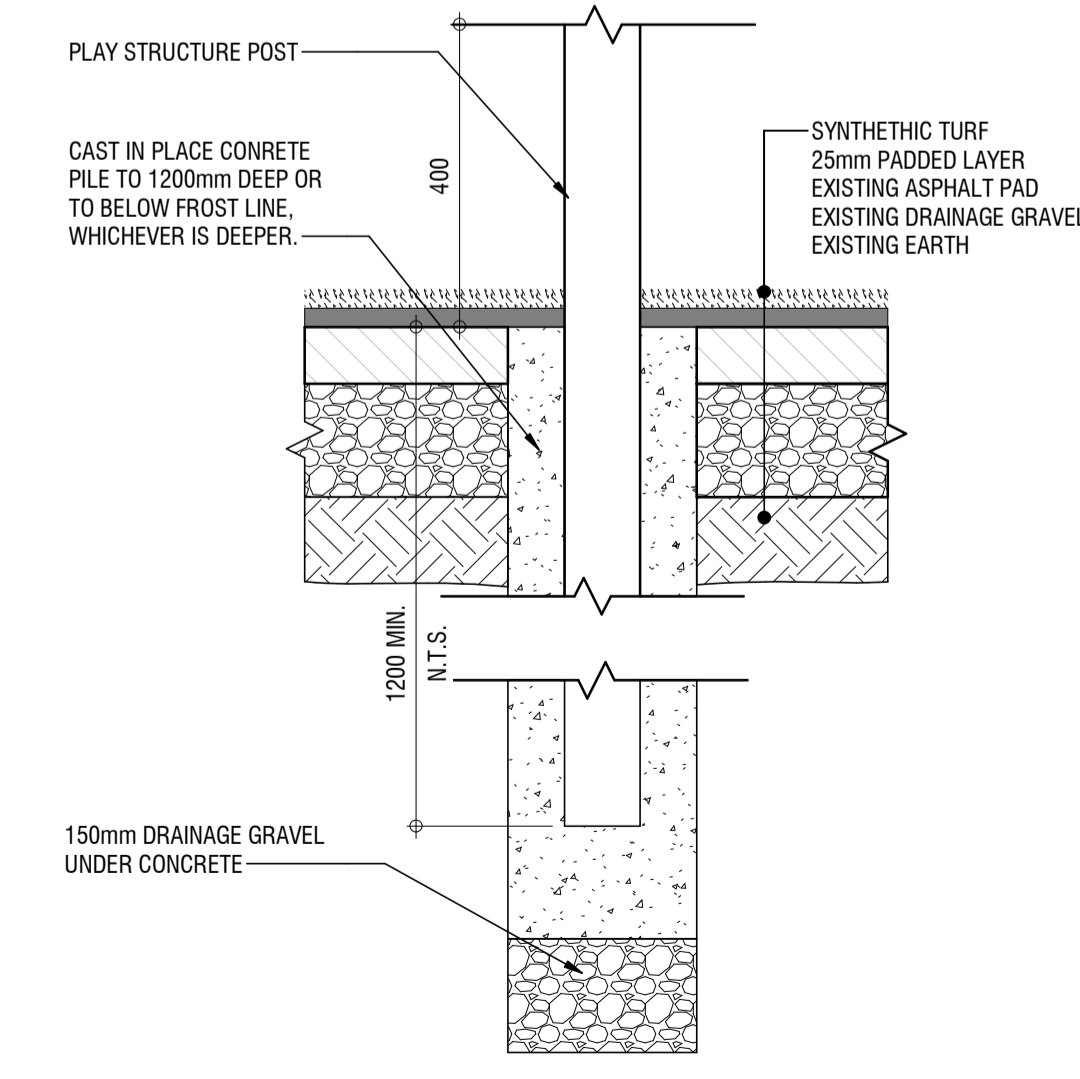
**4 Waste Elevation**  
DP1.02 SCALE: 1 : 20



**8 Typical Bollard Detail**  
DP1.02 SCALE: 1 : 10



**5 Waste Gates Elevation**  
DP1.02 SCALE: 1 : 20



**9 Typical Structure Support Detail**  
DP1.02 SCALE: 1 : 10



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SITE DETAILS

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