



COLETTE GORNI PLANNING, INFRASTRUCTURE & ECONOMIC **DEVELOPMENT DEPARTMENT, CITY OF OTTAWA**

APPROVED

By Colette Gorni at 3:34 pm, Jun 04, 2020

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

- STAFF AMENITY AREA - RELOCATED BIKE RACKS

Key Plan



Drawing List

COVER SHEET DP0.00

DP0.01 CONTEXT PLANS AND PROJECT STATISTICS

DP1.00 SITE SURVEY DP1.01 SITE PLAN DP1.02 SITE DETAILS **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

MINIMUM LOT WIDTH:

ZONING: LIGHT INDUSTRIAL (SUBZONE IL5)

No Minimum

15.1%

MINIMUM LOT AREA: 2,000 m² / 0.49 Ac LOT AREA: 11,284 m² / 2.79 Ac

LOT WIDTH: 94.3 m MAXIMUM LOT COVERAGE: 65.0% BUILDING FOOTPRINT: 1,700 m2 / 18,300 ft2

NOTE: OUTDOOR PLAY AREAS ARE NOT INCLUDED AREA COUNT.

Proposed Development

DAY CARE FACILITY

PROPOSED LOT COVERAGE:

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 TODDLERS 18 MONTHS TO <30 MONTHS PRE SCHOOL- 30 MONTHS TO YOUNGER THAN 6 YEARS

Building Summary

GROSS FLOOR AREA: 1,700 m² / 18,300 ft² (Existing) MAX. FLOOR SPACE INDEX: PROPOSED FLOOR SPACE INDEX: 0.15 (Existing) MAX. HEIGHT: BUILDING HEIGHT: 7.08 m (Existing)

Setbacks & Landscaping

NO SETBACKS PERTAIN TO THIS APPLICATION.

MINIMUM SETBACK AREAS FRONT AND CORNER: 12.0 m

 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

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

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

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

Motor Vehicle Parking Requirements

TABLE 101- MINIMUM PARKING SPACE RATES N24 TO N34 (BY-LAW 2016-249) - AREA B ON 2 STALLS PER 100 SM OF GROSS FLOOR AREA DAY CARE FACILITY:

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 111A(e) BICYCLE PARKING SPACE RATES

1 STALL REQUIRED PER 250SM GROSS FLOOR AREA

TOTAL STALLS REQUIRED: 7 TOTAL EXISTING STALLS: 5 TOTAL STALLS PROVIDED: 1

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

1 STALL REQUIRED PER 1000 - 1999 SM OF GROSS FLOOR AREA

TOTAL STALLS REQUIRED:

TOTAL STALLS PROVIDED:

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

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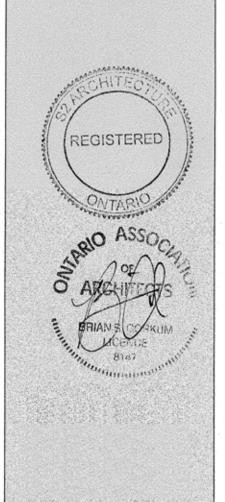
AYCARE

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AND PROJECT STATISTICS

CONTEXT

BRIGHTPATH KANATA 90



NOT FOR CONSTRUCTION

This drawing supercedes previous Issues. Do not scale these

Verify all dimensions, elevations and datums, and report any discrepancies to the Architect prior to construction. Dimensions are taken to face of exterior sheathing, face of concrete block, face of stud for interior partitions, and centreline of demising walls, unless noted otherwise on the drawing.

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REVISION

5 SPC RESPONSE 6 SPC RESPONSE

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DRAWING NO.

19-0175

DATE

03.06.2020

04.20.2020