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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 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 ² / 0.49 Ac
LOT AREA:	11,284 m ² / 2.79 Ac
MINIMUM LOT WIDTH:	No Minimum
LOT WIDTH:	94.3 m
MAXIMUM LOT COVERAGE:	65.0%
BUILDING FOOTPRINT:	1,700 m ² / 18,300 ft ²
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
TOTAL	215

Building Summary

GROSS FLOOR AREA:	1,700 m ² / 18,300 ft ² (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: 68 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: 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

2719058



NOT FOR
CONSTRUCTION

This drawing supercedes previous issues. Do not scale these drawings.

Verify all dimensions, elevations and datum, 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	DATE
5 SPC RESPONSE	03.06.2020
6 SPC RESPONSE	04.20.2020

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