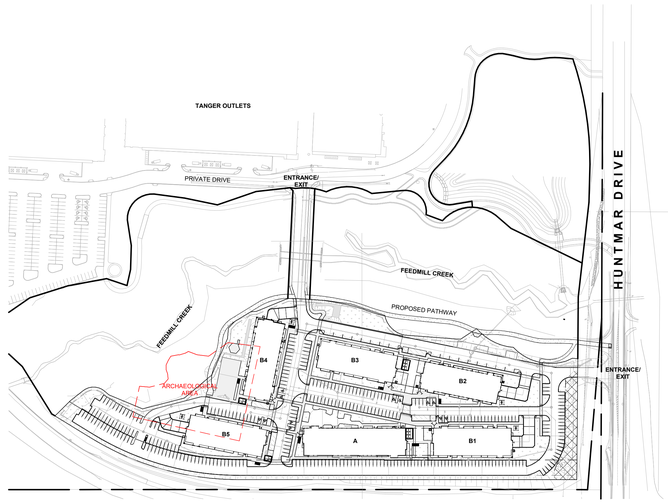
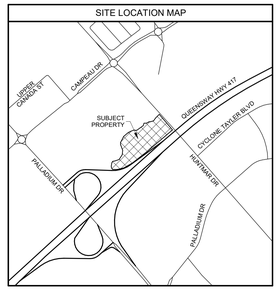
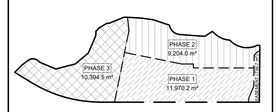


OVERALL SITE PLAN - SITE ENTRANCES

SITE LOCATION MAP



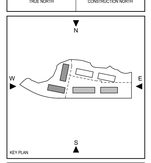
SITE PHASING MAP



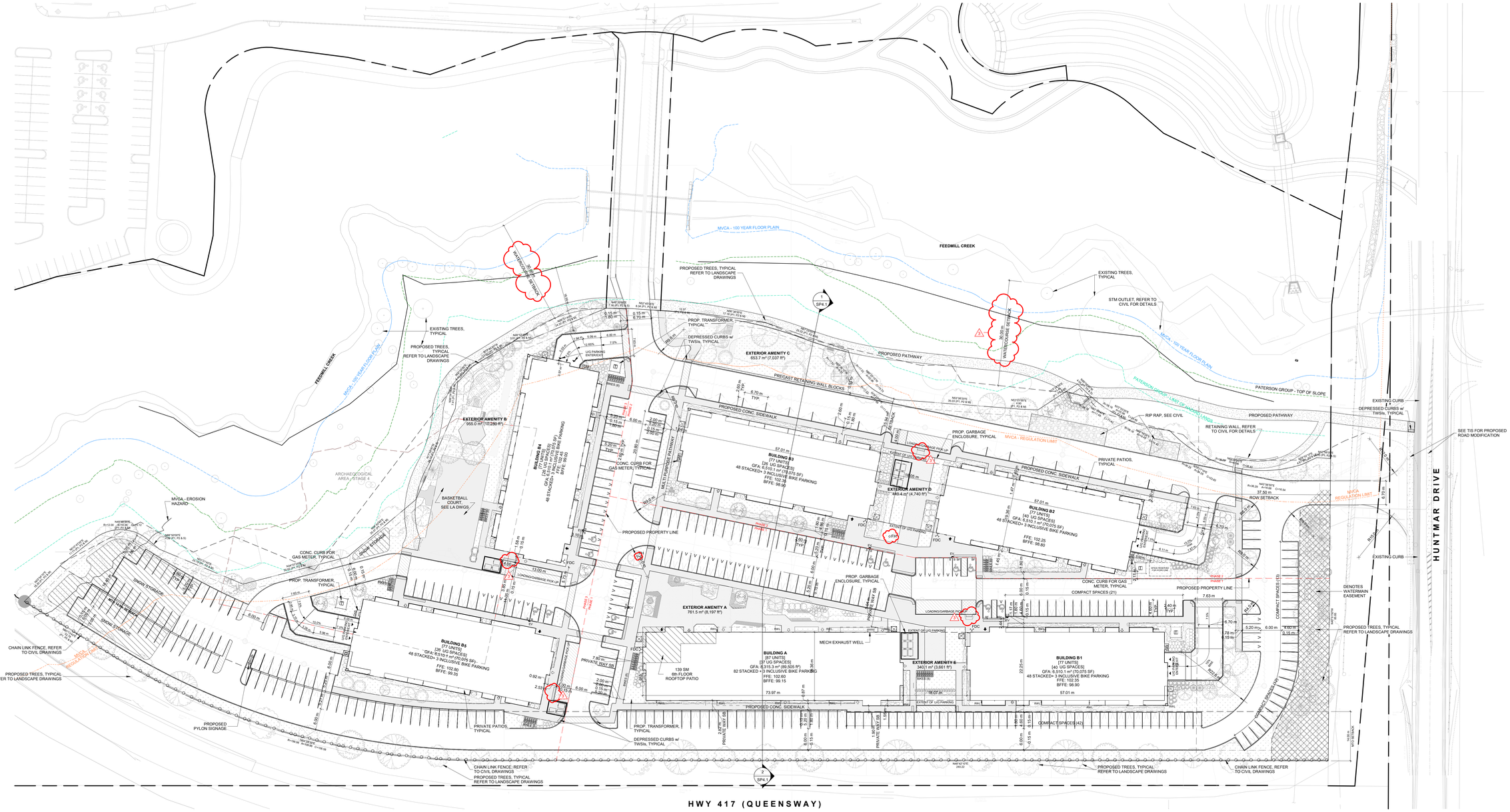
SITE PLAN LEGEND

- EXTENT OF UNDERGROUND PARKING GARAGE
- LINE OF SETBACK
- CENTERLINE OF ROAD
- PROPERTY LINE
- DRIP LINE
- MAIN BUILDING ENTRANCE/ FIRE FIGHTER ENTRANCE
- SECONDARY BUILDING ENTRANCE
- FIRE EXIT
- PARKING ENTRANCE
- FDC — FIRE DEPT CONNECTION
- BD○ — BOLLARD
- LBD○ — LIGHT BOLLARD
- MH — MANHOLE COVER
- CB — CATCH BASIN
- FIRE HYDRANT
- GAS — GAS METER
- TACTILE INDICATOR (C/W FLUSH OR DROP CURB, SEE CIVIL)
- SIGNAGE
- EX. GUY WIRE
- EX. WOOD UTILITY POLE
- F.F.E. — FINISHED FLOOR ELEVATION
- SITE ELEVATIONS (SHOWN TO ESTABLISH AVERAGE GRADE)
- FIRE ACCESS ROUTE - SIGNAGE PLACED ON WITHER SIDE.
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- WASTE COLLECTION POINT
- SOFT LANDSCAPING
- REGULATED AREA
- DISTANCE FROM FIRE HYDRANT TO FIRE DEPARTMENT CONNECTION
- PATERSON GROUP - TOP OF SLOPE
- PATERSON GROUP - LIMIT OF HAZARD LANDS
- MVCA - REGULATION LIMIT
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OVERALL SITE PLAN

1 - 400

0 4 8 16 32m

5	SPC R2	2026.11.04
4	Foundation Permit Resubmission	2026.09.22
3	SPC R1	2026.06.15
NO.	DESCRIPTION	DATE

REVISIONS:

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ONTARIO ASSOCIATION OF ARCHITECTS
MATTHEW GOLDEN
LICENCE 11181
2026.11.04

SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS (GB) INC.

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

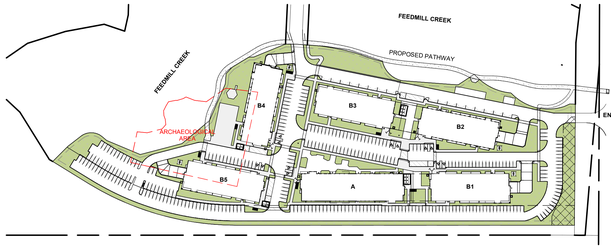
SITE PLAN

SHEET SIZE:	SCALE:
ARCH D (610x914)	As indicated

PROJECT NO: 25066

DRAWING NO:

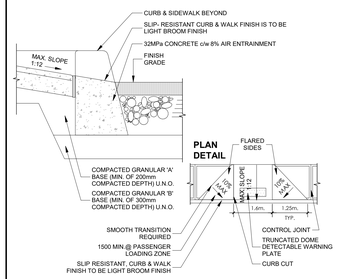
SP1.0



7 SP1.1 **SOFTSCAPING DIAGRAM**

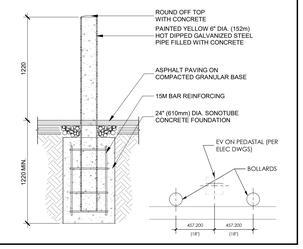
1 : 1500

TYPICAL CURB DEPRESSION

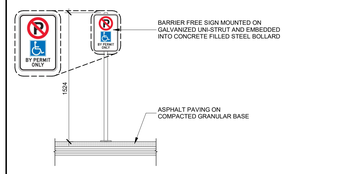


NOTE:
- EXPANSION JOINTS IN SIDEWALK ARE TO BE PROVIDED AT A MAXIMUM OF 6m APART OR AS REQUIRED.
- TRANSVERSE CONTRACTION JOINTS TO BE PROVIDED AT A MAXIMUM OF 1.5m APART OR AS REQUIRED.
- PROVIDE NON-SLIP SURFACE FINISHES AT ALL BARRIER-FREE PATHS OF TRAVEL ON SITE (TYP.)
- PROVIDE SAW CUTS @ 203mm o.c. ON SLOPED AND FLARED SLIDES OF RAMP.
- ALL TRUNCATED DOME DETECTABLE WARNING PLATE DESIGNS ARE TO BE FINALIZED BY THE PLATE MANUFACTURER. (610mm x 610mm SQUARE OR RADIAL PLATES TO MATCH CURB RADIUS). NUMBER OF WARNING PLATES TO MATCH WIDTH OF PROJECTED SIDEWALK OR TRAIL.
- TRUNCATED DOME PLATES ARE TO BE PLACED 150mm OFFSET FROM BACK OF CURB (200mm MAXIMUM).
- MINIMUM 150mm CONCRETE REQUIRED FROM OUTER EDGE OF PLATE ASSEMBLY TO THE EDGE OF SIDEWALK.
- RAMPS ARE TO BE SLOPED BETWEEN 2% AND 6% DESIRABLE (8.33 % MAX.)
- LANDING AREAS ARE 1.5m x 1.5m MINIMUM AND ARE SLOPED MAXIMUM OF 2%.
- CONCRETE FLARES ARE SLOPED TO A MAXIMUM OF 10%.

METAL BOLLARD DETAIL



BARRIER FREE SIGNAGE DETAIL



NOTE:
1. SIGNS SHALL BE A MINIMUM 300mm WIDE x 600mm HIGH AND MAY BE MOUNTED TO A POLE OR WALL.
2. A MINIMUM 1525mm WIDE x 1525mm DEEP PAVEMENT SIGN WITH THE "INTERNATIONAL SYMBOL OF ACCESS" SHALL BE PROVIDED.
3. LOCATE SIGNAGE FOR AN ACCESSIBLE PARKING SPACE 1.5 TO 2.0M ABOVE GRADE: 0.6M TO 2.0M FROM A CURB EDGE, OR A BUILDING FACE WITHIN 2.0M OF THE CURB.
4. ENSURE THE SIGNAGE DOES NOT IMPEDE PEDESTRIAN ROUTES.
5. SIGNAGE CAN BE OBTAINED THROUGH KITCHENER UTILITIES BY CONTACTING 519-741-2200 EXT. 4166

FIRE DEPARTMENT CONNECTION SIGNAGE

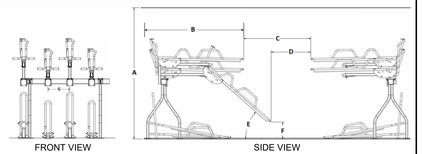


FIRE DEPARTMENT CONNECTION SIGNAGE

ENSURE FIRE DEPARTMENT CONNECTION SIGNAGE MEETS ALL CITY OF OTTAWA STANDARDS

N.T.S.

BICYCLE PARKING SPACE DIMENSIONS - STACKED



A	B	C	D	E	F	G
104" (or 96" @ 24" bike spacing (1@)	76.5"	48" Min. 60" Rec.	26.5" Min. 50.5" Rec.	42"	12" lower tray, 20" upper tray	17", 18", 24" standard options

DIMENSIONS TABLE (REQUIRED)

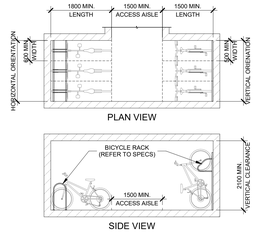
A	B	C	D	E	F	G
2642mm (~104")	1943 (76.5")	2206 (87")	AS REQ'D	AS REQ'D	AS REQ'D	600 (24")

DIMENSIONS TABLE (PROVIDED)

NOTE:
BIKE RACK DETAIL FROM 'SARIS INFRASTRUCTURE' CATALOUGE.

N.T.S.

BICYCLE PARKING SPACE DIMENSIONS

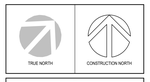


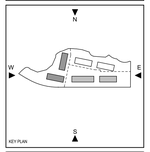
NOTE:
REFER TO CITY OF OTTAWA DESIGN GUIDELINES AND ZONING BY-LAW FOR ADDITIONAL REQUIREMENTS.

N.T.S.

PROJECT DATA

ITEM		PROPOSED BY DESIGNER/ARCHITECT						REQUIRED PER ZONING BY-LAW 2026-50	COMPLIANCE (YES/NO)	REFERENCE FROM ZONING BY-LAW
		PHASE 1		PHASE 2		PHASE 3				
A	ZONING CATEGORY							NMU H(45) Neighbourhood Mixed-Use Zone	N/A	SECTION 908
B	TOTAL LOT AREA	GROSS AREA = 32,325.45 m² (3.23 HA) (7.99 ACRES) WATERMAIN EASEMENT AREA = 756.7 m² **NET AREA = 31,568.7 m² (3.16 HA) (7.80 ACRES)**						NO MINIMUM	YES	Table 908
	LOT WIDTH	85.85m						NO MINIMUM	YES	Table 908
	PARKLAND DEDICATION	0.0 m²						1 HECTARE PER 600 UNITS. NOT TO EXCEED 10% OF THE GROSS LAND AREA (0.323 ha)	NO	PER ZONING BY-LAW No. 2022-280
C	GROSS FLOOR AREA (GFA) M2	**BLDG A**	**BLDG B1**	**BLDG B2**	**BLDG B3**	**BLDG B4**	**BLDG B5**		N/A	N/A
	LEVEL 1	1,412.93 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	1,087.72 m²	N/A	N/A	N/A
	LEVEL 2	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 3	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 4	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 5	1,412.93 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	LEVEL 6	1,250.60 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	1,084.48 m²	N/A	N/A	N/A
	ROOF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	GROSS FLOOR AREA (EXCLUDES BASEMENT/ P1 LEVEL)	8,315.27 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	6,510.14 m²	N/A	N/A	N/A
	FLOOR SPACE INDEX	ALL BUILDINGS TOTAL GFA / GROSS SITE AREA = 40,865.98 m² / 32,325.45 m² = 1.26						NO MAXIMUM	YES	TABLE 191
	BASEMENT / P1 LEVEL	1,406.77 m²	1,472.25 m²	1,472.25 m²	1,077.71 m²	1,077.71 m²	1,077.71 m²	N/A	N/A	N/A
	NUMBER OF UNITS	87 UNITS	77 UNITS	77 UNITS	77 UNITS	77 UNITS	77 UNITS	N/A	N/A	N/A
D	BUILDING FOOTPRINT	TOTAL ON LOT: (BUILDING A x 1) + (BUILDING B x 5) = (1,412.93 m² x 1) + (1,087.72 m² x 5) = **6,851.55 m²**						N/A	N/A	N/A
	BUILDING COVERAGE OF TOTAL LOT AREA (%)	6,851.55 m² (21.7%) (BASED ON TOTAL BUILDING FOOTPRINT AND NET SITE AREA)						N/A	N/A	N/A
E	TOTAL PARKING STALLS	NOT WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) INCL. BF SPACES = 108 SPACES PARALLEL PARKING (SURFACE) = 17 SPACES COMPACT PARKING (SURFACE) = 40 SPACES STANDARD PARKING (U/G GARAGE) INCL. BF SPACES = 139 SPACES COMPACT PARKING (U/G GARAGE) = 53 SPACES WITHIN MTO BUFFER: STANDARD PARKING (SURFACE) = 69 SPACES COMPACT PARKING (SURFACE) = 48 SPACES **TOTAL = 474 SPACES (PARKING RATIO = 1.01 SPACES/UNIT)** **EXCLUDES VISITOR PARKING SPACES						FOR DWELLING, MID-HIGH RISE APARTMENT, 0 SPACES PER DWELLING UNIT 472 UNITS x 0 SPACES/UNIT = 0 SPACES	YES	SECTION 601
	VISITOR PARKING	**48 SPACES (PARKING RATIO = 0.1 SPACES/UNIT)**						FOR DWELLING, MID-HIGH RISE APARTMENT, 0.2 SPACES PER DWELLING UNIT 472 UNITS x 0.1 SPACES/UNIT = 48 SPACES	YES	SECTION 603; AREA D, ON SCHEDULE A3
	ACCESSIBLE PARKING SPACES	U/G PARKING BUILDING A = 1 TYPE A U/G PARKING BUILDING B = 1 TYPE A IN EACH BUILDING = 5 TYPE A SURFACE = 2 TYPE A, 10 TYPE B TOTAL = 8 TYPE A, 10 TYPE B						FOR 551-600 PARKING SPACES: 7 TYPE A, 7 TYPE B	YES	TRAFFIC & PARKING BY-LAW No. 2017-301; PART C, SECTION 112
	BIKE SPACES	LONG-TERM BIKE PARKING: (BLDG A - 82 STACKED + 3 INCLUSIVE) (BLDG B - ((48 STACKED + 3 INCLUSIVE + 3 GF STORAGE?S) = **355** INCLUSIVE BIKE PARKING: **18** SHORT-TERM BIKE PARKING: **40** (SEE SITE PLAN FOR LOCATIONS)						LONG-TERM BIKE PARKING: 0.75 SPACES/UNIT = 354 SHORT-TERM BIKE PARKING: 2 SPACES + 1 SPACE/20 UNITS (FOR BUILDINGS >21 UNITS) = 26 INCLUSIVE BIKE PARKING: 5% OF TOTAL REQUIRED BIKE SPACES (WHERE >20 SPACES REQUIRED) = 18	YES	TABLE 613B – MINIMUM BICYCLE PARKING SPACE RATES FOR RESIDENTIAL USES
		BOTTOM ROW OF STACKED SPACES = **177**						A MINIMUM OF 50 PER CENT OF LONG-TERM BICYCLE PARKING SPACES MUST BE HORIZONTAL 354 SPACES / 2 = 177 SPACES	YES	TABLE 613B
	EV PARKING SPACES	PARKADE PARKING = **195**						25% OF PARKING SPACES MUST SUPPORT LEVEL 2 EV CHARGING = 110 SPACES	YES	SECTION 611
F	STANDARD PARKING STALL DIMENSIONS	AS REQUIRED						2.6m WIDTH x 5.2m LENGTH	YES	SECTION 605
	COMPACT PARKING STALL DIMENSIONS	AS REQUIRED						2.4m WIDTH x 4.6m LENGTH	YES	SECTION 605
	ACCESSIBLE PARKING STALL DIMENSIONS	AS REQUIRED						• TYPE A 3.4m WIDTH x 5.2m LENGTH • TYPE B 2.4m WIDTH x 5.2m LENGTH • 1.5m WIDE ACCESS AISLE	YES	TRAFFIC & PARKING BY-LAW No. 2017-301; PART C, SECTION 113
	PARALLEL PARKING STALL DIMENSIONS	AS REQUIRED						2.4m WIDTH x 6.7m LENGTH	YES	SECTION 605
	BIKE SPACE DIMENSIONS	AS REQUIRED						STACKED: 0.37 M W x 1.8 M L; 2.4 M CLEAR HEIGHT INCLUSIVE: 1.0 M W x 2.75 M L; 2.0 M CLEAR HEIGHT ACCESS AISLE: 1.5 M MIN.	YES	SECTION 613
	LOADING SPACE DIMENSION	4 SPACES; 13.0m LENGTH x 4.0m WIDTH, ADDITIONAL 4.0m x 4.0m STAGING AREA ALSO PROVIDED						NOT REQUIRED FOR RESIDENTIAL USES	YES	SECTION 610
	DRIVE AISLE AND DRIVEWAY DIMENSIONS	6.7m WIDE NORTHERN DRIVE AISLE; 6.0m ELSEWHERE						6.0m WIDE DRIVE AISLE FOR PARKING LOT OR PARKING GARAGE ACCESSORY TO A RES. USE	YES	SECTION 607 & 608
	PARKING LOCATIONS	VARIES; REFER TO SITE PLAN						NO PARKING SPACE MAY BE ESTABLISHED IN: A FRONT YARD; AN EXTERIOR SIDE YARD.	NO	SECTION 604
	PARKING LOT LANDSCAPE BUFFER	VARIES; REFER TO SITE PLAN						PARKING LOT LANDSCAPE BUFFER: 5.0 M MIN. FOR 100 + SPACES	NO	SECTION 607 *UNDER APPEAL
G	NUMBER OF LOADING SPACES	4 SPACE						0 SPACES (RESIDENTIAL USES)	YES	SECTION 610
H	MINIMUM FACADE OPENINGS	N/A						N/A	N/A	N/A
	MINIMUM STREET LINE FACADE OPENINGS	N/A						N/A	N/A	N/A
I	LANDSCAPE AREA	11,656.9 m² (36.9%) **BASED ON NET SITE AREA: INCLUDES PRIVATE PATIO AREAS						N/A	N/A	N/A
	LANDSCAPE AREA WITHIN PLANNED UNIT DEVELOPMENT	SOFT LANDSCAPING ONLY = 7,829.2m² (25%) **BASED ON NET SITE AREA						25% MIN. OF THE TOTAL LOT AREA MUST BE SOFT LANDSCAPED AREA	YES	SECTION 703 - PLANNED UNIT DEVELOPMENT
	PRIVATE AMENITY SPACE	**TOTAL AMENITY** BLDG A: 768.7 m² BLDG B: 709.8 m² x 5 = 3,548.9 m² **TOTAL AMENITY = 4,317.6 m²** **COMMUNAL AMENITY** BLDG A: INTERIOR: 1,092.9 m² ROOFTOP PATIO: 170.2 m² BLDG B: INTERIOR: 41.5 m² BUILDING B x 5 = 207.3 m² EXTERIOR: AMENITY AREA A = 761.5 m² AMENITY AREA B = 597.0 m² AMENITY AREA C = 653.7 m² AMENITY AREA D = 440.4 m² AMENITY AREA E = 340.1 m² **TOTAL COMMUNAL AMENITY = 4,263.1 m²** NOTE: • MIDRISE BUILDING BALCONIES/PATIOS CONTRIBUTE TO TOTAL AMENITY AREA REQUIREMENT. • COMMON AMENITY (INTERIOR AND EXTERIOR) CONTRIBUTE TO COMMUNAL AMENITY AREA.						**TOTAL AMENITY** 6.0 m² PER DWELLING UNIT 472 UNITS x 6.0 m² DWELLING UNIT = 2,832.0 m² **COMMUNAL AMENITY** MINIMUM 50% OF TOTAL = 1,416.0 m²	YES	SECTION 208
J	SETBACKS									
	FRONT YARD SETBACK (HUNTMAR DRIVE)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 908
	REAR YARD SETBACK (FEEDMILL CREEK WEST/ ARCHEOLOGY AREA)	VARIES, REFER TO SITE PLAN						6.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 908
	INTERIOR SIDE YARD SETBACK (FEEDMILL CREEK NORTH)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 908
	EXTERIOR SIDE YARD SETBACK (QUEENSWAY - HIGHWAY 417)	VARIES, REFER TO SITE PLAN						3.0m MIN. - ABUTTING A LOT IN A RESIDENTIAL ZONE 2.0m MIN. - ABUTTING THE RAPID TRANSIT CORRIDOR OTHER CASES - NO MINIMUM	YES	TABLE 908
	FEEDMILL CREEK WATERCOURSE SETBACK	VARIES, REFER TO SITE PLAN MINIMUM 30.00m						30 METRES FROM THE TOP OF BANK OF ANY SURFACE WATER FEATURE	YES	SECTION 404
K	MINIMUM BUILDING HEIGHT (M)	N/A						NO MINIMUM; 6.7m FOR ALL USES WITHIN 400 METERS OF A RAPID TRANSIT STATION	N/A	TABLE 908
	MAXIMUM BUILDING HEIGHT (M)	BUILDING A = APPROX. 23.5m, FROM GRADE BUILDING B1, B2, B3, B4, B5 = APPROX. 23.1m, FROM GRADE						45m	YES	TABLE 908
	NUMBER OF STOREYS	6 STOREYS ALL BUILDINGS						N/A	N/A	TABLE 908





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NO.	DESCRIPTION	DATE
3	SPC #2	2026.11.04
2	Foundation Permit Resubmission	2026.09.22
1	SPC #1	2026.06.15

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SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS (MB) INC.

PROJECT:
319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:
SITE STATS AND DETAILS

SHEET SIZE: ARCH D (610x914) | SCALE: As indicated

PROJECT NO.: 25066

DRAWING NO.: **SP1.1**

SITE PLAN LEGEND

- EXTENT OF UNDERGROUND PARKING GARAGE
- LINE OF SETBACK
- CENTERLINE OF ROAD
- PROPERTY LINE
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TRUE NORTH | CONSTRUCTION NORTH

N / W / E / S

KEY PLAN

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Issued for Permit	
Issued for Tender	
Issued for Construction	



3	SPC RZ	2026.11.04
No.	DESCRIPTION	DATE

REVISIONS

DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT / ENGINEER BEFORE PROCEEDING.

ONLY FIGURED DIMENSIONS MUST BE USED.

THE CONTRACTOR MUST CHECK THE DIMENSIONS ON SITE.

THE DRAWING IS PROTECTED BY COPYRIGHT.

ALL DIMENSIONS ARE SHOWN IN MILLIMETERS.

DO NOT SCALE THE DRAWINGS.

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SEAL

CONSULTANTS

IRONCLAD DEVELOPMENTS (ISB)

PROJECT:

319 HUNTMAR - SITE PLAN

319 HUNTMAR DR, KANATA, ON, K2S 0P6

DRAWING TITLE:

OVERALL FLOOR PLAN - BELOW GRADE

SHEET SIZE: ARCH D (610x914)	SCALE: 1 : 250
PROJECT NO.: 25066	
DRAWING NO.: SP2.1	

1 SP2.1 **OVERALL FLOOR PLAN - BELOW GRADE**

1 : 250

0 3.125 6.25 12.5 25m