



KEY PLAN



ZONE PROVISION	REQUIRED	PROPOSED
LOT AREA (MIN)	2,000 sq.m	6,467 sq.m
LOT WIDTH (MIN)	NO MINIMUM	40.99m
MAXIMUM LOT COVERAGE	65%	35%
FRONT YARD SETBACK (MIN)	7.5m	23.93m
REAR YARD SETBACK (MIN) (i) ABUTTING AN INSTITUTIONAL ZONE	15m	20.29m
INTR SIDE YARD SETBACK (NORTH) (MIN)	7.5m	9.67m
INTR SIDE YARD SETBACK (SOUTH) (MIN)	7.5m	7.50m
BUILDING HEIGHT (MAX)	21m	±7.6m
MAXIMUM FLOOR SPACE INDEX	2	0.33
MINIMUM WIDTH OF LANDSCAPE AREA		
(i) ABUTTING AN INSTITUTIONAL ZONE	3m: MAY BE REDUCED TO 1m IF A 1.4m HIGH OPAQUE SCREEN IS PROVIDED	1.5m
(ii) ABUTTING A STREET	3m	3.0m
(iii) NOT ABUTTING A STREET	1.5m	1.5m

TOTAL FLOOR AREA		
GROUND FLOOR	MEZZANINE	SECOND FLOOR
2,264 SQ.M	718.6 SQ.M	395.5 SQ.M
TOTAL FLOOR AREA INCLUDING MEZZANINES: 3,378 SQ.M		

GROSS FLOOR AREAS:			
	GROUND FLOOR	MEZZANINE	SECOND FLOOR
AMUSEMENT CENTER			
- LASER TAG	371.6 SQ.M	111.5 SQ.M	N/A
- LOBBY	90.6 SQ.M	N/A	N/A
- DINING & ASSEMBLY	155.8 SQ.M	140 SQ.M	N/A
- PLAY AREAS	673 SQ.M	N/A	N/A
DAYCARE	346.9 SQ.M	N/A	N/A
INSTRUCTIONAL FACILITY	N/A	N/A	248 SQ.M
TOTAL	1,637.9	251.5 SQ.M	248 SQ.M
TOTAL GROSS FLOOR AREA: 2,137.4 SQ.M			

PARKING REQUIREMENTS		
VEHICLE PARKING	RATE	REQUIRED
AMUSEMENT CENTER		
- LOBBY/DINING/ASSEMBLY	10 PER 100 SQ.M GFA	.39
- PLAY STRUCTURE	4 PER STRUCTURE, 3 STRUCTURES	.12
- LASER TAG	4 PER LASER TAG	.4
DAYCARE	2 per 100sq.m GFA	7
INSTRUCTIONAL FACILITY	3.4 per 100 SQ.M GFA	8
TOTAL REQUIRED PARKING: 70 SPACES		
TOTAL VEHICLE PARKING PROVIDED: 75 SPACES		

BICYCLE PARKING:		
	RATE	REQUIRED
DAYCARE	1 per 250 SQ.M GFA	1.4000
OTHER NON-RESIDENTIAL USES	1/500 SQ.M GFA	1.4
TOTAL BICYCLE PARKING REQUIRED: 3 SPACES		
TOTAL BICYCLE PARKING PROVIDED: 7 SPACES		
LOADING SPACES:		
	RATE	REQUIRED
NON-RESIDENTIAL USES	2000-4999 SQ.M GFA	2
TOTAL LOADING SPACES PROVIDED: 2 SPACES		

- NOTE LEGEND:
- (1) REFER TO NOVATECH (CIVIL) DRAWINGS FOR DETAILS.
  - (1) Pylon sign (BY OTHERS)
  - (2) CONCRETE SIDEWALK AT BUILDING
  - (3) CONCRETE SIDEWALK
  - (4) PAINTED NO PARKING SIGN
  - (5) TRAFFIC FLOW ARROWS
  - (6) LANDSCAPED AREA (SEE LANDSCAPE PLANS)
  - (9) FENCE
  - (10) FIRE CONNECTION (BY BUILDING CONTRACTOR)
  - (16) BIKE RACK (SEE LANDSCAPE PLANS)
  - (17) GATES (BY OTHERS)
  - (19) OVERSIZED LOADING AREA (4.3m X 13.0m)
  - (20) STANDARD LOADING AREA (3.5m X 9.0m)
  - (21) GARBAGE ENCLOSURE
  - (22) ARTIFICIAL TURF - PLAY STRUCTURE

NOTES:  
 1. ALL WORK TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.  
 2. PRELIMINARY DRAWINGS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA.  
 3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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- LEGEND:
- (▲) ENTRANCE
  - (---) CHAIN LINK FENCE
  - (---) CONCRETE SIDEWALK
  - (○) NUMBER OF PARKING SPACES
  - (---) PAINTED ISLAND
  - (---) EDGE OF PAVEMENT CURBS
  - (---) LOT LINE
  - (---) EXISTING BUILDINGS
  - (---) DEPRESSED CONCRETE CURB AND SIDEWALK
  - (○) FIRE HYDRANT

SITE AREA = 6,467m<sup>2</sup>  
 \*REFER TO ADV DRAWINGS FOR COMPLETE INFORMATION AND ALL SITE WORK.  
 \*REFER TO NOVATECH DWGS FOR CIVIL AND LANDSCAPE DWGS.  
 CLIENT: 2405012 ONTARIO INC. (ATTN: FRANK D'AMATO)  
 ADDRESS: 1787 HEATHERSTONE CRES. OTTAWA, ON K4A 4P2  
 EMAIL: FRANKDAMATO@ROGERS.COM  
 PHONE: (613) 795-7300

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**SJL**  
**S. J. LAWRENCE**  
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 DRAWN BY: A.L. DESIGNED BY: S.J.L.  
 DATE: AUGUST '14 CHECKED BY: S.J.L.  
 SCALE: AS INDICATED PLOT DATE: AUGUST 13, 2014

PROJECT: KIDS KINGDOM DEVELOPMENT  
 1290 TRIM RD, ORLEANS, ON  
 JOB NO.: SL-726-14

SITE PLAN  
 SHEET: A100

1 SITE PLAN  
 SCALE 1: 200  
 Scale 1 : 200  
 0 2.0 4.0 6.0 8.0 Metres

PROPERTY BOUNDARY SURVEY INFORMATION IS AN EXCERPT FROM DRAFT PLAN OF SURVEY (PLAN NO. E-6474-14) OF PART OF LOT 30, CONCESSION 1 (OLD SURVEY), GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA, BEING PART 4 PLAN 50R-386 SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBERK LTD. JOB NO. 12487-11.