

**MICROTEL HOTEL KANATA**  
340 HUNTMAR DRIVE  
OTTAWA, ONTARIO

OWNER / APPLICANT: ACTIVA INC.  
2-107 FOURTH AVE.  
OTTAWA, ON K1S 3L1

ARCHITECTURE: DREDGE LEAHY ARCHITECTS INC.  
25 HOLLAND AVE. SUITE 100  
OTTAWA, ON K1Y 4B9

SURVEYORS: MOUNTOSH PERRY  
115 WALGREEN RD. #83  
CARR. ON. RDA 110

CIVIL ENGINEERING: MOUNTOSH PERRY

PLANNING: MOUNTOSH PERRY

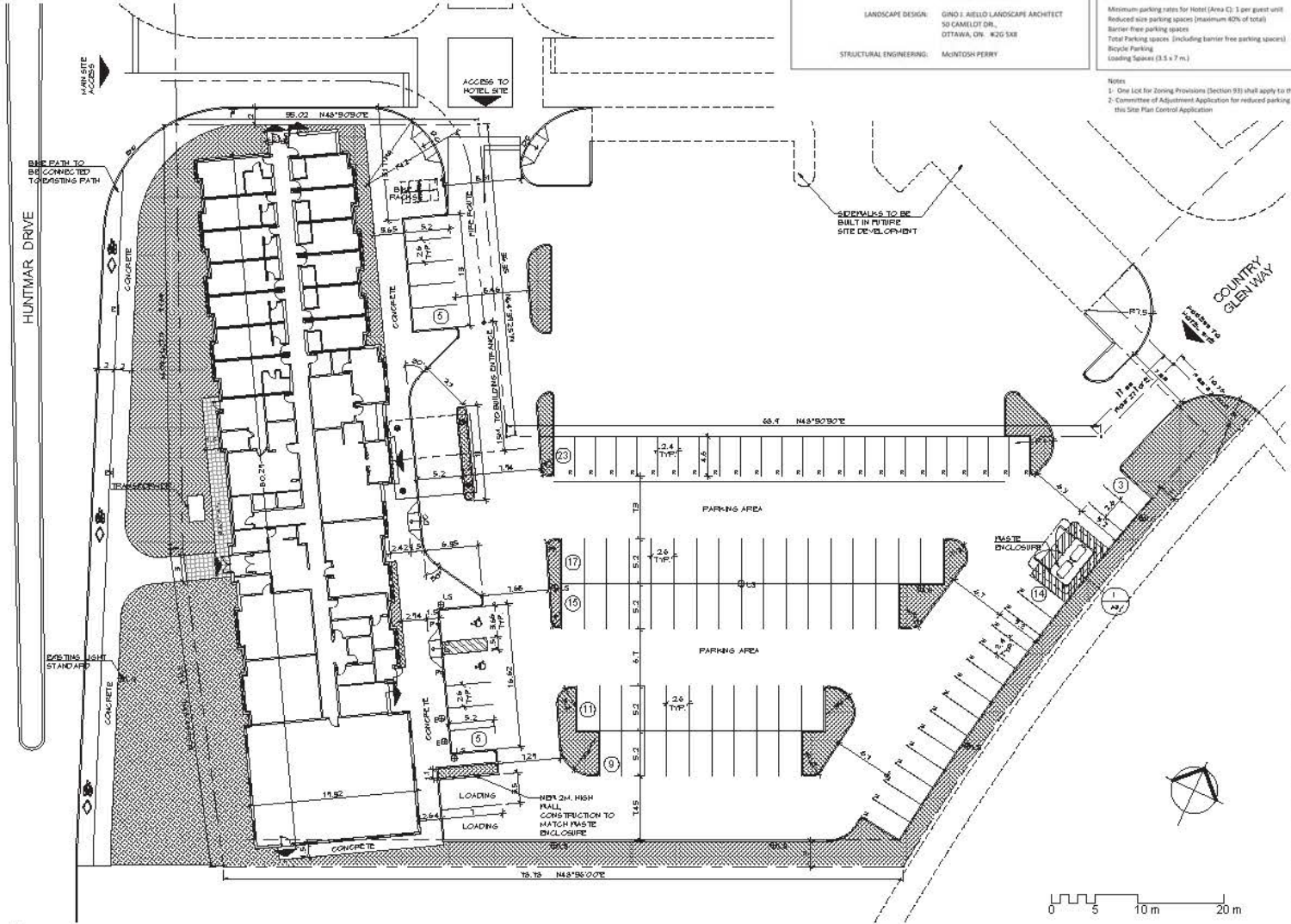
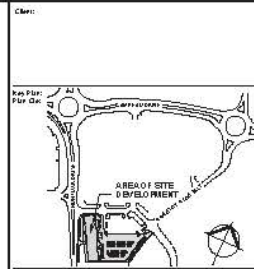
ELECTRICAL / MECH. ENGINEERING: LFC ENGINEERING  
5430 CANOTEK RD.  
OTTAWA, ON K3J 9G2

LANDSCAPE DESIGN: GINO J. ARELLO LANDSCAPE ARCHITECT  
50 CAMELOT DR.  
OTTAWA, ON K2G 5A8

STRUCTURAL ENGINEERING: MOUNTOSH PERRY

ZONING COMPLIANCE TABLE		
Project: Microtel Kanata		
Address: 340 Huntmar Drive, Ottawa, ON		
Zoning: MLC (R45)		
Property Identification Number: 043100966		
Existing Lot Area: 6,330 m <sup>2</sup>		
Site Development Area Footings: 10.34 m Country Glen Way / 86.3 m Huntmar Dr.		
Building Gross Floor Area: 5,031 m <sup>2</sup>		
	REQUIRED	PROVIDED
Minimum Lot Area	no minimum	6,550 m <sup>2</sup>
Minimum Lot Width	no minimum	119 m
Minimum Front Yard	no minimum	2 m
Minimum Interior Side Yard	no minimum	3 m
Minimum Rear Yard	no minimum	2 m
Maximum Building Height	45 m	17 m
Minimum width of landscaping abutting a street	no minimum	-0.8 m
Minimum width of landscaping parking to lot line not abutting a street (100 or more spaces)	3 m	3 m
Minimum % of landscape area	15 %	15 %
Parking Requirements		
Minimum parking rates for Hotel (Area C): 3 per guest unit	100	102
Reduced size parking spaces (maximum 40% of total)		17
Barrier free parking spaces		2
Total Parking spaces (including barrier free parking spaces)	100	102
Recycle Parking		5
Loading Spaces (3.3 x 7 m.)		2

Notes:  
1. One Lot for Zoning Provisions (Section 93) shall apply to this site and the adjacent Arcaida Retail Complex.  
2. Certificate of Adjustment Application for reduced parking will be submitted concurrently with this Site Plan Control Application.



SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	PERM. CURB
---	PERM. DEGRADED CURB
---	DISTANCE / DIST.
⊙	LIGHT STANDARD (REFER TO LIGHTING PLAN)
⊕	ELECTRIC CAR CHARGING STATION
⊕	EXISTING SIG.
⊕	ACCESSIBLE PARKING SIG.
⊕	FIRE ROUTE SIG.
⊕	ACCESSIBLE PARKING SPACE
⊕	STANDARD PARKING SPACE (2.4 P. 5.2 M.)
⊕	REDUCED SIZE PARKING SPACE (CM. SPACE) (2.4 P. 5.2 M. OR 2.4 P. 4.9 M.)
⊕	PERM. SIDE PATH
⊕	LANDSCAPED AREA
⊕	PAVED DRIVE

1 SITE PLAN  
A1 SCALE: 1:200

ISSUED FOR WTE PLAN APPLICATION: OCT 27, 2017

**DREDGE LEAHY** ARCHITECTS INC.

100-25 Holland Ave.  
OTTAWA, ON K1Y 4B9  
613.724.9865

340 Consultant: *Project-Covered*

340 Consultant: *Project-Covered*

Project Name: **MICROTEL KANATA**

340 HUNTMAR DR V.E., KANATA, ON

Client: **SITE PLAN**

Drawn by: S.G. Scale: As indicated

Designed by: S.G./M.D. Date: 10/25/17

Approved by: M.D. Client Project No.: 1394

Sheet No.: 1394

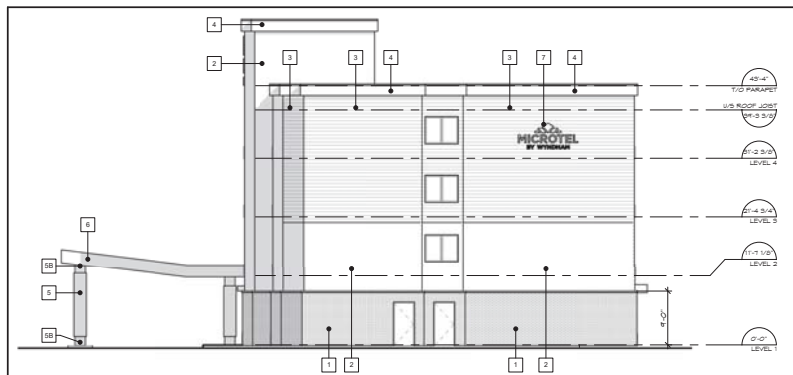




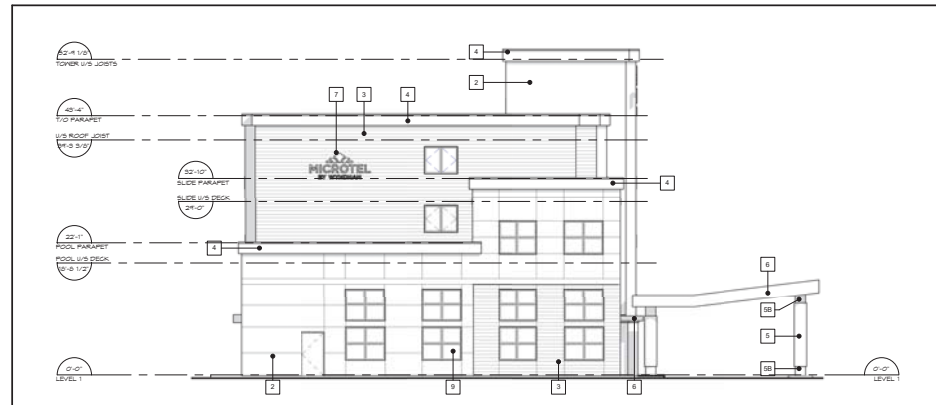
2 FRONT ELEVATION  
SCALE: 3/32" = 1'-0"



1 REAR ELEVATION  
SCALE: 3/32" = 1'-0"



3 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



4 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

Client:

Key Plan:  
Plan C/L:

LEGEND

- 1 BRICK MASONRY - COLOUR TO MATCH HARDIE PANEL SIDING (P2)
- 2 JAMES HARDIE S/16" PANEL SMOOTH FINISH IRON GREY JH10-30 C/M CLEAR ANNOZIED EASY TRM CHANNELS
- 3 JAMES HARDIE H25 LAP SIDING, CEDAR/MILL FINISH ARCTIC WHITE JH10-20 C/M HARDIE TRM NT'S WITH CONCEALED FASTENERS ARCTIC WHITE JH10-20
- 4 PRE-FINISHED WHITE ALUMINUM FASCIA AND SOFFIT
- 5 POLYETHYLENE ROUND COLUMNS PAINTED TO MATCH IRON GREY SIDING
- 156 20ga STAINLESS STEEL COLUMN WRAP
- 157 PRE-FINISHED WHITE ALUMINUM FASCIA AND SOFFIT
- 1 LED ILLUMINATED CHANNEL LETTER SIGNAGE
- 2 RESERVED
- 3 TRIPLE GLAZED WHITE PVC WINDOWS AND WHITE POWDER COATED ARCHITECTURAL ALUMINUM GRILLES
- 10 ANNOZIED ALUMINUM DOORS AND FRAMES

ISSUED FOR SITE PLAN APPLICATION OCT 27, 2017  
Issue: Date:

Prime Consultant:  
Expert-Consent:

**DREDGE LEAHY** ARCHITECTS INC. dl-arch.ca  
100-25 Holland Ave.  
Ottawa, ON K1T 4K9  
613.724.9865

Sub Consultant:  
Expert-Consent:

Project:  
Project: MICROTEL KANATA

340 HUNTMAR DRIVE, KANATA, ON

BUILDING ELEVATIONS

Drawn by:  
Scaling per: BH Scale: 3/32" = 1'-0"

Designed by:  
Comp per: BH Date: OCT 27, 2017

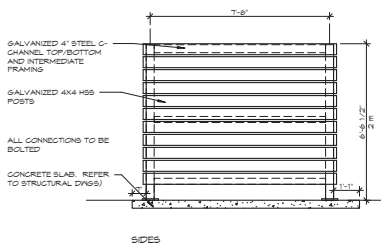
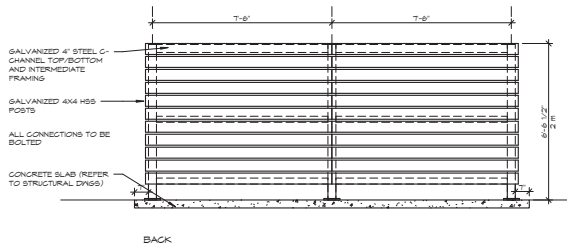
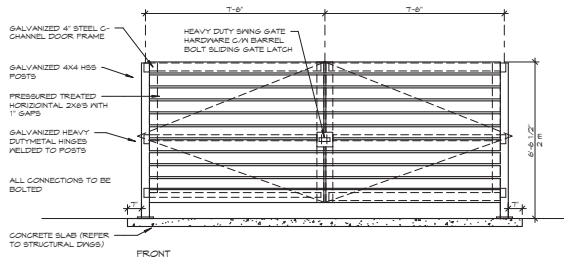
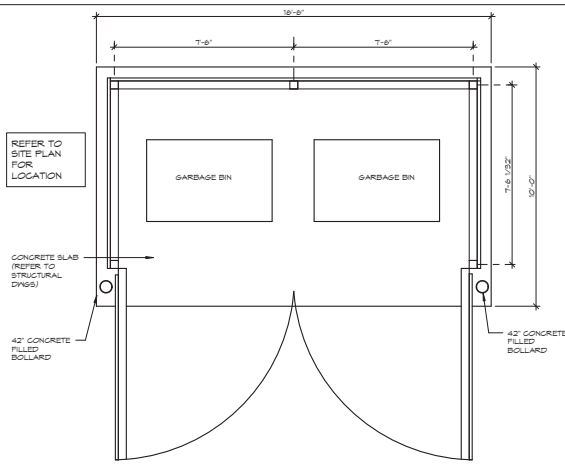
Approved by:  
Approved per: MD Client Project No. No. du Projet du Client:

Sheet No.: No. du Dessin: 1394  
Sheet No.: No. de la feuille:

Scale: 3/32" = 1'-0"

**Ontario Association of Architects**  
1394

A2



1 GARBAGE ENCLOSURE  
A3 SCALE: 3/8" = 1'-0"

Client:

Key Plan:  
Plan C1:

ISSUED FOR SITE PLAN APPLICATION OCT 27, 2017

Issue:

Date:

Prime Consultant:

Expert-Consult:



100-25 Holland Ave.  
Ottawa, ON K1T 4R9  
613.724.9865

ARCHITECTS INC. dl-arch.ca

Sub Consultant:  
Expert-Consult:

Project:  
Project: MICROTEL KANATA

340 HUNTMAR DRIVE, KANATA, ON

Drawing:  
Design:

GARBAGE ENCLOSURE

Drawn by:

BH

Designed by:

BH

Approved by:

MD

Client Project No.:

No. du Projet

Client Project No.:

No. du Projet

Client Project No.:

No. du Projet

Client Project No.:

No. du Projet

Scale:

3/8" = 1'-0"

Date:

10/25/17

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1394

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No. du Projet



A3