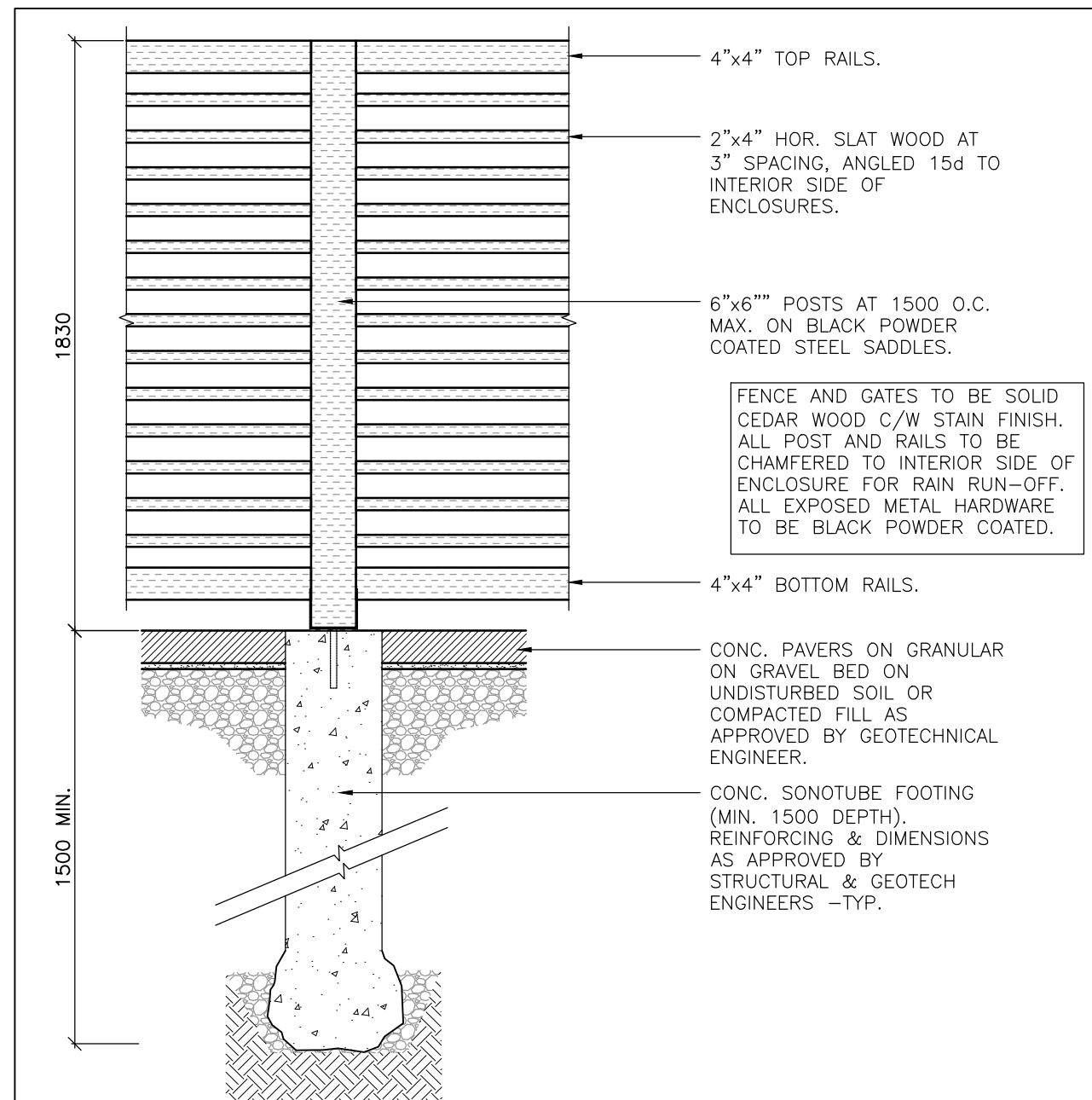


1 SITE PLAN
A 105 1:400



2 TYP. FENCE ENCLOSURE DETAIL
A 105 1:20

KEY PLAN

PROPERTY DESCRIPTION

EIGHT STOREY OFFICE BUILDING	
CITY OF OTTAWA PIN NUMBER	04517-0838
MUNICIPAL ADDRESS	2707 SOLANDT RD, KANATA, ON

SITE INFORMATION

Site information is derived from official survey by Fairhill, Moffat & Woodland Ltd, dated Oct 24, 2000, for registered plan 4M-642 & M-280.

LOT AREA:	19,986 m ²
LOT FRONTAGE:	120.07 m
LOT DEPTH:	126.66 m

BUILDING INFORMATION

BUILDING AREA:	2,306.45m ² (2,495m ² w/ vertical cores)
BUILDING FLOOR AREA (GFA):	18,451.6m ²
PROPOSED USE:	OFFICE BUILDING, MID-RISE

ZONING TABLE

CITY OF OTTAWA ZONING BY-LAW No. 2008-250	REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m ²	19,986 m ²
MINIMUM LOT WIDTH	45m	120.07 m
FRONT YARD SETBACK	12m	12 m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	7.5m
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MAXIMUM BUILDING HEIGHT	22m	-m
MAXIMUM FLOOR SPACE INDEX	N/A	-m
PARKING AREA	N/A	11,099 m ²
LANDSCAPED AREA (8,380 m ² OF LOT AREA)	15% of parking area (Section 110) -% of Lot	1,943 m ² of parking area 17.5 % of parking area 41.9 % of Lot area
VEHICLE PARKING REQUIREMENTS (AREA C, SCHEDULE 1A)	2.4 per 100m ² of GFA 443 spaces required	391 existing + 196 new SPACES
VISITOR PARKING REQUIREMENTS	N/A	TBD with Owner requirements
BARRIER-FREE PARKING REQ'TS City of Ottawa Part C - Section 111 O.Reg 191/11	Part C -Section 111: 5 per 400-499 O.Reg 191/11: 2 + 2% per 201-1000	11 SPACES per O.Reg 191/11: (6 type 'A' + 5 type 'B')
BICYCLE PARKING SPACES Part C-Section 111, Table 111A	1 per 250m ² GFA 74 Spaces required (25% to be indoors/secure)	80 SPACES total including 24 secured
LOADING SPACE REQUIREMENTS Part C - Section 113, Table 113A	2 per 15,000-24,999m ² GFA 50% to be oversized	2 SPACES (1 regular + 1 oversized)
DRIVE ACCESS CURBS RADII	Per WB-20 Truck Turning Template for a 53' transport trailer as shown on plan.	

LEGEND:

	GRASS / SOFT-SCAPE (SEE LANDSCAPE PLANS)		FIRE HYDRANT. REFER TO CIVIL
	UNIT PAVERS (CONCRETE, STONE, ETC)		CATCH BASIN
	ASPHALT PAVING		MANHOLE
	HEAVY DUTY ASPHALT PAVING		FLOOR DRAIN
	CONCRETE		UTILITY POLE
	FIRE ROUTE		OVERHEAD UTILITY WIRES
	EXISTING FENCE		LIGHT STANDARD
	PROPERTY / LOT LINE		NEW TREE (REFER TO LANDSCAPE DRAWINGS)
	SETBACK LINE		NEW SHRUB (REFER TO LANDSCAPE DRAWINGS)
	LINE OF ARCHITECTURAL CEDAR SCREEN. SEE DETAIL 2/A105		NEW BENCH (REFER TO LANDSCAPE DRAWINGS)
	LINE OF TURTLE FENCE		EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
	DESIGNATED BUILDING ENTRANCE / EXIT		NEW GROUND ELEVATION REFER TO CIVIL
	DEPRESSED CURB		NEW RIPARIAN ZONE PLANTING (REFER TO LANDSCAPE DRAWINGS)
	PAINTED CROSSWALK LINES		
	STANDARD PARKING SPACE		
	TYPE 'A' BARRIER-FREE PARKING SPACE c/w AISLE, PAINTED MARKINGS & SIGN WHERE SHOWN		
	TYPE 'B' STANDARD PARKING SPACE c/w AISLE, PAINTED MARKINGS & SIGN WHERE SHOWN		
	SIGNAGE FOR BARRIER-FREE PARKING		
	BICYCLE PARKING (HORIZONTAL) N.T.S.		

NOTES:

- REFER TO CIVIL DRAWINGS FOR GRADING, STORM WATER MANAGEMENT, UTILITIES & SITE SERVICES, ROADWAY DESIGN, RETAINING WALLS, ETC.
- REFER TO LANDSCAPE DRAWINGS FOR TREES, PLANTINGS, LANDSCAPE SURFACE TREATMENTS AND COVERINGS, ETC.
- DOUBLE TRAFFIC LANES (AND AISLES) TO BE A MINIMUM OF 6.7 METERS WIDE.

No.	Date	Émis pour / Object
1	2019-10-04	SITE PLAN CONTROL
2	2020-01-08	CLIENT REVIEW
3	2020-01-10	CLIENT REVIEW
4	2020-01-14	CLIENT REVIEW
5	2020-01-15	SP - CITY COMMENTS
6	2020-01-17	SP - CITY COMMENTS

Goodkey Weedmark Consulting Engineers

NOVATECH ENGINEERING CONSULTANTS LTD

KRP Properties

figuri

EIGHT STOREY OFFICE BUILDING

2707 SOLANDT ROAD, KANATA, ON

SITE PLAN

2707 SOLANDT ROAD, KANATA, ON

A105

City SP file: D07-12-19-0172 (Appl. #18039)

Zoning File: D07-12-19-0172