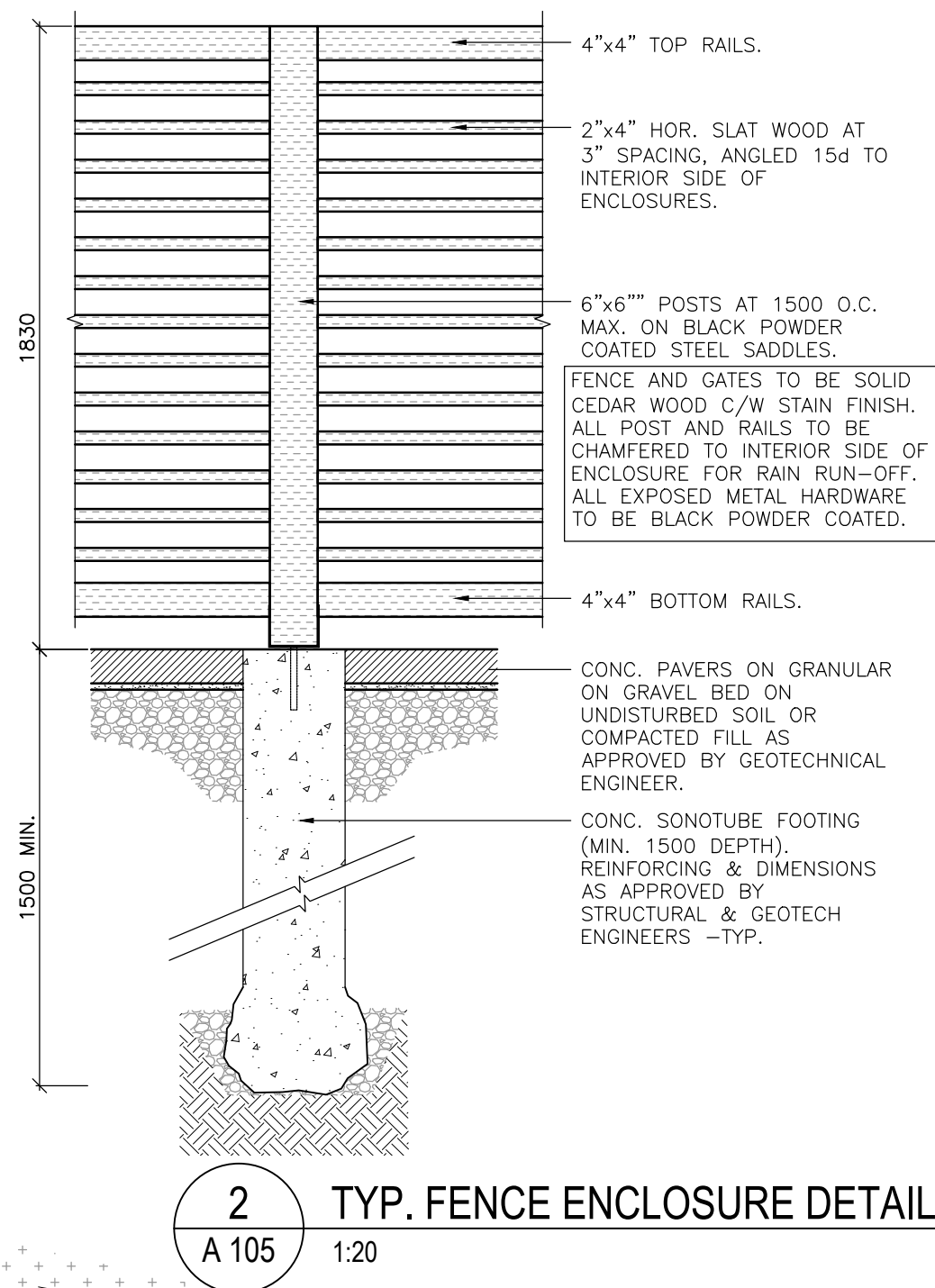


APPROVED REFUSED
 THIS 30 DAY OF September, 2020
 ERIN O'CONNELL, MCIP, RPP, MANAGER (A)
 DEVELOPMENT REVIEW, WEST
 PLANNING, INFRASTRUCTURE AND ECONOMIC
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



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 part of Block 29 on 4M-280, which is otherwise legally described as Part 1 on 4R-13632, save and except Part 1 on 4R-26736. Surveyed by Annis, O'Sullivan, Vollebek Ltd, Ontario Land Surveyor on December 20th, 2012. Topographic information is based on the City of Ottawa 1:10000 scale topographic mapping.

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	IP6 REQUIRED	PROPOSED
MINIMUM LOT AREA	4,000m ²	19,986 m ²
MINIMUM LOT WIDTH	45m	120.07 m
FRONT YARD SETBACK	12m	16.45 m
MINIMUM INTERIOR SIDE YARD SETBACK	7.5m	17.13m (West side) 66.61m (East side)
MINIMUM REAR YARD SETBACK	7.5m	61.92m
MAXIMUM BUILDING HEIGHT	44m	32.09m
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	390 existing + 196 new SPACES
VISITOR PARKING REQUIREMENTS	N/A	TBD with Owner requirements
BARRIER-FREE PARKING REQTS 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)
- UNIT PAVERS (CONCRETE, STONE, ETC)
- ASPHALT PAVING
- HEAVY DUTY ASPHALT PAVING
- CONCRETE
- FIRE ROUTE
- EXISTING FENCE
- PROPERTY / LOT LINE
- SETBACK LINE
- LINE OF ARCHITECTURAL CEDAR SCREEN, SEE DETAIL 2/A105
- LINE OF TURTLE FENCE
- DESIGNATED BUILDING ENTRANCE / EXIT
- DEPRESSED CURB
- 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.
- FIRE HYDRANT. REFER TO CIVIL
- CATCH BASIN
- MANHOLE
- FLOOR DRAIN
- UTILITY POLE OVERHEAD UTILITY WIRES
- LIGHT STANDARD
- NEW TREE (REFER TO LANDSCAPE DRAWINGS)
- NEW SHRUB (REFER TO LANDSCAPE DRAWINGS)
- NEW BENCH (REFER TO LANDSCAPE DRAWINGS)
- EXISTING GROUND ELEVATION (TO DETERMINE EXISTING AVERAGE GRADE)
- NEW GROUND ELEVATION REFER TO CIVIL
- NEW RIPARIAN ZONE PLANTING (REFER TO LANDSCAPE DRAWINGS)

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	Enis 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
7	2020-02-20	SP - CITY COMMENTS
8	2020-04-21	SP - CITY COMMENTS

Goodkey Weedmark Consulting Engineers

NOVATECH ENGINEERING CONSULTANTS LTD

KRP Properties

figuri

Ontario Association of Architects
 ROBERTO CAMPOS LICENCE 7401

EIGHT STOREY OFFICE BUILDING

2707 SOLANDT ROAD, KANATA, ON

SITE PLAN

Drawn by: GB No. project / Project number: 1930
 Verified by: RC No. design / Drawing number: Revision / Revision:
 Echaie / Scale: 1:400
 Date de création du dessin / Drawing creation date: 2019/08/13

A105-a

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

Zoning File: D07-12-19-0172