



KEY PLAN

PROPERTY DESCRIPTION

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

SITE INFORMATION

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	-
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)

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
- 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)
- 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

Goodkey Weedmark Consulting Engineers

NOVATECH ENGINEERING CONSULTANTS LTD

KRP Properties

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ONTARIO ASSOCIATION OF ARCHITECTS

ROBERTO CRAMPOS ARCHITECTURE

EIGHT STOREY OFFICE BUILDING

2707 SOLANDT ROAD, KANATA, ON

SITE PLAN

Drawn by / Drawn by: GB No. projet / Project number: 1930
 Vérifié par / Verified by: RC No. dessin / Drawing number: #
 Echelle / Scale: 1:400
 Date de création du dessin / Drawing creation date: 2019/08/13

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