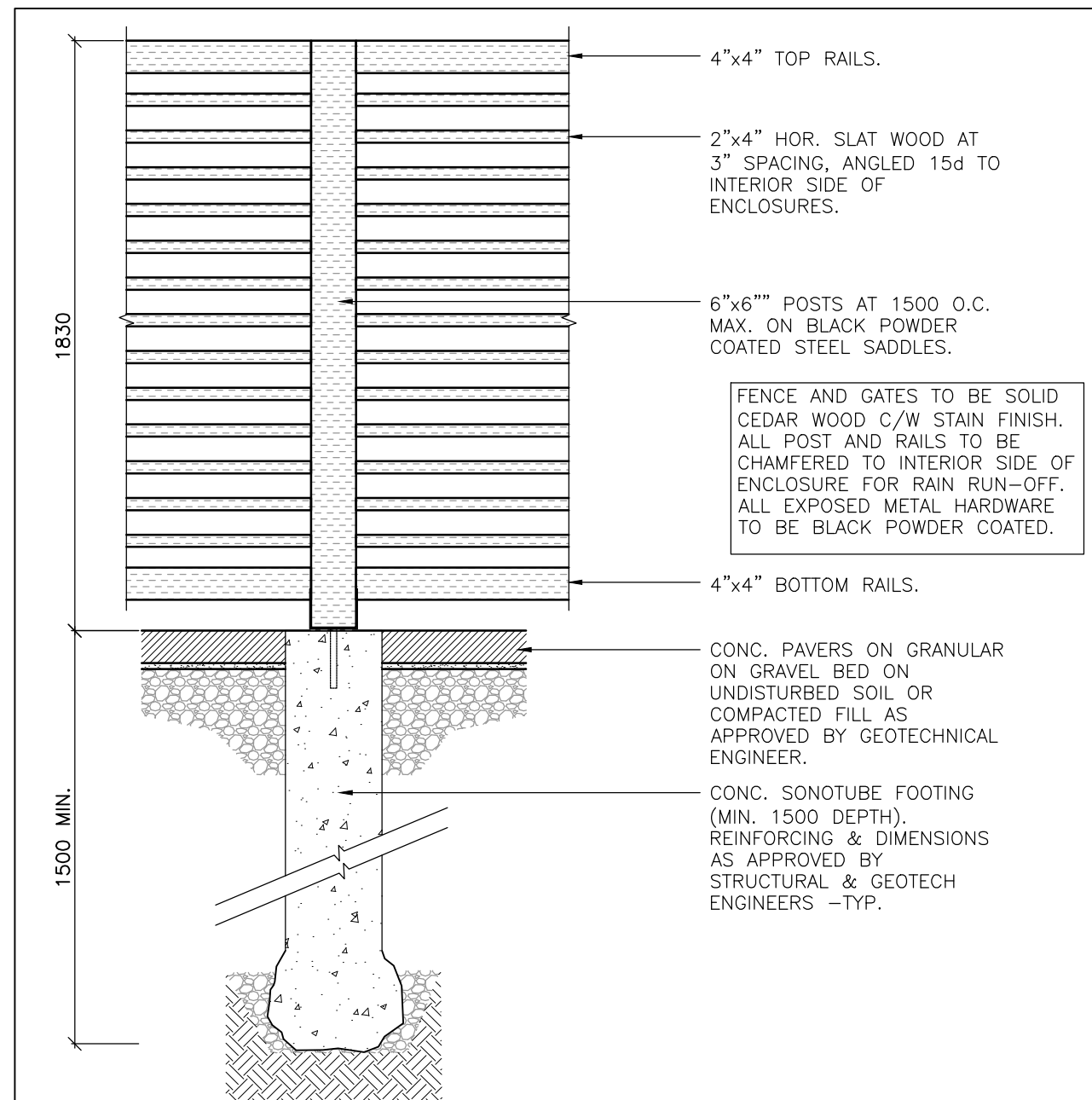


1 SITE PLAN
A 105 1:400



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 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.

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	32.09m
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	390 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)
	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

Goodkey Weedmark Consulting Engineers

NOVATECH ENGINEERING CONSULTANTS LTD.

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EIGHT STOREY OFFICE BUILDING

2707 SOLANDT ROAD, KANATA, ON

SITE PLAN

2707 SOLANDT ROAD, KANATA, ON

A105-a

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

Zoning File: D02-02-19-0123