

570 March Rd, KanataOttawa ON K2K 2T6

5005 Greenville Ave Tel 214.273.1500

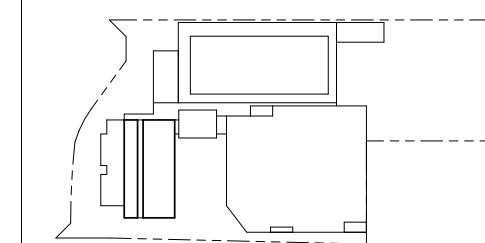
5005 Greenville Ave Tel 214.273.1500

Surveyor
Arens, O'Sullivan Volkbeek Ltd.
Planning Consultant
Arens, O'Sullivan Volkbeek Ltd.
Civil Engineering
Novotek - F.truett@novotek-engineering.com
Architectural Planning
Gensler - Barry.hall@gensler.com
Electrical Engineering
Smith and Andersen - Andre.drouin@smithandandersen.com
Mechanical Engineering
Smith and Andersen - Elaine.guente@smithandandersen.com
Geotechnical Engineering
GHG - kirk.noelchen@ghg.com
Landscape Planning
CSW - Conus@csww.com
Structural Engineering
A&S - jcameras@air.com
Noise Report
Gradient Wind - Joshua.ford@gradientwind.com
Transportation Planners
Stantec - alex.ashworth@stantec.com

△	Date	Description
1	2024/09/06	Pre-Consultation 3 Submission
2	2024/10/23	Pre-Consultation 4 Submission
3	2025/02/05	Pre-Consultation 5 Submission

Version 17.1 Sep 11, 2024

Key Plan



Seal / Signature

Project Name
Nokia Ottawa Campus

Project Number	027.7946.000
----------------	--------------

Description	SPA SITE PLAN
-------------	---------------

Scale
As indicated

A0.001

© 2021 Gensler

ZONING PERFORMANCE STANDARDS CITY OF OTTAWA ZONING BY-LAW 2008-250	MC (2#45) REQUIRED	PROVIDED
MINIMUM REAR YARD SETBACK (m) EAST	0m	1.934m
MINIMUM INTERIOR SIDE YARD SETBACK (m) NORTH	0m	1.674m
MINIMUM INTERIOR SIDE YARD SETBACK (m) SOUTH	0m	36.733m
MINIMUM FRONT YARD SETBACK (m) WEST	0m	9.873m

PROVISIONS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM BICYCLE PARKING SPACE RATES (ENGINEERING HUB) *	1/250 sqm	21,942 sqm	85	85 % (ITEM 8)
MINIMUM BICYCLE PARKING SPACE RATES (LAB) *	2/1000 sqm	31,548 sqm	24	24 % (ITEM 8)
MINIMUM BICYCLE PARKING SPACE RATES (RETAIL) *	1/250 sqm	2,130m	9	9
MINIMUM LOADING SPACE RATES (ENGINEERING HUB)	2 1/1000 2/9599 sqm	21,942 sqm	2	2
MINIMUM LOADING SPACE RATES (LAB)	2 2/2000 sqm	31,548 sqm	2	2
MINIMUM LOADING SPACE RATES (RETAIL)	1 2/2000 2/9599 sqm	2,130m	1	1

LOT AREA	45.445m ²	11.096ac	STANDARD SPACE (2.60m X 5.20m)	896
LOT FRONTAGE	236.4m	782.480ft	ADS- TYPE A SPACE (3.40m X 5.20m)	12
LOT DEPT IRREGULAR	133.81m	439.039ft	ADS- TYPE B SPACE (2.60m X 5.20m)	17
			<u>TOTAL</u>	<u>928</u>
<hr/>				
LOT COVERAGE	50%			

TOTAL GROUND FLOOR AREA	12 700m ²	136 702m ²
R&D LAB BUILDING	7 177m ²	77 253m ²
RETAIL	2 120m ²	22 819m ²
R&D ENGINEERING HUB	3 972m ²	42 754m ²

*WHERE THE NUMBER OF BICYCLE PARKING SPACES REQUIRED FOR A SINGLE OFFICE OR RESIDENTIAL BUILDING EXCEEDS FIFTY (50) SPACES, A MINIMUM LOCATED WITHIN:

- A) A BUILDING OR STRUCTURE;
- B) A SECURE AREA SUCH AS A SUPERVISED PARKING LOT OR ENCLOSURE WITH SECURE ENTRANCE; OR
- C) BICYCLE LOCKERS.

*A MINIMUM OF 50% OF THE BICYCLE PARKING SPACES REQUIRED BY THIS BY-LAW MUST BE HORIZONTAL SPACES AT GROUND LEVEL. [BY-LAW 2021-21]

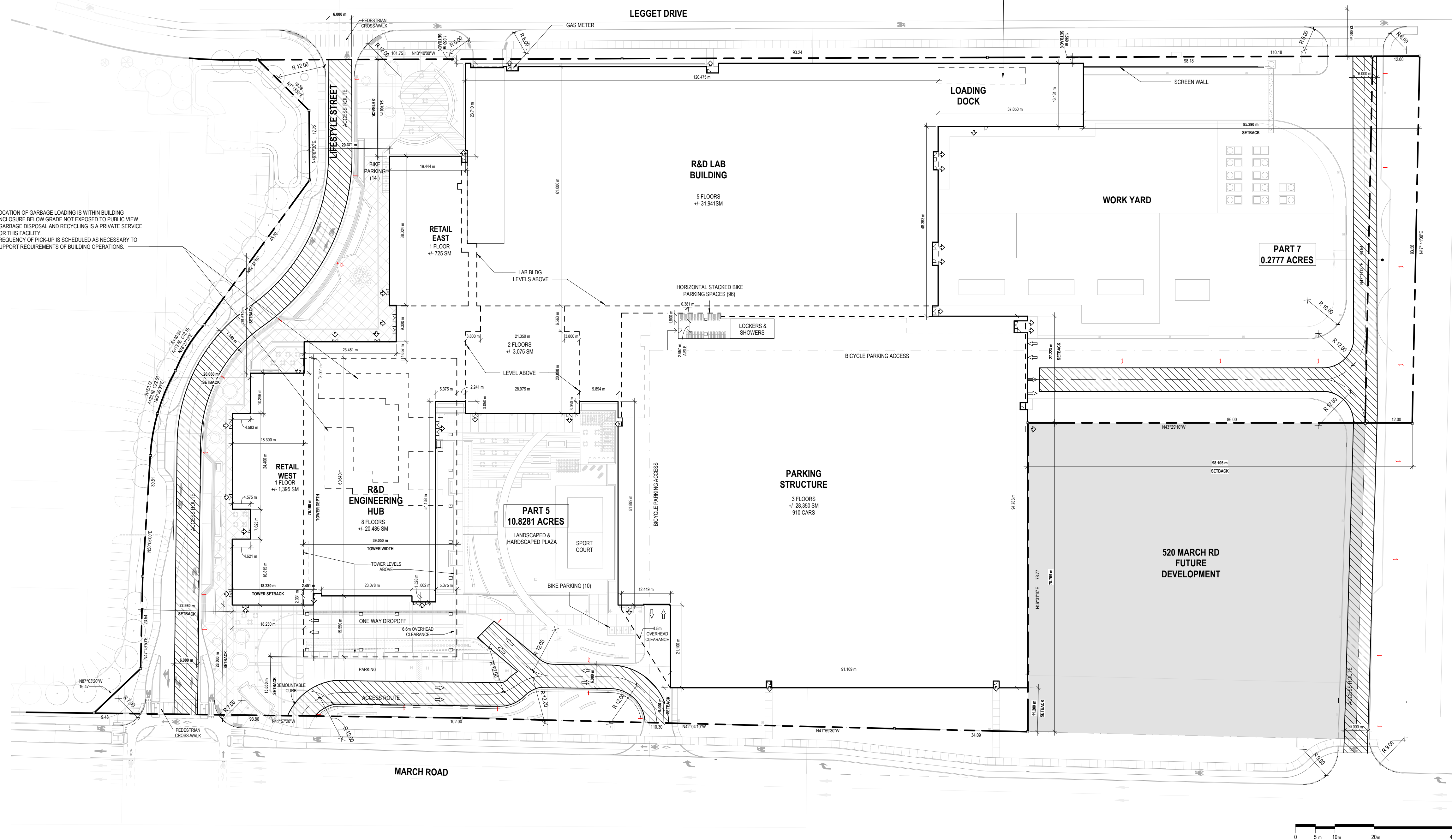
The Subject Site is zoned Mixed Use Centre with an exception (MC [2854

[illegible]

LOCATION OF GARBAGE LOADING IS WITHIN BUILDING ENCLOSURE AND NOT EXPOSED TO PUBLIC VIEW.

GARBAGE DISPOSAL AND RECYCLING IS A PRIVATE SERVICE FOR THIS FACILITY. FREQUENCY OF PICK-UP IS SCHEDULED AS NECESSARY TO SUPPORT REQUIREMENTS OF BUILDING OPERATIONS.

LOCATION OF GARBAGE LOADING IS WITHIN BUILDING ENCLOSURE BELOW GRADE NOT EXPOSED TO PUBLIC VIEW - GARBAGE DISPOSAL AND RECYCLING IS A PRIVATE SERVICE FOR THIS FACILITY. FREQUENCY OF PICK-UP IS SCHEDULED AS NECESSARY TO SUPPORT REQUIREMENTS OF BUILDING OPERATIONS. _____



01 CONSTRUCTION - SITE PLAN SPA
SCALE: 1 : 400

#19202

D07-12-24-0149

Autodesk Docs\\027.7946.000 - Nokia Ottawa Campus\\Architecture - 27.7946.000 - Campus_R22.rvt