PLAN SYMBOLS LEGEND

- ACCESS POINT (ENTRY/ EXIT)
- HARDSCAPES
- PROPOSED FIRE HYDRANT AND VALVE
- FIRE ROUTE SIGNAGE

SITE DEVELOPMENT NOTES

GENERAL NOTES:

SNOW SITE STORAGE :
- THE MAJORITY OF THE SITE IS OCCUPIED BY THE BUILDINGS

- GROUND SNOW ACCUMULATION WITHIN THE PROPERTY THAT IS SUBJECT TO VEHICULAR AND PEDESTRIAN TRAFFIC WILL BE ALONG:
  * LIFESTYLE STREET SIDEWALKS (A PRIVATE ROAD),
  * ENTRANCE/DROP-OFF AND PARKING,
  * REAR SERVICE ENTRY DRIVEWAY INTO THE FACILITY

- THE ABOVE NOTED AREAS ARE WITHIN THE PRIVATE PROPERTY AND WILL BE SUBJECT TO PRIVATE SERVICE SNOW REMOVAL/MAINTENANCE

EASEMENTS:
AN EASEMENT WILL BE ESTABLISHED TO ALLOW FOR NECCESARY UTILITY AND VEHICULAR ACCESS THRU 520 MARCH ROAD FUTURE DEVELOPMENT.

PLAN OF SURVEY OF
BLOCK 6 AND
PART OF BLOCK 1
REGISTERED PLAN 4M-642
AND
PART OF LOTS 8 AND 9
CONCESSION 4
GEOGRAPHIC TOWNSHIP OF MARCH
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd

LOT AREA	45 445m²	11.066ac.
LOT FRONTAGE	238.4m	782.480ft
LOT DEPT IRREGULAR	133.81m	439.009ft

LOT COVERAGE	50%
BUILDING HEIGHT	44 m

TOTAL GROUND FLOOR AREA	12 700m²	136 702ft²
R&D LAB BUILDING	7 177m²	77 253ft²
RETAIL	2 120m²	22 819ft²
R&D ENGINEERING HUB	3 972m²	42 754ft²

STANDARD SPACE (2.60m X 5.20m)	899
ADS- TYPE A SPACE (3.40m X 5.20m)	12
ADS- TYPE B SPACE (2.60m X 5.20m)	17
TOTAL	928

PROJECT: NOKIA OTTAWA CAMPUS
ADDRESS: 570 MARCH RD, KANATA OTTAWA ON K2K 2T6
DEVELOPER: TBD
APPPLICANT: GREG WINTERS, NOVATECH

ZONING PERFORMANCE STANDARDS CITY OF OTTAWA ZONING BY-LAW 2008-250	MC (2845) REQUIRED	PROVIDED
MINIMUM LOT SETBACK (m) EAST	0m	1 934m
MINIMUM LOT SETBACK (m) NORTH	0m	17.674m
MINIMUM LOT SETBACK (m) SOUTH	0m	85.370m
MINIMUM LOT SETBACK (m) WEST	2m	9 673m

PROVISIONS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM BICYCLE PARKING SPACES RATES (ENGINEERING HUB) *				
MINIMUM BICYCLE PARKING SPACE RATES (LAB) *	1/1500 m²	31 948 m²	22	28 *1 (ITEM B)
MINIMUM BICYCLE PARKING SPACE RATES (RETAIL)	1/250 m²	2 120m²	9	9
MINIMUM LOADING SPACE RATES (ENGINEERING HUB)	2: 1900-24999 m²	21 042 m²	2	2
MINIMUM LOADING SPACE RATES (LAB)	2: 2000-9999 m²	12 948 m²	2	2
MINIMUM LOADING SPACE RATES (RETAIL)	1: 2000-4999 m²	2 120m²	1	1

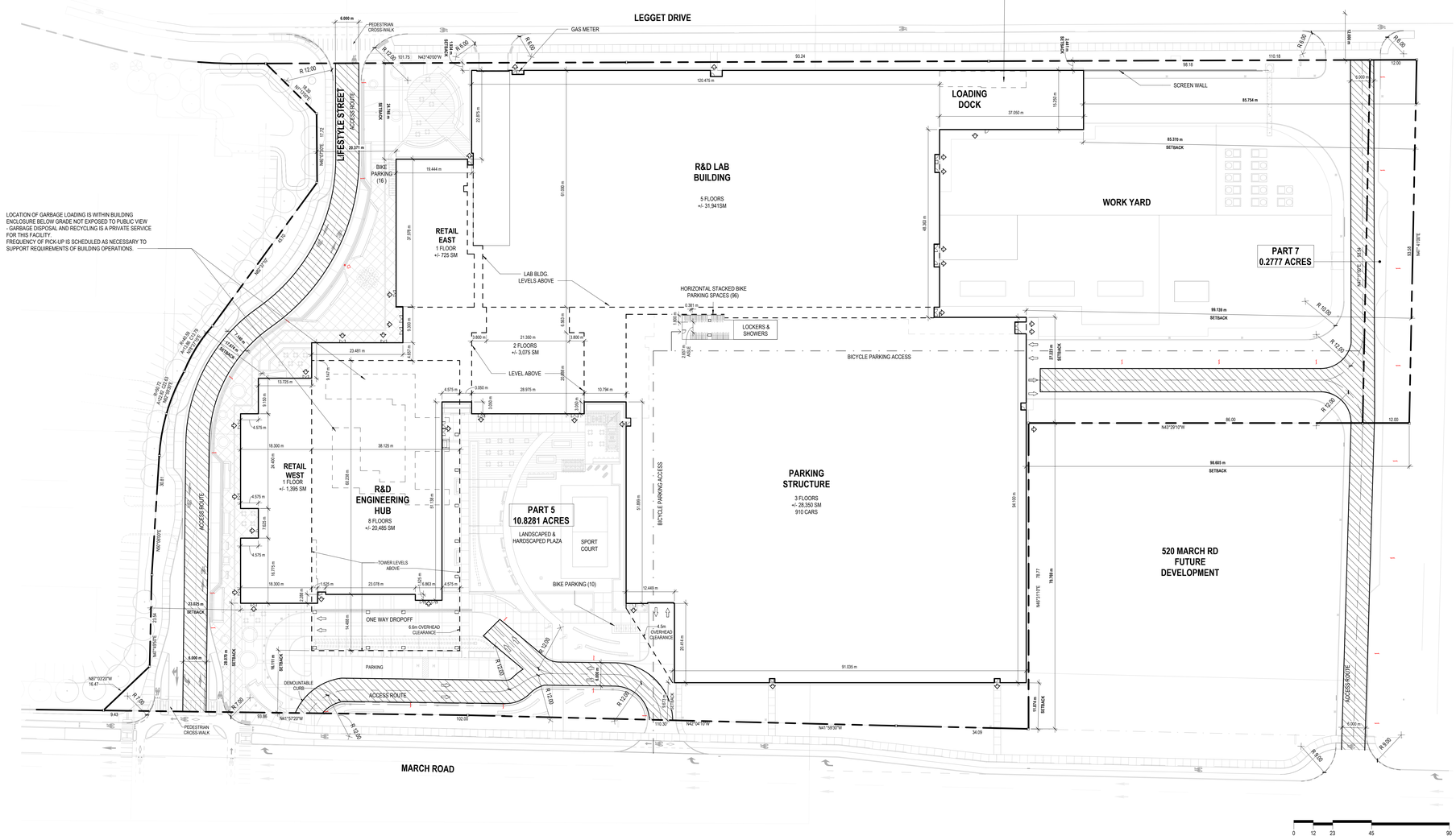
*WHERE THE NUMBER OF BICYCLE PARKING SPACES REQUIRED FOR A SINGLE OFFICE OR RESIDENTIAL BUILDING EXCEEDS FIFTY 50 SPACES, A MINIMUM OF 25% OF THAT REQUIRED TOTAL MUST BE LOCATED WITHIN:
A) A BUILDING OR STRUCTURE;
B) A SECURE AREA SUCH AS A SUPERVISED PARKING LOT OR ENCLOSURE WITH SECURE ENTRANCE; OR
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 2021-215)

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

PROVISIONS	REQUIRED	PROVIDED
MINIMUM BUILDING HEIGHT	4 STOREYS AND 14 M	8 STOREYS AND 44M
MINIMUM BUILDING HEIGHT DOES NOT APPLY TO ABOVE GRADE PARKING STRUCTURES	NA: THE PARKING IN THE BUILDING IS NOT A SEPARATE PARKING STRUCTURE	N/A
MAXIMUM BUILDING HEIGHT	30 STOREYS AND 94 M	8 STOREYS AND 44M
PARKING	NO PARKING IS REQUIRED	928
TOWER DEFINITION	FOR THE PURPOSE OF THE BELOW PROVISIONS, A TOWER IS DEFINED AS THE PORTION OF THE BUILDING ABOVE THE PODIUM.	ONLY THE R&D ENGINEERING HUB TOWER IS DEFINED AS A TOWER.
MINIMUM SEPARATION BETWEEN TWO TOWERS	30 METRES IN HEIGHT OR GREATER: 25 M	NA:ONLY 1 TOWER.
BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL PRIVATE STREET SHALL HAVE A MAXIMUM PODIUM HEIGHT OF	4 STOREYS AND 14 M.	THE R&D ENGINEERING HUB PODIUM IS 1 STOREY AND 5.5 M HIGH
TOWERS ARE REQUIRED TO HAVE A STEP BACK FROM THE PODIUM OF THE BUILDING:	1 : FOR A BUILDING ABUTTING PRIVATELY OWNED PUBLIC SPACE, LEGGET DRIVE, OR A PUBLIC PARK, MINIMUM STEP BACK REQUIRED, INCLUDING BALCONIES: 3 M; AND 2 : IN ALL OTHER CASES, MINIMUM STEP BACK REQUIRED, INCLUDING BALCONIES: 1.5 M.	STEPBACK (E)ABUTTING LEGGET DR 4.575M MINIMUM STEPBACK (N)ABUTTING PRIVATE DR/ PUBLIC SPACE 3.0 MINIMUM.
BALCONY PROJECTIONS	NOTWITHSTANDING SECTION 65 FOR PERMITTED PROJECTIONS, BALCONIES ARE NOT PERMITTED TO PROJECT BEYOND THE FRONT WALL OF THE PODIUM.	COMPLIES. NO BALCONIES PROJECT BEYOND THE FRONT WALL OF THE PODIUM.

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.



01 CONSTRUCTION - SITE PLAN SPA
SCALE: 1 : 400

NOKIA Ottawa Campus

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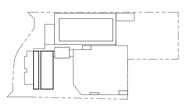
△	Date	Description
1	2024/09/06	Pre-Consultation 3 Submission
2	2024/10/23	Pre-Consultation 4 Submission

Version 17.1 Sep 11, 2024

Key Plan



Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Nokia Ottawa Campus

Project Number
027.7946.000

Description
SPA SITE PLAN

Scale
As indicated

A0.001

City Project no: **PC2023-0229**

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