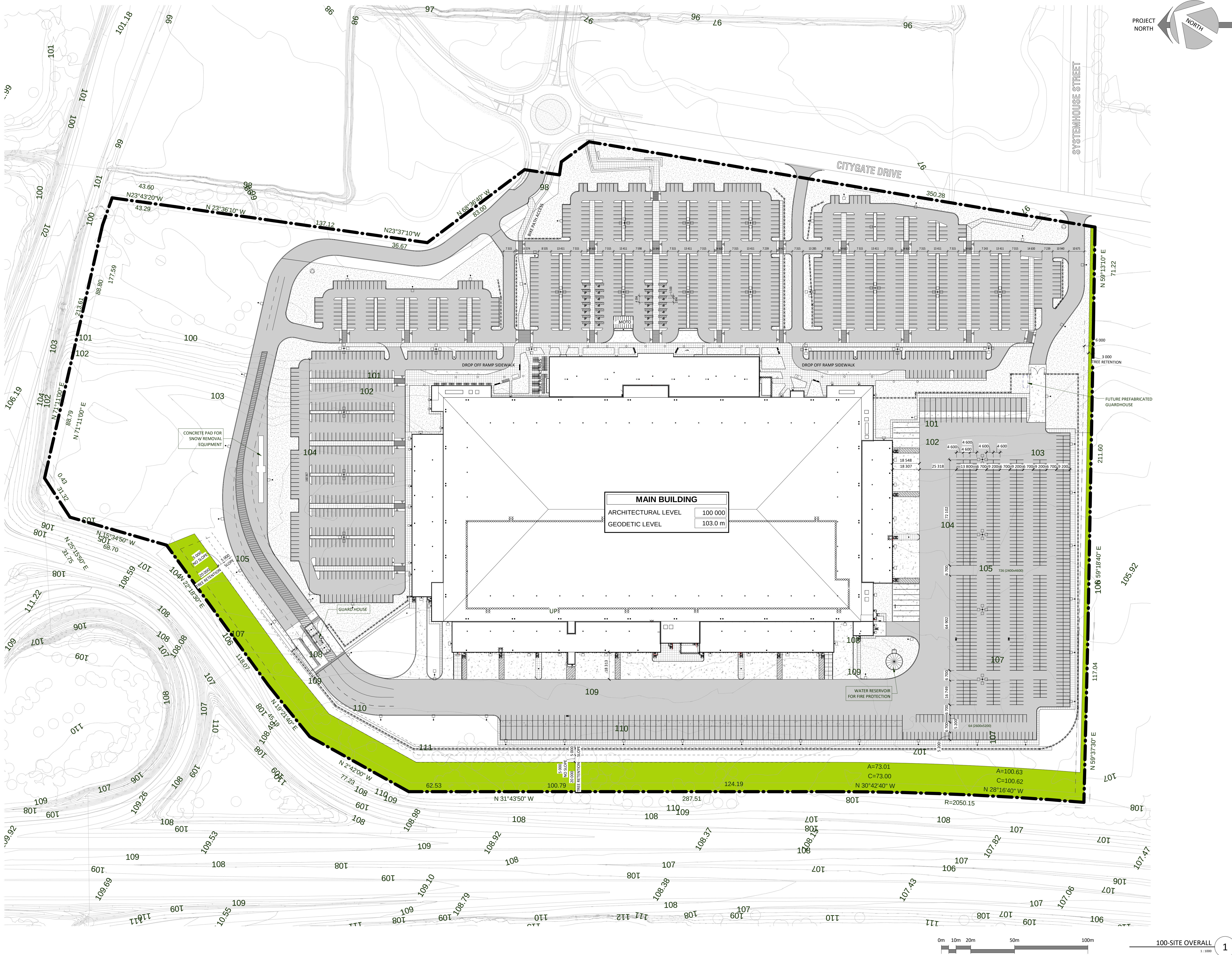
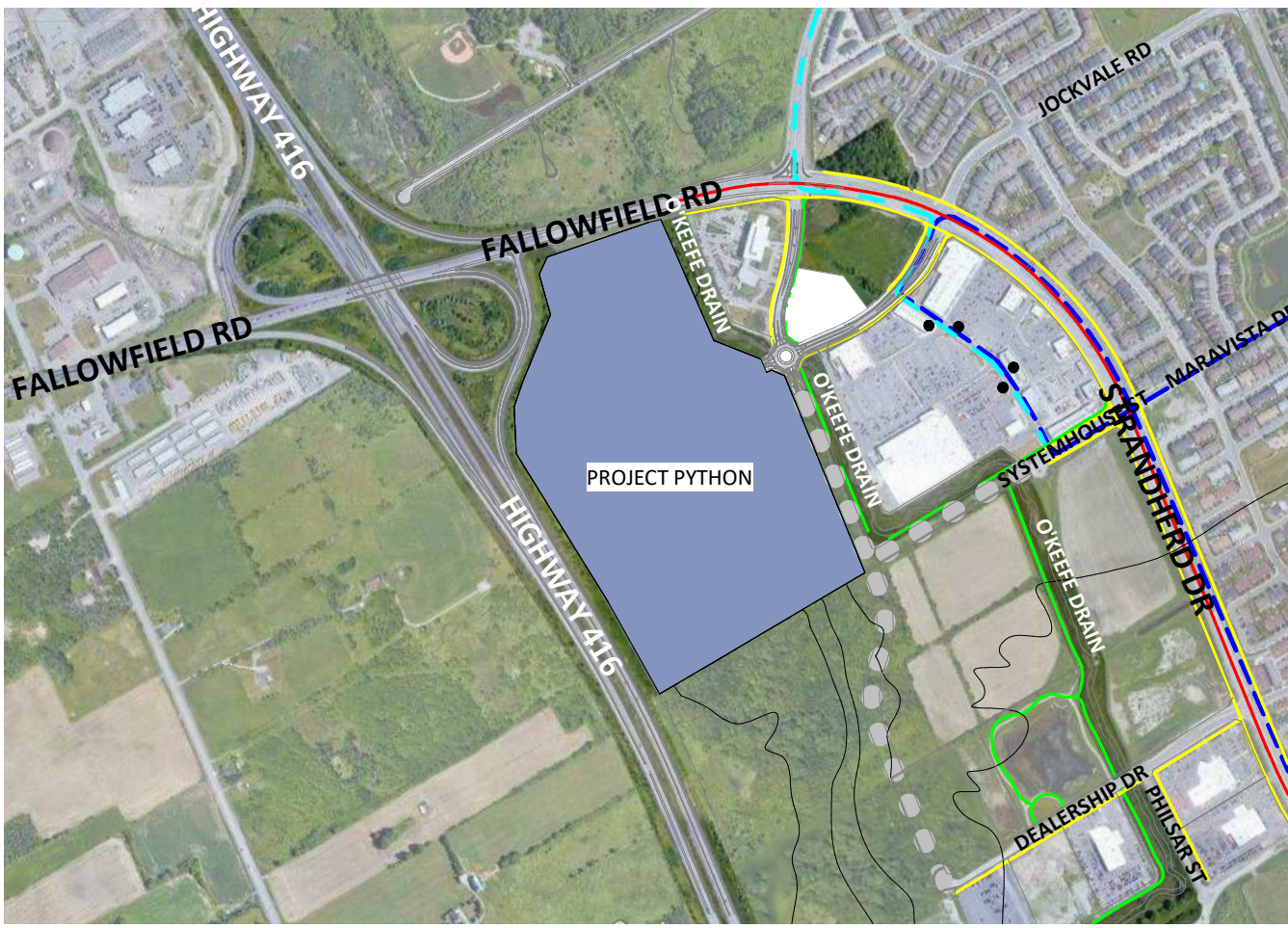




THIS PLAN IS APPROVED BY THE CITY OF OTTAWA
UNDER SECTION 41 OF THE PLANNING ACT THIS
9 DAY OF JULY, 2020.

[Signature]

LILY XU, MCIIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE DEVELOPMENT STATISTICS

LOT AREA	± 259 522 m ²	± 64,129 ac.
LOT FRONTAGE	350.274 m	1149.19 ft
LOT DEPT IRREGULAR	± 328.64 m	1078.22 ft

SITE STATISTICS

LOT COVERAGE	22.5 %
BUILDING HEIGHT	27 m

BUILDING GROSS FLOOR AREA

TOTAL GROUND FLOOR AREA	± 59 049 m ²	± 635 593 ft ²
- GUARD HOUSE	± 26 m ²	± 279 ft ²
- GROUND FLOOR LEVEL 1	± 59 023 m ²	± 635 314 ft ²
- PRESTIGE OFFICES	± 1 559 m ²	± 16 781 ft ²
- LIGHT INDUSTRIAL	± 251 851 m ²	± 2 710 905 ft ²

TOTAL PARKING SPACES		PARKING CARS	
Parking Type	Stalls provided	Parking Type	Stalls provided
Bicycle Space - 762 x 1830	174	Car Space - 2 400 x 4 600	726
Car Space - 2 400 x 4 600	726	Car Space - 2 600 x 5 200	64
Car Space - 2 600 x 5 200	64	Car Space - 2 743 x 5 486	1248
Car Space - 2 743 x 5 486	1248	Handicap - 4 420 x 5 486	28
Handicap - 4 420 x 5 486	28	Grand total required 37 + 2 015 + 6 + 2 058	2066
Motorcycle Space - 1 524 x 2 438	18		
Trailer Space - 3 658 x 16 764	105		
	2363		

ZONING PROVISIONS: LIGHT INDUSTRIAL ZONE

PROJECT DESCRIPTION

PROJECT:	PYTHON
ADDRESS:	222 CITIGATE DRIVE OTTAWA, ONTARIO
DEVELOPER:	PYTHON LP, C/O NOVATECH ENGINEERING CONSULTANTS, 240 MICHAEL COPELAND DR, KANATA, ON K2M1P6
APPLICANT:	NOVATECH ENGINEERING CONSULTANTS, 240 MICHAEL COPELAND DR, KANATA, ON K2M1P6
PROPERTY IDENTIFICATION:	BLOCK 13, PLAN 4M1538, CITY OF OTTAWA, BEING ALL OF PIN 04667-1518(LT)

ZONE PERFORMANCE STANDARDS		IP6	
CITY OF OTTAWA ZONING BY-LAW 2008-250		REQUIRED	PROVIDED
MINIMUM LOT AREA (m ²)	10 000m ²		± 259 578 m ²
MINIMUM LOT WIDTH (m)	100 m		± 366.18 m
MAXIMUM LOT COVERAGE (m ²)	55%		23%
MINIMUM FRONT YARD SETBACK (m) EAST	3 m		± 132 m
MINIMUM CORNER YARD SETBACK (m) NORTH	3 m		± 110 m
MINIMUM INTERIOR YARD SETBACK (m) SOUTH	3 m		± 128 m
MINIMUM REAR YARD SETBACK (m) WEST	6 m		± 94 m
MAXIMUM BUILDING HEIGHT	45 m		27 m

PARKING AND LOADING (SEC. 100-114)

PERFORMANCE STANDARDS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM PARKING SPACE RATES (OFFICE)	2.4 / 100 m ²	1 559 m ²	37	37
MINIMUM PARKING SPACE RATES (LIGHT INDUSTRIAL)	0.8 / 100 m ²	251 851 m ²	2 015	2 029
MINIMUM ACCESSIBLE PARKING SPACE RATES	500 AND OVER	N/A	6	28
MOTORCYCLE PARKING SPACE RATES (OFFICE)	-	-	N/A	16
MINIMUM BICYCLE PARKING SPACE RATES (OFFICE)	1 / 250 m ²	1 559 m ²	6	6
MINIMUM BICYCLE PARKING SPACE RATES (LIGHT INDUSTRIAL)	1 / 1 500 m ²	251 851 m ²	168	168
MINIMUM LOADING SPACE RATES (LIGHT INDUSTRIAL)	3 / 25 000 m ²	251 851 m ²	30	51

No.	Date	Revision	By
2	2020-06-01	SPA REVISION	
1	2020-04-06	SPA	
2020-06-01 10:48:06 AM			

PROJECT PYTHON



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ARCHITECTURE

OVERALL SITE PLAN

DRAWN BY: MB CHECKED BY: NV

SCALE: As indicated

FOLOD: 20010

A100 R2