

**SITE DEVELOPMENT NOTES**

**GENERAL NOTES:**

- 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/DRIVE-UP 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 NECESSARY UTILITY AND VEHICULAR ACCESS THRU 520 MARCH ROAD FUTURE DEVELOPMENT.

PLAY OF SURVEY OF BLOCK 8 AND PART OF BLOCK 1 AND REGISTERED PLAN 48-442 AND PART OF LOTS 8 AND 9 CONCESSION 4 SEC 10 TOWNSHIP OF MARCH CITY OF OTTAWA Surveyed by Aris, O'Sullivan, Vohobek Ltd

LOT AREA	41,489m <sup>2</sup>	11,086m <sup>2</sup>	898
LOT FRONTAGE	238.4m	192.40m	17
LOT DEPTH IRREGULAR	133.81m	428.00m	328

LOT COVERAGE	30%
BUILDING HEIGHT	44m

TOTAL GROUND FLOOR AREA	12,705m <sup>2</sup>	158,703m <sup>2</sup>
R&D LAB BUILDING	7,177m <sup>2</sup>	77,259m <sup>2</sup>
RETAIL	2,105m <sup>2</sup>	22,819m <sup>2</sup>
R&D ENGINEERING HUB	3,920m <sup>2</sup>	42,749m <sup>2</sup>

STANDARD SPACE (3.20m x 3.20m) 898  
 ADD-TYPE A SPACE (3.40m x 3.20m) 17  
 ADD-TYPE B SPACE (2.60m x 3.20m) 328  
 TOTAL 1,243

PROJECT: NOKIA OTTAWA CAMPUS  
 ADDRESS: 520 MARCH RD, KANATA OTTAWA ON K2K 2T6  
 DEVELOPER: TBD  
 APPLICANT: GREG WINTERS, NOVATECH

PROVISIONS	PARKING RATE	AREA	REQUIRED	PROVIDED
MINIMUM BICYCLE PARKING SPACES (RATES ENGINEERING HUB)*	1:500	21,500 m <sup>2</sup>	43	85 (1 ITEM B)
MINIMUM BICYCLE PARKING SPACES (RATES LAB)**	1:500	17,500 m <sup>2</sup>	35	20 (1 ITEM B)
MINIMUM BICYCLE PARKING SPACES (RATES RETAIL)	1:500	2,105 m <sup>2</sup>	4	10
MINIMUM BICYCLE PARKING SPACES (RATES ENGINEERING HUB)	1:500	3,920 m <sup>2</sup>	8	12
MINIMUM BICYCLE PARKING SPACES (RATES LAB)	1:500	7,177 m <sup>2</sup>	14	12
MINIMUM BICYCLE PARKING SPACES (RATES RETAIL)	1:500	2,105 m <sup>2</sup>	4	12

\*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 2021-21)

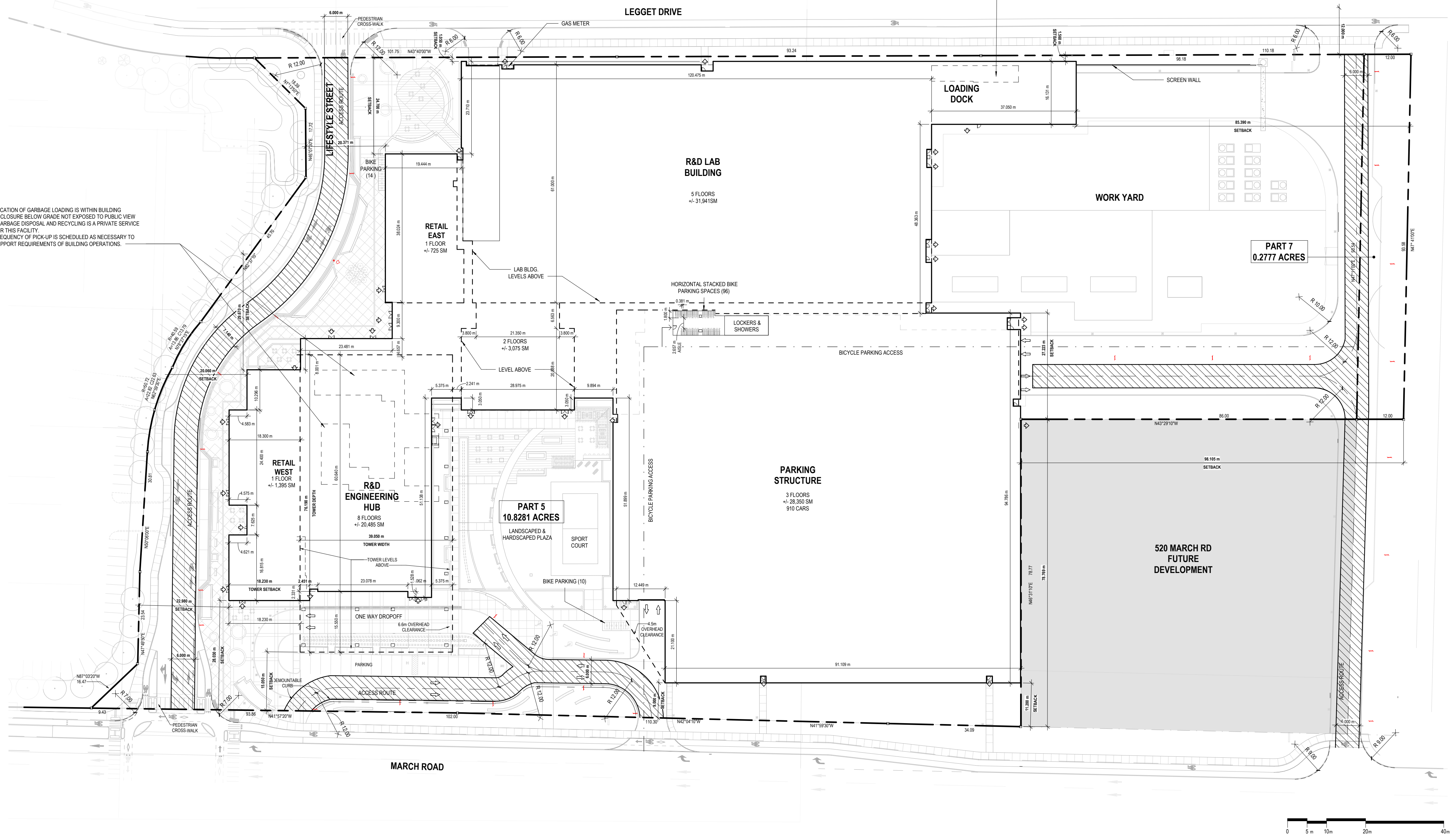
ZONING PERFORMANCE STANDARDS	REQ. (REQ.)	PROVIDED
MINIMUM REAR YARD SETBACK (ON EAST SIDE)	0m	1.92m
MINIMUM REAR YARD SETBACK (ON WEST SIDE)	0m	13.52m
MINIMUM REAR YARD SETBACK (ON SOUTH SIDE)	0m	83.33m
MINIMUM FRONT YARD SETBACK (ON WEST SIDE)	2m	9.82m

The Subject Site is zoned Mixed Use Centre with an exception (MC [254])

PROVISIONS	REQUIRED	PROVIDED
MINIMUM BUILDING HEIGHT	4 STOREYS AND 14.1M	4 STOREYS AND 44M
MINIMUM BUILDING HEIGHT	MINIMUM BUILDING HEIGHT DOES NOT APPLY TO ABOVE GRADE PARKING STRUCTURES	N/A
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TOWER DEFINITION	MINIMUM SEPARATION BETWEEN TWO TOWERS	ONLY THE R&D ENGINEERING HUB TOWER IS DEFINED AS A TOWER
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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.

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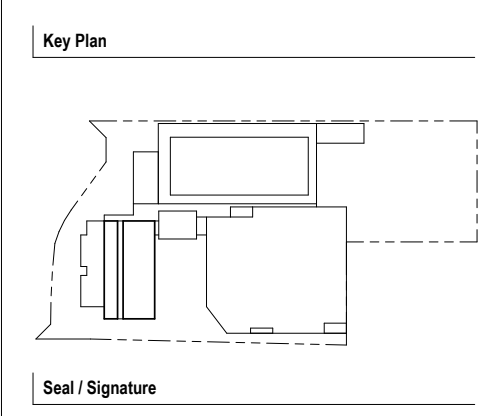
**NOKIA Ottawa Campus**  
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**Gensler**  
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 Dallas TX 75206

Surveyor: Aris, O'Sullivan, Vohobek Ltd  
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 Geotechnical Engineering: G. Winters@novatech-eng.com  
 Structural Engineering: G. Winters@novatech-eng.com  
 Noise Report: G. Winters@novatech-eng.com  
 Transportation Planner: G. Winters@novatech-eng.com

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

Version 17.1 Sep 11, 2024



**NOT FOR CONSTRUCTION**

Project Name: Nokia Ottawa Campus  
 Project Number: 027.7946.000  
 Description: SPA SITE PLAN

Scale: As indicated

**A0.001**

#19202