

PLAN SYMBOLS LEGEND

ACCESS POINT (ENTRY)

ACCESS POINT (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 NECESSARY UTILITY AND VEHICULAR ACCESS THRU 520 MARCH ROAD FUTURE DEVELOPMENT.

PLAN OF SURVEY OF BLOCK 8 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, Vollebæk Ltd

LOT AREA	53,160 m ²
LOT FRONTAGE (LEGGET DRIVE)	296.3 m
LOT FRONTAGE (MARCH ROAD)	371.3 m

LOT COVERAGE	25.2%
BUILDING HEIGHT	47.3 m
8 STOREY + MECH PENTHOUSE (CITY OF OTTAWA ZONING BY-LAW 2008-230)	
BUILDING HEIGHT (OBC)	35.35 m
8 STOREY + MECH PENTHOUSE	

TOTAL GROSS FLOOR AREA	69,104 m ²
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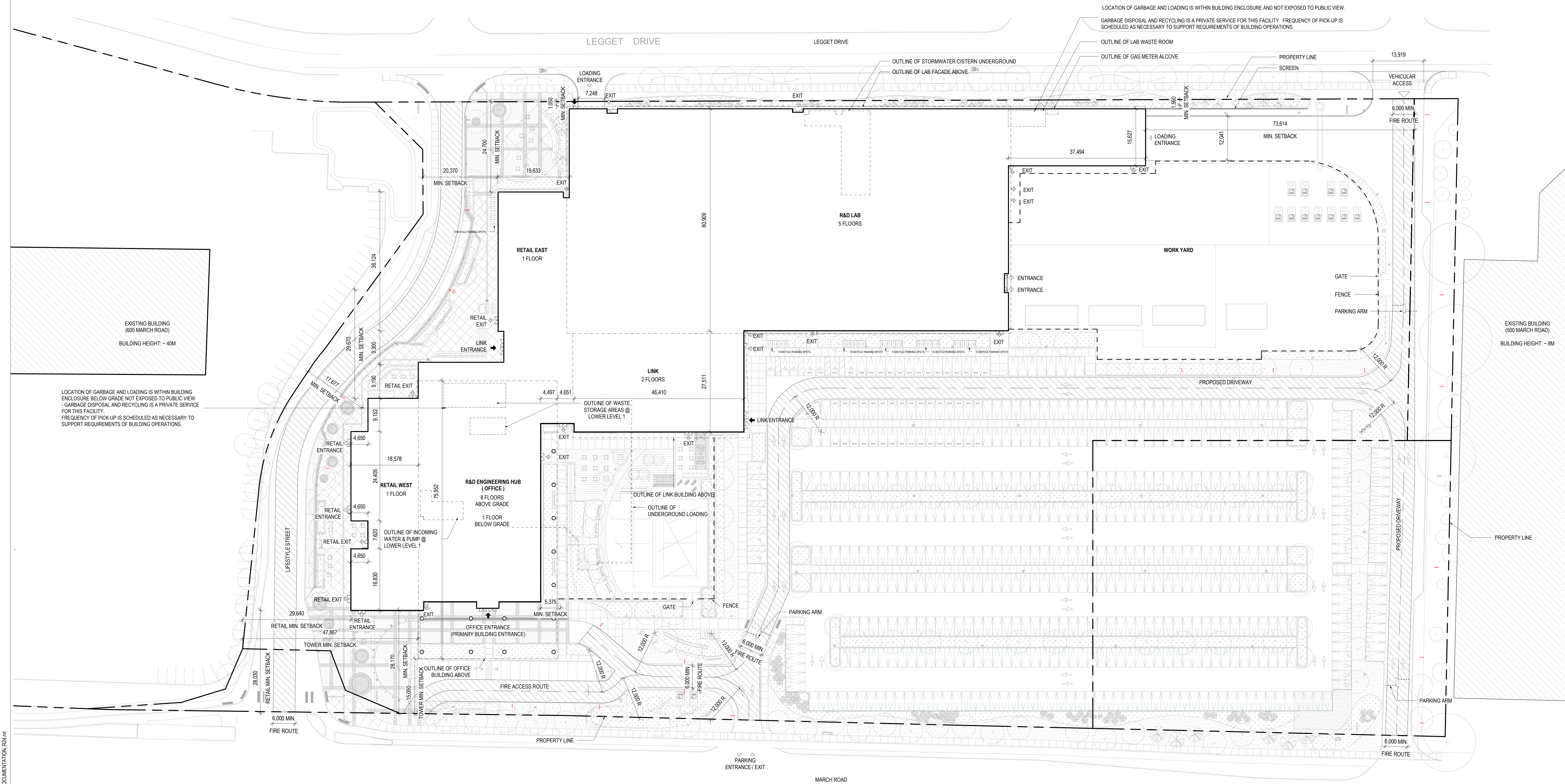
GROUND FLOOR AREA:	
LAB BUILDING	7,724 m ²
LINK BUILDING	1,842 m ²
OFFICE BUILDING	1,431 m ²
RETAIL	2,322 m ²
TOTAL GROUND FLOOR AREA	13,319 m ²

PROJECT:	NOKIA OTTAWA CAMPUS	ZONING PERFORMANCE STANDARDS	MC (284)	
ADDRESS:	520, 570 MARCH RD, KANATA OTTAWA ON K2K 2T6	CITY OF OTTAWA ZONING BY-LAW 2008-230	REQUIRED	PROVIDED
AGENT:	GREG WINTERS, NOVATECH	MINIMUM LOT SETBACK (m) EAST	0m	17.6 m
		MINIMUM LOT SETBACK (m) NORTH	0m	71.6 m
		MINIMUM LOT SETBACK (m) SOUTH	0m	71.6 m
APPLICANT:	NOKIA CORPORATION	MINIMUM LOT SETBACK (m) WEST	2m	15.05 m

PROVISIONS - CITY OF OTTAWA ZONING BY-LAW 2008-230	PARKING RATE	AREA	REQUIRED	PROVIDED		
				INDOOR	OUTDOOR	TOTAL
MINIMUM BICYCLE PARKING SPACES RATES (OFFICE) *	1/250 m ²	24,807 m ²	98	56	42	98
MINIMUM BICYCLE PARKING SPACE RATES (LAB) *	1/1500 m ²	38,280 m ²	27	16	11	27
MINIMUM BICYCLE PARKING SPACE RATES (RETAIL)	1/250 m ²	2,453 m ²	13	9	7	15
		TOTAL	140	80	60	140
MINIMUM LOADING SPACES RATES (OFFICE)	2: 15000-24999 m ²	24,807 m ²	2	2	-	2
MINIMUM LOADING SPACE RATES (LAB)	2: 25000 m ²	38,280 m ²	2	3	-	3
MINIMUM LOADING SPACE RATES (RETAIL)	1: 2000-4999 m ²	2,453 m ²	1	2	-	2

SURFACE PARKING PROVISIONS SCHEDULE			*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)
TYPE	REQUIRED	PROVIDED	
Standard	Parking - Space Ottawa: 2600 x 5200 - Standard EV - L3	-	1
Standard	Parking - Space Ottawa: 2600 x 5200 - Standard EV - L2	-	45
Standard	Parking - Space Ottawa: 2600 x 5200 - Standard	-	486
Standard	532	-	
Accessible	Parking - Space Ottawa: 3400 x 5200 - Accessible Type A - EV - L3	-	1
Accessible	Parking - Space Ottawa: 3400 x 5200 - Accessible Type A - EV - L2	-	5
Accessible	Parking - Space Ottawa: 3400 x 5200 - Accessible Type A	-	5
Accessible	Parking - Space Ottawa: 2400 x 5200 - Accessible Type B - EV - L2	-	2
Accessible	Parking - Space Ottawa: 2400 x 5200 - Accessible Type B	-	5
Accessible	14	-	
Accessible	14	-	
TOTAL PARKING:	546		

PROVISIONS	REQUIRED	PROVIDED
MINIMUM BUILDING HEIGHT	1 STOREYS, 14 M	8 STOREYS PLUS MECH PENTHOUSE, 47.3M
MINIMUM BUILDING HEIGHT DOES NOT APPLY TO ABOVE GRADE PARKING STRUCTURES	N/A. THE PARKING IN THE BUILDING IS NOT A SEPARATE PARKING STRUCTURE	N/A
MAXIMUM BUILDING HEIGHT	30 STOREYS AND 94 M	8 STOREYS PLUS MECH PENTHOUSE, 47.3M
PARKING	NO PARKING IS REQUIRED	546
TOWER DEFINITION	FOR THE PURPOSE OF THE BELOW PROVISIONS, A TOWER IS DEFINED AS THE PORTION OF THE BUILDING ABOVE THE PODIUM, 32 METERS IN HEIGHT OR GREATER, 29 M.	ONLY THE R&D ENGINEERING HUB (OFFICE) TOWER IS DEFINED AS A TOWER. N/A (ONLY 1 TOWER)
MINIMUM SEPARATION BETWEEN TWO TOWERS	4 STOREYS AND 14 M	THE R&D ENGINEERING HUB (OFFICE) PODIUM IS 1 STOREY AND 15.5 M HIGH. STEPBACK (E) ABUTTING LEGGET DR 4.575M MINIMUM. STEPBACK (N) ABUTTING PRIVATE DR/ PUBLIC SPACE 3.0 MINIMUM.
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 (OFFICE) PODIUM IS 1 STOREY AND 15.5 M HIGH. STEPBACK (E) ABUTTING LEGGET DR 4.575M MINIMUM. STEPBACK (N) ABUTTING PRIVATE DR/ PUBLIC SPACE 3.0 MINIMUM.
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	
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.



1 ARCHITECTURAL SITE PLAN - GROUND LEVEL

SCALE: 1:400

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Date Description
11 2025-08-05 RE-ISSUED FOR SPA

Seal / Signature

Project Name
NOKIA OTTAWA CAMPUS

Project Number
67.1606.000

Description
ARCHITECTURAL SITE PLAN -
GROUND LEVEL

Scale
As indicated

Ref North

A001

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City Project no: PC2023-0229