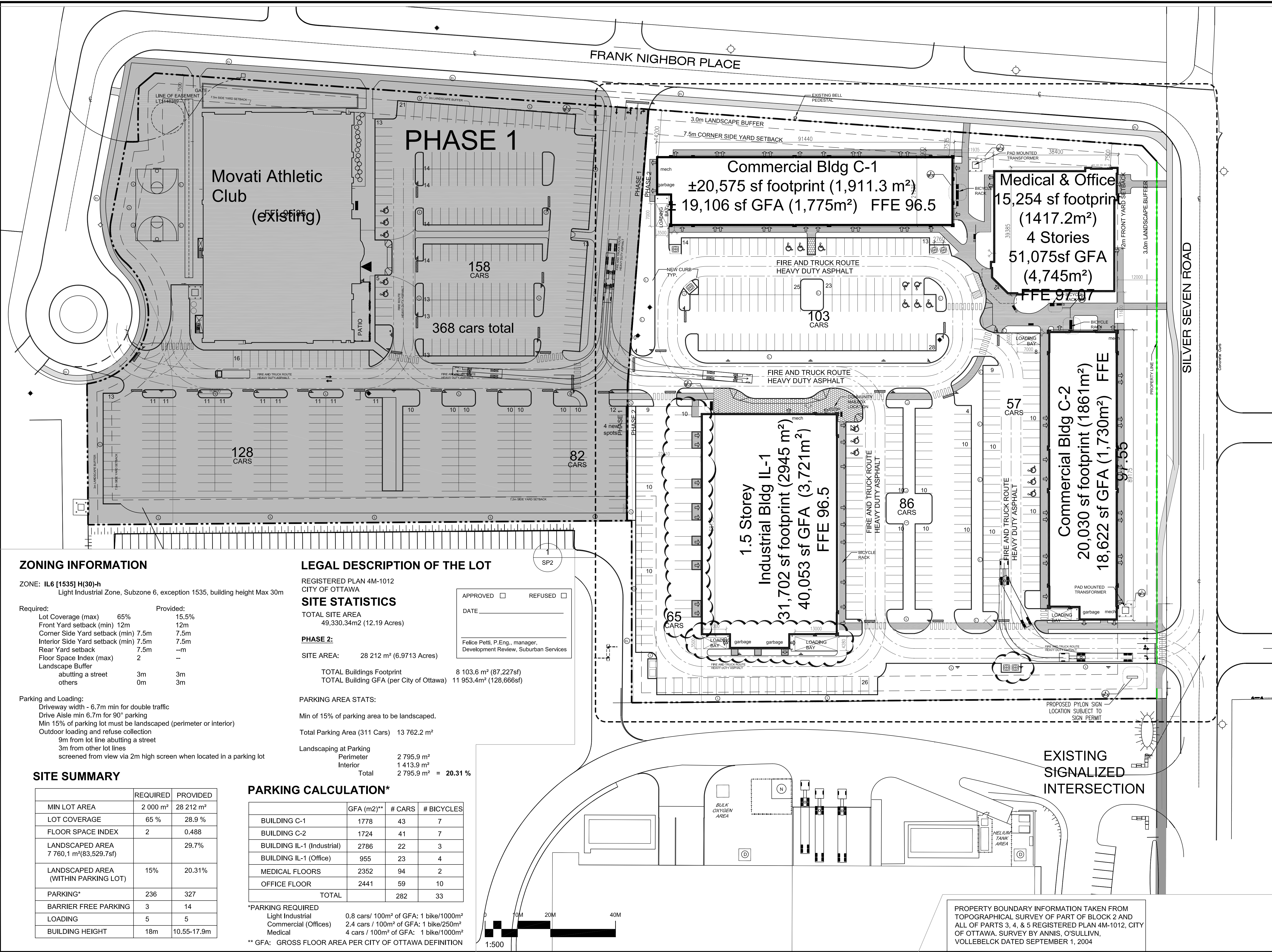




ZONING INFORMATION

ZONE: IL6 [1535] H(30)-h
Light Industrial Zone, Subzone 6, exception 1535, building height Max 30m

Required:		Provided:	
Lot Coverage (max)	65%	15.5%	
Front Yard setback (min)	12m	12m	
Corner Side Yard setback (min)	7.5m	7.5m	
Interior Side Yard setback (min)	7.5m	7.5m	
Rear Yard setback	7.5m	--m	
Floor Space Index (max)	2	--	
Landscape Buffer			
abutting a street	3m	3m	
others	0m	3m	

Parking and Loading:
Driveway width - 6.7m min for double traffic
Drive Aisle min 6.7m for 90° parking
Min 15% of parking lot must be landscaped (perimeter or interior)
Outdoor loading and refuse collection
9m from lot line abutting a street
3m from other lot lines
screened from view via 2m high screen when located in a parking lot

SITE SUMMARY

	REQUIRED	PROVIDED
MIN LOT AREA	2 000 m²	28 212 m²
LOT COVERAGE	65 %	28.9 %
FLOOR SPACE INDEX	2	0.488
LANDSCAPED AREA 7 760,1 m²(83,529.7sf)		29.7%
LANDSCAPED AREA (WITHIN PARKING LOT)	15%	20.31%
PARKING*	236	327
BARRIER FREE PARKING	3	14
LOADING	5	5
BUILDING HEIGHT	18m	10.55-17.9m

PARKING CALCULATION*

	GFA (m2)**	# CARS	# BICYCLES
BUILDING C-1	1778	43	7
BUILDING C-2	1724	41	7
BUILDING IL-1 (Industrial)	2786	22	3
BUILDING IL-1 (Office)	955	23	4
MEDICAL FLOORS	2352	94	2
OFFICE FLOOR	2441	59	10
TOTAL		282	33

*PARKING REQUIRED
Light Industrial 0.8 cars/ 100m² of GFA: 1 bike/1000m²
Commercial (Offices) 2.4 cars / 100m² of GFA: 1 bike/250m²
Medical 4 cars / 100m² of GFA: 1 bike/1000m²
** GFA: GROSS FLOOR AREA PER CITY OF OTTAWA DEFINITION

LEGAL DESCRIPTION OF THE LOT

REGISTERED PLAN 4M-1012
CITY OF OTTAWA
SITE STATISTICS
TOTAL SITE AREA
49,330.34m2 (12.19 Acres)

PHASE 2:
SITE AREA: 28 212 m² (6.9713 Acres)
TOTAL Buildings Footprint 8 103.6 m² (87,227sf)
TOTAL Building GFA (per City of Ottawa) 11 953.4m² (128,666sf)

PARKING AREA STATS:
Min of 15% of parking area to be landscaped.
Total Parking Area (311 Cars) 13 762.2 m²
Landscaping at Parking
Perimeter 2 795.9 m²
Interior 1 413.9 m²
Total 2 795.9 m² = 20.31 %

APPROVED ☐ REFUSED ☐
DATE _____
Felice Petti, P.Eng., manager,
Development Review, Suburban Services

1:500

GENERAL NOTES

- 1- Contractor must verify all job dimensions, all drawings, details, specifications and report any discrepancies to owners before proceeding with work.
- 2- All drawings and specifications are instruments of service and the property of the architects which must be returned at the completion of the work, and may not be reproduced without their written permission.
- 3- GC General Contractor

No.	Revision/Issue	Date
5	PER CITY COMMENTS	July 25/15
4	FOR TENDER	2015-02-25
3	PER CITY COMMENTS	Feb.24/15
2	CLIENT REVIEW	2015-02-18
1	SITE PLAN CONTROL	2014-08-25

- LEGEND:
- EXISTING LIGHT STANDARD
 - NEW LIGHT STANDARD
 - FIRE HYDRANT
 - EXISTING CURB
 - NEW CURB
 - EXISTING SIDEWALK
 - NEW SIDEWALK
 - ALUM. STOP SIGN ON "T" POST AS PER CITY OF OTTAWA SPECIFICATIONS
 - ALUM. FIRE ROUTE SIGN ON "T" POST
 - PAINTED VEHICLE MARKERS (STOP LINES)
 - PAINTED BARRIER FREE PARKING SIGNS
 - PAINTED CROSSWALK MARKINGS

OWNER
SILVER SEVEN CORPORATE CENTRE
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PROJECT AND LOCATION
SILVER SEVEN CORPORATE CENTRE PHASE 2
Frank Nighbor Place & Silver Seven Road
Kanata, Ontario

TITLE OF DRAWING
SITE PLAN OVERALL

JOB NUMBER
C-FID-13-SS-SPC-PH2

DATE
SCALE
1:500
DRAWN BY
DWG NUMBER
SP-1