

SITE LEGEND:

- PROPERTY LINE
- ZONING SETBACKS
- FIRE ACCESS ROUTE (FAR)
- PROPOSED SITE PLAN SCOPE OF WORK
- PRIVATE EASEMENT TO BE RELOCATED
- PROPOSED EASEMENT
- EXISTING FIRE HYDRANT
- FENCE
- BOLLARDS
- BIKE RACKS
- EXIT OR ENTRANCE
- EXTERIOR LIGHT BOLLARD
- WALL MOUNTED DOWN LIGHT - DARK SKY COMPLIANT
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING CONIFEROUS TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SPECIMEN SHRUB
- TABLE AND CHAIRS
- PROPOSED LIGHT STANDARD
- EXISTING LIGHT STANDARD
- ARMOURSTONE BOULDERS
- NATIVE SEED MIX
- PERENNIAL PLANTING
- EXISTING SOOD TO REMAIN
- BOUND AGGREGATE PAVING
- C.I.P CONCRETE PAVING
- GRAVEL
- LOOSE SAND
- HD INTERLOCKING PAVERS W/ HIGH ALBEDO TO REDUCE URBAN HEAT ISLAND EFFECT (See Geotech for Structural Road Design)
- SAFETY ZONE / NO PARKING
- TACTILE WALKING SURFACE INDICATOR (TWSI)
- DMC / MC / DC - DEPRESSED / MOUNTABLE CURB / BARRIER CURB ** PARKING AREAS AND ENTRANCES SHALL HAVE BARRIER CURBS
- SANITARY MANHOLE
- SANITARY SEWER
- STORM MANHOLE
- STORM SEWER - 9000
- STORM SEWER - 3000
- WATERMAIN
- STREET CATCHBASIN - TOP GRATE
- STREET CATCHBASIN - GUTTER
- DOUBLE CATCHBASIN - TOP
- DOUBLE CATCHBASIN - GUTTER
- DITCH INLET MANHOLE
- CATCHBASIN MANHOLE
- REAR YARD CATCHBASIN
- REAR YARD "TEE" CATCHBASIN
- REAR YARD "END" CATCHBASIN
- REAR YARD "CUSTOM ANGLED" CATCHBASIN
- REAR YARD "THREE WAY" CATCHBASIN
- PERFORATED REAR YARD SUBSTRAIN
- CSP CULTURY C/W DIAMETER
- VALVE AND VALVE BOX
- VALVE AND VALVE CHAMBER
- PARK VALVE CHAMBER C/W SERVICE POST
- FIRE HYDRANT C/W BOTTOM
- WIRE MAIN REDUCER
- VERTICAL BEND LOCATION
- SIAMSESE CONNECTION
- METER (IF REQUIRED)
- REMOTE METER (IF REQUIRED)
- WATER MAIN IDENTIFICATION (IF REQUIRED)
- PIPE CROSS IDENTIFICATION (IF REQUIRED)
- SINGLE SERVICE LOCATION
- DOUBLE SERVICE LOCATION
- SINGLE SERVICE LOCATION (REQUIRES SLEEVE)
- INFERRED REFUSAL (SEE GEOTECHNICAL)
- 100 YEAR STORM HYDRAULIC GRADE LINE
- UNDERSIDE OF FOOTING ELEVATION
- CLAY SEAL IN SEWER / WATERMAIN TRENCH

SCOPE OF WORK

EXISTING CONDITIONS

SOFTSCAPE	EXISTING	REMOVED	REMAINING
	5142 m ²	1687 m ²	3455 m ²
HARDSCAPE	6940 m²	1325 m²	5575 m²

PROPOSED

SOFTSCAPE	PROPOSED	EXISTING	DELTA
	4680 m ²	5142 m ²	4680-5142 = -462 m ²
HARDSCAPE	7402 m²	6940 m²	7402 - 6940 = +462 m²

AERIAL FIRE TRUCK

WIDTH: 3.84 m
TRACK: 2.54 m
LOCK TO LOCK TIME: 2.54 m
STEERING ANGLE: 37.0 m

TRUCK

WIDTH: 0.8 m
TRACK: 2.60 m
LOCK TO LOCK TIME: 2.60 m
STEERING ANGLE: 40.0 m

SITE DATA AND ZONING INFORMATION

PROJECT LOCATION: 2000 (OTT01) AND 3000 (OTT02) INNOVATION DRIVE, KANATA, ON K2K 3E8
 LEGAL DESCRIPTION: PART OF BLOCK 3, REGISTERED PLAN 4M1075, KANATA.
 PROPERTY OWNER: CISCO SYSTEMS INC, 170 WEST TASMAN DR., SAN JOSE, CA USA 95134

PROVISION	IG6 H(44)	PROPOSED
MINIMUM LOT AREA (TABLE 200C.1)	4000 m ²	78,344.74 m ²
MINIMUM LOT WIDTH (TABLE 200C.1)	45 m	335.0 m
MAXIMUM LOT COVERAGE (TABLE 200C.V)	45%	14.2%
MINIMUM FRONT YARD, CORNER SIDE YARD (TABLE 200C.II)	12 m	118.8 m
MINIMUM INTERIOR SIDE YARD (TABLE 200C.V)	0 m for accessory building (7.5 m)	98.02 m
MINIMUM REAR YARD (TABLE 200C.V)	0 m for accessory building (7.5 m)	85.00 m
MAXIMUM BUILDING HEIGHT (HEIGHT SUFFIX)	44 m	6.2 m
MINIMUM WIDTH OF LANDSCAPED AREA (TABLE 199.I)	ABUTTING INSTITUTIONAL ZONE: 3 M ABUTTING A STREET: 3 M ALL OTHERS: NO MINIMUM	4.5 m
PARKING (TABLE 101.NB9)	0.8 PER 100 M ² FOR THE FIRST 5000 M ² GFA, THEN 0.4 PER 100 M ² (5,000/100*0.8) + (14729/100*0.4) = 40 + 59 SPACES = 99 SPACES	COUNT INDICATES 20 SMALL SPACES, 24 BF SPACES AND 707 PARKING SPACES PRESENT ON SITE AFTER REMOVING 191 PARKING SPACES. THE TOTAL WILL BE REDUCED TO 656.
BICYCLE PARKING (TABLE 111A.E)	1 SPACE PER 1000 M ² GFA = 19729/1000 = 20 SPACES	#20 EXISTING TO REMAIN BICK RACKS AT OTT01, #20 EXISTING TO REMAIN BICK RACKS AT OTT02

CISCO

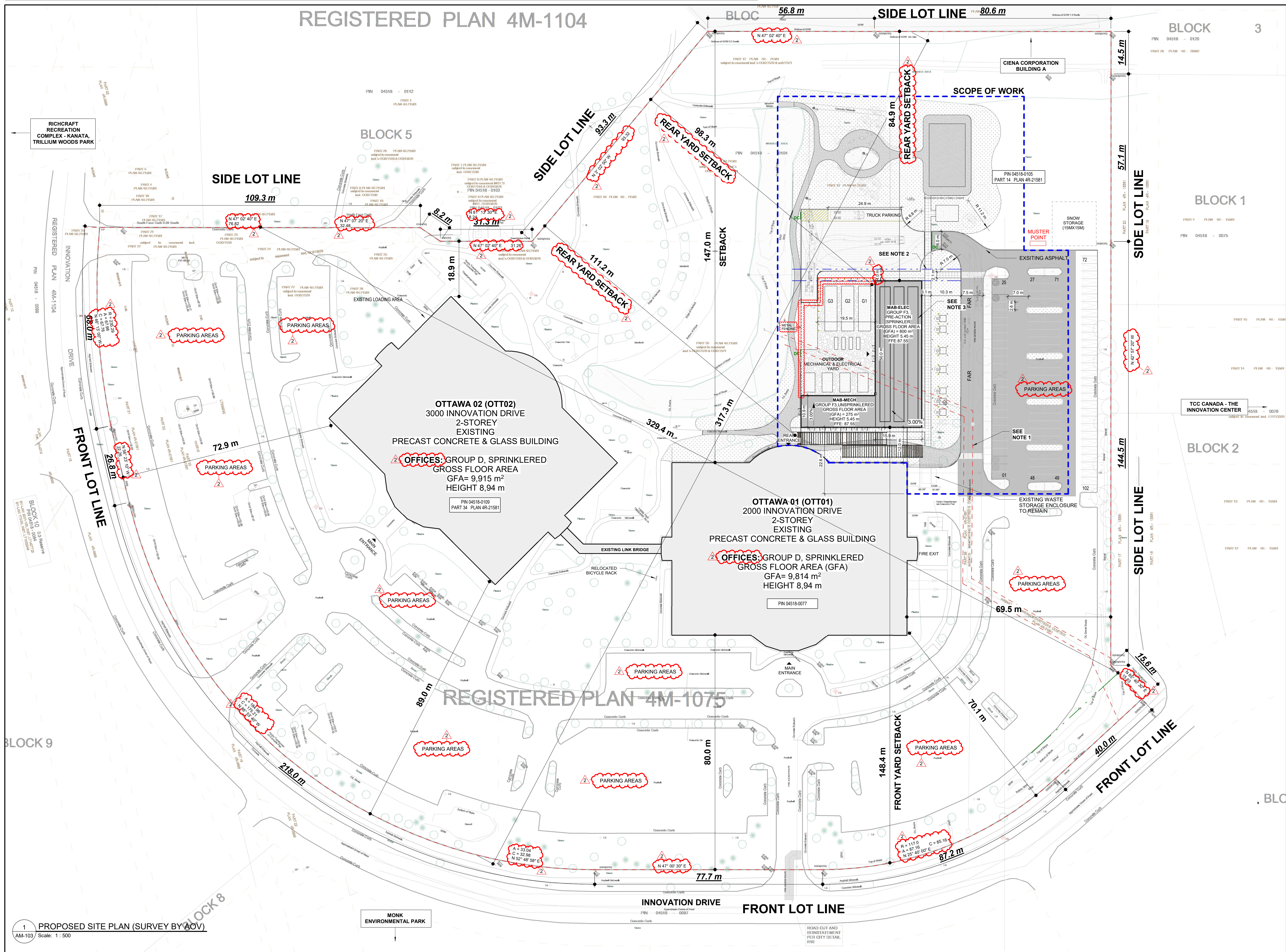
ARCADIS ARCHITECTS (CANADA) INC.

OTT02

OTT01

ISSUES

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 1	2025.12.12
2	RESPONSE TO SPC ROUND 1 COMMENTS	2026.05.08
3	RESPONSE TO SPC ROUND 2 COMMENTS	2026.08.22



TOTAL LAND AREA: 7.83 HA / 843,509.03 SQ. FEET / 78,344.74 SQ. METERS

TOTAL FOOTPRINT AREA

1-STORY MAB BLDG
MECH MAB BLDG AREA: 275 m²
ELEC. MAB BLDG AREA: 800 m²
TOTAL BUILDINGS FOOTPRINT = 1075 m²

TOTAL GROSS FLOOR AREA

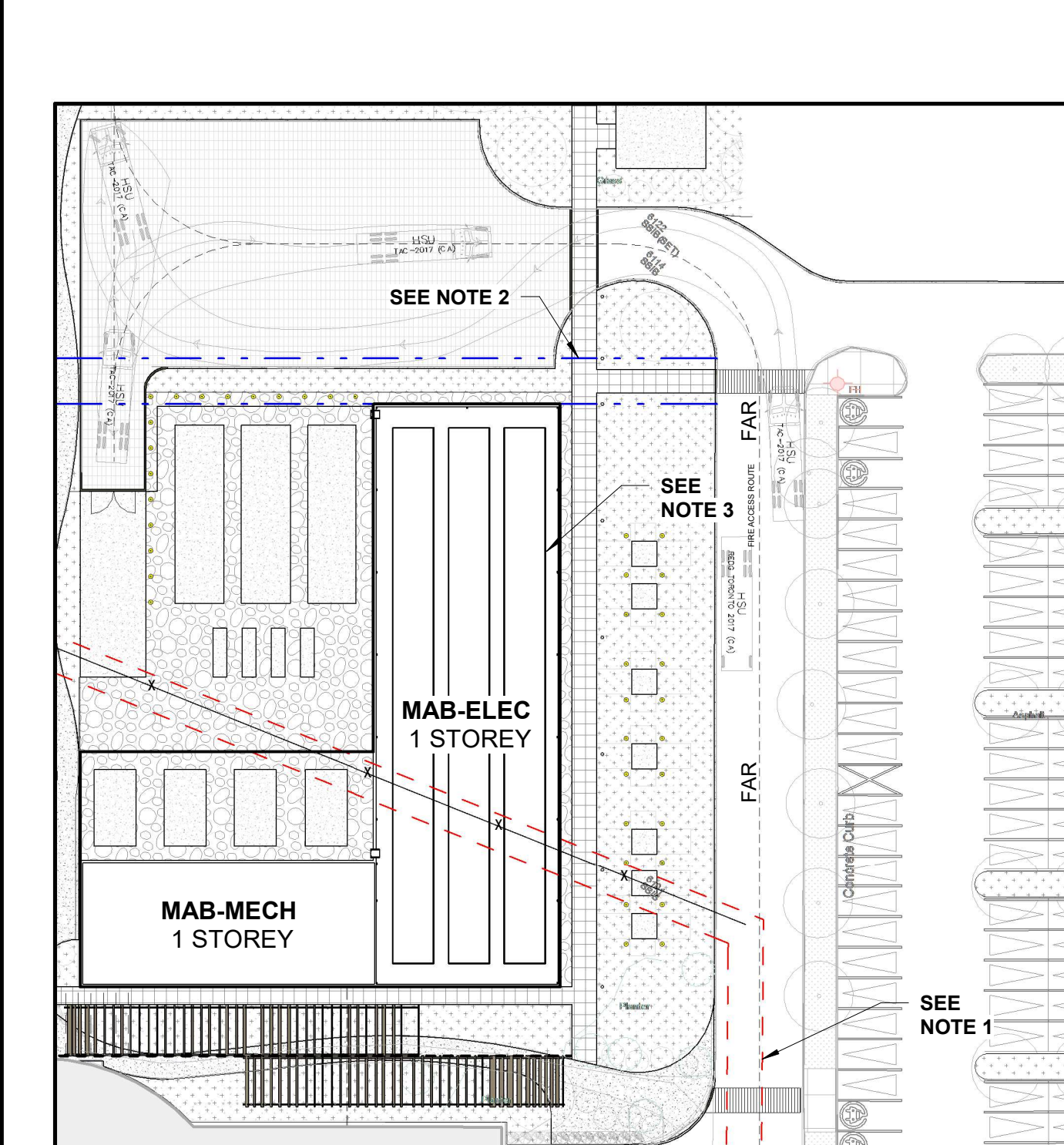
EXISTING BUILDINGS:
GROSS FLOOR AREA (GFA) BLDG OTT1 = 9,814 m²
GROSS FLOOR AREA (GFA) BLDG OTT2 = 9,915 m²
TOTAL BUILDINGS GROSS FLOOR AREA (GFA) = 19,729 m²

	EXISTING	REMAINING
CAR COUNT	COUNT INDICATES 20 SMALL SPACES, 24 BF SPACES AND 707 PARKING SPACES PRESENT ON SITE	757-101=656
BICYCLE COUNT	20 - EXISTING TO REMAIN	NA

PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PROVIDED BY ANNIS, OSULLIVAN, VOLLEBEKK LTD. DATED JULY 24, 2025. PLAN SUBMISSION FORM V-110689



(Top) A landscaped garden foreground leads to the MAB with bronze-toned perforated panels and rooftop mechanical units. A paved service area with a parked truck contrasts with the greenery creating a functional yet natural setting.



2 REFUL & HYDRO OTTAWA VEHICLE AUTO-TURNS

AM-103 Scale: 1: 500

NOTE 1:
PRIVATE EASEMENT - SEWER LINE RELOCATION & TITLE UPDATE
BACKGROUND
THE SUBJECT PROPERTY CONTAINS A PRIVATE EASEMENT BETWEEN TWO PARTIES, ONE OF WHOM IS THE OWNER OF THE PROPERTY. THIS EASEMENT CURRENTLY ACCOMMODATES A SEWER LINE THAT IS PROPOSED TO BE RE-ROUTED AS PART OF UPCOMING SITE DEVELOPMENT WORK. AS THE SEWER LINE ALIGNMENT WILL CHANGE, THE EXISTING EASEMENT WILL NEED TO BE LIFTED AND REINSTATED ON TITLE TO REFLECT THE NEW LOCATION. THIS PROCESS REQUIRES A NEW AGREEMENT TO BE EXECUTED BETWEEN THE TWO PARTIES, INCORPORATING THE UPDATED EASEMENT DETAILS.
PER THE CITY'S REQUEST: IT IS UNDERSTOOD THAT THIS IS A PRIVATE EASEMENT, NOT ONE HELD BY THE CITY OF OTTAWA. HOWEVER, AS PART OF THE CITY'S CONDITIONS OF APPROVAL, WRITTEN CONFIRMATION FROM BOTH PARTIES TO THE EASEMENT IS REQUIRED TO SUPPORT THE PROPOSED LIFTING AND REINSTATEMENT. CONFIRMATION WILL BE PROVIDED FOR SPC #2.

NOTE 2:
PROPOSED RELOCATED EASEMENT - SEE CIVIL DRAWINGS. TWO OPTIONS PRESENTED TO CITY STAFF IN OCT. 2025. RECOMMENDED OPTION PRESENTED FOR SPC #1.

NOTE 3:
PROPOSED MAB OUTLINE.

Scale 1:500

0 10 25 50 m

True North
Project North

NOT FOR CONSTRUCTION

CONSULTANTS

ARUP
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TECOM
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TOTAL OPENING CONSULTANTS
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PROJECT
Cisco Ottawa Campus - MAB MAB
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PROJECT NO.: MAB-30298433
APPLICATION NO.: PC2025-0127

DRAWN BY: YB
CHECKED BY: YB

PROJECT MGR.: TW
APPROVED BY: TW

SHEET TITLE: PROPOSED SITE PLAN

SHEET NUMBER: AM-103
ISSUE: 3