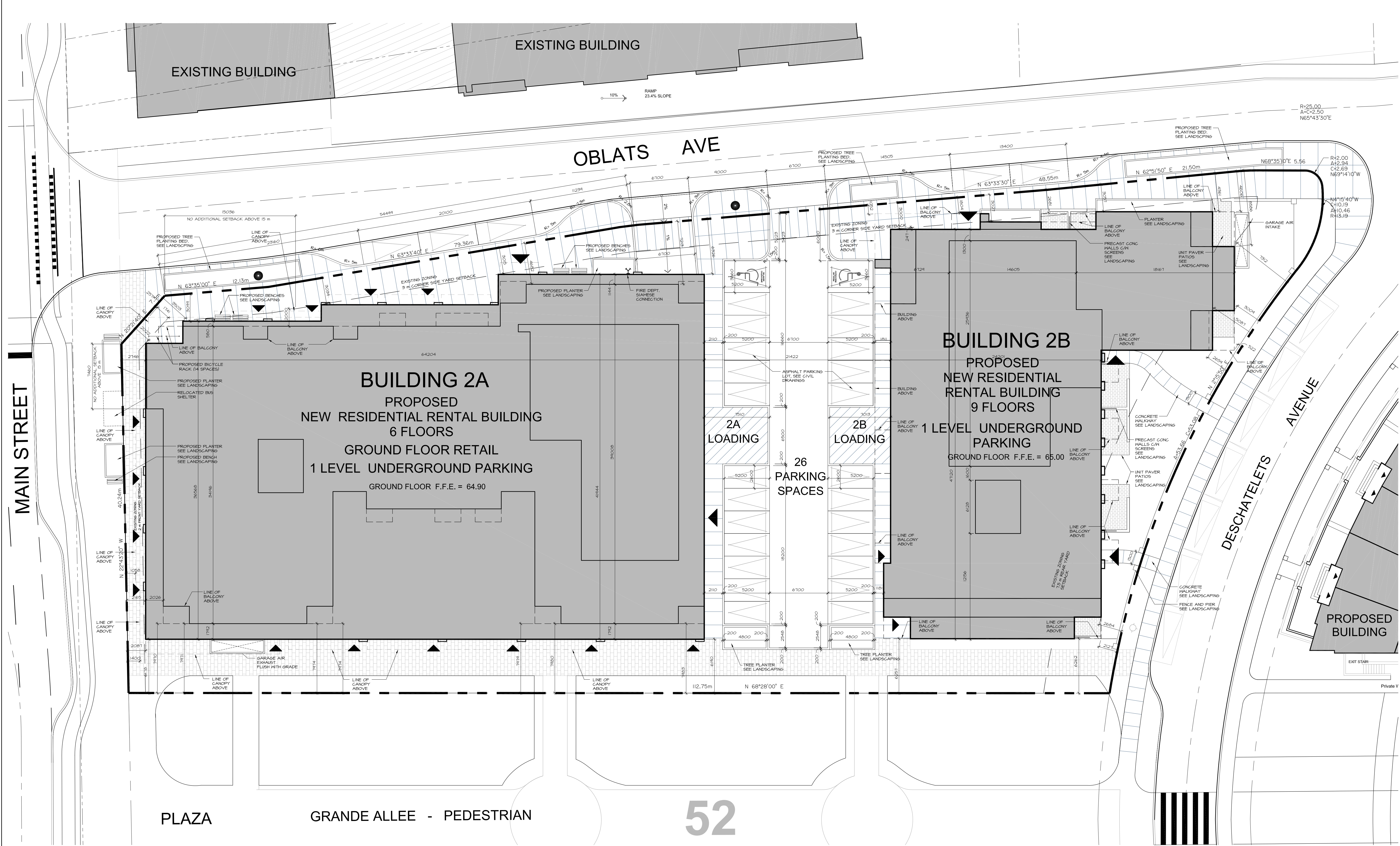




SURVEY INFORMATION TAKEN FROM:

PLAN OF SUBDIVISION OF
PART OF LOT "H"
CONCESSION "D" (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
AND
BLOCKS 60 AND 62
REGISTERED PLAN 4M-1583
CITY OF OTTAWA.
SURVEY BY: ANNIS, O'SULLIVAN, VOLLEBEKK, LTD.

EXISTING ZONING TM (230) H (20)
PROPOSED ZONING TM (XXX)

ZONING PROVISIONS:

	REQUIRED	PROVIDED
MIN LOT AREA :	NO MINIMUM	6,584.46 sqm.
BUILDING HEIGHT :	20 m	BLDG. A: 20 m BLDG. B: 21.5 m
MIN LOT WIDTH :	NO MINIMUM	N/A
FRONT YARD :	2 m (min) 3 m (max)	2,291 m 2,146 m
REAR YARD :	7.5 m	2,654 m
CORNER SIDE YARD :	3 m (min.)	3 m
INTERIOR SIDE YARD :	N/A	6.178 m (min) 6.262 m (max)

ADDITIONAL SETBACK ABOVE 15m

BUILDING 2A		
- FRONT YARD	2m	2,026 m (Except corner. No additional setback for 1,462m from corner)
- CORNER SIDE YARD	2m	6.178 m (min) (Except corner. No additional setback for 15,036m from corner)
BUILDING 2B		
- CORNER SIDE YARD	2m	(No additional setback)
LANDSCAPED OPEN SPACE	1,176.84 sqm	1,883.42 sqm (50% OF LOT AREA / 6,584.46 sqm x 30% = 1,976.84 sqm)

BUILDING 2A

ZONING SUMMARY:

VEHICULAR PARKING:

RESIDENTIAL PARKING (125 units - (First 12 units) x 0.5 = 57 spaces)	57 spaces	70 spaces
VISITOR PARKING (125 units - (First 12 units) x 0.1 = 11 spaces)	11 spaces	11 spaces
RETAIL (125 / 100 sqm (784 sqm / 100 = 16.8 X 125))	10 spaces	10 spaces
	76 spaces	91 spaces

BICYCLE PARKING

RESIDENTIAL (125 units x 0.5 = 63 spaces)	63 spaces	63 spaces
RETAIL (1/250 sqm) (6274 sqm / 250 = 7 spaces)	7 spaces	7 spaces

AMENITY (125 units x 6 sqm/unit = 750 sqm) (Commercial 50% of Req'd = 375 sqm)	750 sqm 375 sqm	1,814 sqm 507 sqm 496 sqm indoor outdoor
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BUILDING SUMMARY:

RENTAL UNITS	125
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	GROSS FLOOR AREA	NET FLOOR AREA
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ELEV MACH. ROOM	818 sq.ft.	-
MECH. PENT/ ROOF	3,814 sq.ft.	-
LEVELS 3-6	80,416 sq.ft.	71,181 sq.ft.
LEVEL 2	20,014 sq.ft.	17,181 sq.ft.
GROUND	26,436 sq.ft.	19,034 sq.ft.
	132, 018 sq.ft.	107, 024 sq.ft.

GARAGE	56, 803 sq.ft.
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UNIT TYPE / FLOOR

	BACH	1 BED	2 BED	TOTAL/ FLOOR
LEVEL 6	-	13	5	18
LEVEL 5	-	13	5	18
LEVEL 4	-	13	5	18
LEVEL 3	-	13	5	18
LEVEL 2	-	13	5	18
TOTAL	-	65	25	125

BUILDING 2 B

ZONING SUMMARY:

VEHICULAR PARKING:

RESIDENTIAL PARKING (118 units - (First 12 units) x 0.5 = 54 spaces)	54 spaces	54 spaces
VISITOR PARKING (118 units - (First 12 units) x 0.1 = 11 spaces)	11 spaces	11 spaces
	65 spaces	70 spaces

BICYCLE PARKING

RESIDENTIAL (118 units x 0.5 = 60 spaces)	60 spaces	60 spaces
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AMENITY (118 units x 6 sqm/unit = 714 sqm) (Commercial 50% of Req'd = 357 sqm)	714 sqm 357 sqm	1,340 sqm 331 sqm 424 sqm outdoor
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BUILDING SUMMARY:

RENTAL UNITS	118
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	GROSS FLOOR AREA	NET FLOOR AREA
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ELEV MACH. ROOM	936 sq.ft.	-
MECH. PENT/ ROOF	3,796 sq.ft.	-
LEVEL 6	12,781 sq.ft.	11,316 sq.ft.
LEVEL 5	12,513 sq.ft.	11,048 sq.ft.
LEVEL 4	12,513 sq.ft.	11,048 sq.ft.
LEVEL 3	12,513 sq.ft.	11,048 sq.ft.
LEVEL 2	15,026 sq.ft.	13,420 sq.ft.
GROUND	14,636 sq.ft.	13,942 sq.ft.
	135, 931 sq.ft.	113, 163 sq.ft.

UNIT TYPE / FLOOR

	BACH	1 BED	2 BED	TOTAL/ FLOOR
LEVEL 4	-	3	-	3
LEVEL 3	-	4	2	6
LEVEL 2	-	4	2	6
LEVEL 1	-	5	4	9
LEVEL 0	-	5	4	9
LEVEL -1	-	5	4	9
LEVEL -2	-	5	4	9
LEVEL -3	-	5	4	9
LEVEL -4	-	5	4	9
LEVEL -5	-	5	4	9
LEVEL -6	-	5	4	9
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