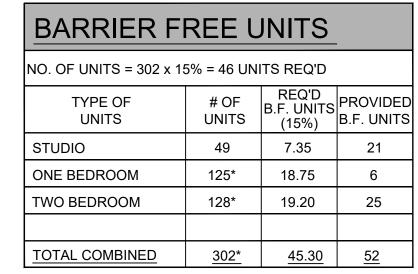
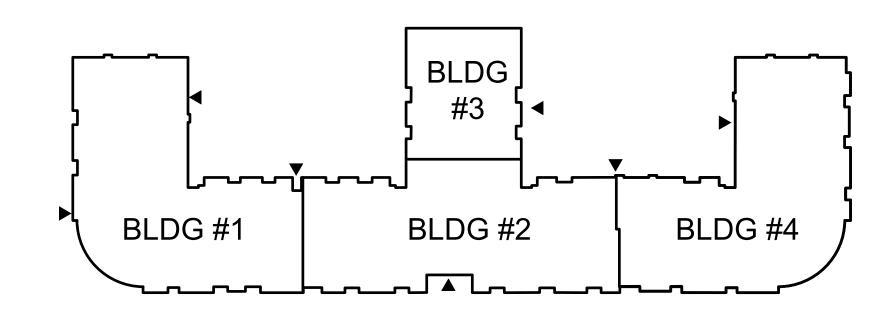


*2 MODEL/GUEST UNITS NOT INCLUDED IN STATS (1 - ONE BEDROOM & 1 - TWO BEDROOM)



*2 MODEL/GUEST UNITS NOT INCLUDED IN STATS



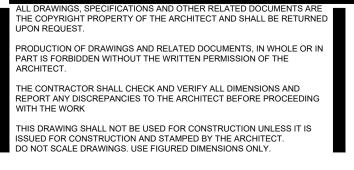
CITY OF OTTAWA ZONING BY-LAW 2008-250 MC5 H(35) (MIXED-USE CENTRE ZONE) PROPOSED MID-RISE MIXED-USE DEVELOPMENT ZONING PROVISION REQUIRED PROVIDED MIXED-USE CENTRE ZONE PROVISIONS LOT AREA (MIN.) 11,135.1m² NO MINIMUM LOT WIDTH (MIN.) NO MINIMUM +/- 158.7m NO MINIMUM / 2.6 m FRONT YARD SETBACK (MIN. / MAX.) MAXIMUM 3.5m NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM 5.8 m (EAST) & INTERIOR SIDE YARD SETBACK (MIN.) WINDOWS, THE MINIMUM SETBACK 5.5 m (WEST) ADJACENT TO WINDOWS IS 3.5m 0.75 PER G UNIT

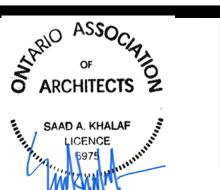
146m² (1,576ft²)

project no.:

			506'-4" [154.3m]			BUILDING #1 - 16,084ft² (1,494m²) BUILDING #2 - 15,533ft² (1,443m²)	INTERIOR SIDE YARD SETBACK (MIN.)	BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.8 m (EAST) & 5.5 m (WEST)
	75'-0" [22.9m] FENCE (TOP OF	142'-0" [43.3m]	75'-0" [22.9m] FENCE (TOP OF ROCK	139'-4" [42.5m] 129'-10" 2 H.C. TYPE A SPOTS + 12 SPOTSx2.6m = [39.6m]	75'-0" [22.9m]	BUILDING #3 - 6,272ft² (583m²) BUILDING #4 - 16,145ft² (1,500m²) O.B.C 3.2.2.43A	REAR YARD SETBACK (MIN.)	NO MINIMUM , EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	11.8 m
	ROCK LEDGE)	CHAIN-LINK FENCE AT GRADE	LEDGE)				FLOOR SPACE INDEX (MAX.)	2	2.3
	EDGE OF —	(ROCK SAFETY SETBACK) EDGE OF ——	OUTLINE OF PARKING BELOW	ROCK FENCE AT GRADE [1.5m]		- HYDRO TRANSFORMERS	FLOOR SPACE INDEX NON-RESIDENTIAL (MIN.)	0.75	0.11
	ROCK + + + + + + + + + + + + + + + + + + +	ROCK	+ + + + + + + + + + + + + + + + + + +	(ROCK SAFETY 5 [3.4m] 11'-2" 11'-2" [3.4m]	5'-5" [1.6m] [5'-5] [5'-5] [7'-5]	FENCE (TOP OF ROCK LEDGE)	BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	21.2 m
	+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +		[14]	27-0- 	+ + + + + + + + + + + + + + + + + + +	WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIES
EDGE OF	+ + + + + + + + + + + + + + + + + + +	+	+ + + + + + + + + + + + + + + + + + +	[2.6m] (2.6m] (22'-0") (6.7m]	10	AIR INTAKE // SHAFT	PARKING PROVISIONS (AREA C)		
ROCK [7/[5.5m]] + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	· + + + +	О	PARKING	- + + + + + + + + + + + + + + + + + + +		PARKING SPACES (MIN.)	1.0 PER DWELLING UNIT = 304	
+ + + + + + + + + + + + + + + + + + +	+			6'-11" 56'-0" 2'-10" 25'-3" 11'-3"	RENTAL			3.4 PER 100m2 GFA RETAIL = 30.5	
(TOP OF	+	+ + + + + + + + + + + + + + + + + + +	1	12 BIKE [2.1m] [17.1m] [0.9m] [7.7m] [3.4m] ARKING 1100mm HIGH	OFFICE & L' MODEL SUITE	+ + + + 14'-10" + + + + 1[4.5m]		10 PER 100m2 GFA GYM = 15.4	TOTAL = 385
ROCK LEDGE)		POOL		WALL AROUND TO SHIP TO				10 PER 100m2 GFA CAFÉ = 21.2	
	CHAIN-LINK FENCE	+ 18'-8"	4'-3" + + + + + 1 [1 3m]	[2, 8]	COMM. H	S H	VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 60.8	
	AT GRADE (ROCK SAFETY			15 BIKE +			TOTAL REQUIRED	TOTAL = 431.9	
1 + + + + + + + + + + + + + + + + + + +	SETBACK)		AIR INTAKE	PARKING [5.2m]		19'-1" -	ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
	OUTLINE OF PARKING		SHAFT	4 + 4 + 4 + 4 + 4 + 4 + 4 + 4 + 4 + 4 +		[5.8m] +	BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 152	
[2] [3] [4] [4] [4] [4] [5] [5] [5] [6] [6] [6] [6] [6] [6] [6] [6] [6] [6	BELOW	+ + + + + + + + + + + + + + + + + + +		+ + + + + + + + + + + + + + + + + + +	COMM. UNIT #6	19'-1" 45'-11"		1 PER 250m2 GFA RETAIL = 4	TOTAL = 244
153'-2 [46.7m						[5.8m] [14.0m] 8'-2"		1 PER 250m2 GFA CAFE = 1	INCLUDES 0.75 PE DWELING UNIT
1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 + 1 +		OF PARKING		PARKING GARAGE —		6'-8 6'-8		1 PER 1500m2 GFA GYM = 0	
		BELOW	COMMERCIAL BUILDING	AIR EXHAUST IN RAMP SIDE WALL	OUTLINE OF PARKING	[2.0m]	AMENITY AREA PROVISIONS		
			5,020 m ² (GND FLR)		BELOW		TOTAL AMENITY AREA (MIN.)	6m2 PER DWELLING UNIT = 1824	4,505 m ²
1 + + + + + + + + + + + + + + + + + + +	CONC. WALL FOR GAS METERS	DISTANCE	FFE 100.75		CAFETERIA	SA ET	COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 912 m ²	3,238 m²
0	10' LG. x 40" H + + + + + + + + + + + + + + + + + +	GYM COMM. UNIT #1 COMM. UNIT #2 DISTANCE PRINCIPAL ENTRANCE	PRINCIPAL ENTRANCE MAINT			NOS CONTRACTOR OF THE PROPERTY		AMENITY AREAS COMMUNAL POOL/GRASS = 2,465mi ROOF TOP = 397m² (4,2 GND FLR AMENITIES =	273ft²)
+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	+ + + + + + + + + + + + + + + + + + +	0, + + + + + + + + + + + + + + + + + + +	4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.4.		" —	OSS FLOOR AREAS (GFA) - PER CITY	PRIVATE BALCONIES GND FLOOR = 109m² (1	1,172ft²)
EXISTING CONCR	<u>+ * + * + * + * + * + * + * + * + * + *</u>	+ ' + ' + ' + ' + ' + ' + ' + ' + ' + '	<u>Smj</u> + + + + + + + + + + + + + + + + + + +	10 BIKE PA			NING DEFINITION	2ND FLOOR = 233m ² (2, 3RD FLOOR = 233m ² (2,	2,508ft²)
				[5.0]		CO	MMERCIAL (1ST FLR) = 1,261.8 m ² (13,582 ft ²)	4TH FLOOR = 227m ² (2,	2,447ft²)
	6.0 m WIDE FIRE ROUTE		KANATA	VENUE 6.0 m WIDE FIRE ROUTE —			SIDENTIAL (1ST FLR) = 2,049m² (22,060ft²) SIDENTIAL (2ND FLR) = 4,266m² (45,915ft²)	5TH FLOOR = 232m ² (2, 6TH FLOOR = 232m ² (2,	
						RES	SIDENTIAL (3RD FLR) = 4,266m ² (45,915ft ²)	TOTAL = 4,505m ² (48,48	39ft²)
						RES	SIDENTIAL (4TH FLR) = 4,266m ² (45,915ft ²) SIDENTIAL (5TH FLR) = 4,266m ² (45,915ft ²)	BUILDING AREA CALCULATION	ONS (PERIME
				PARKING			SIDENTIAL (6TH FLR) = 4,266m² (45,915ft²)	FOR BUILDING CODE	
				FLOOR 2.6m x 5.2m 2.4m x 5.2m 2.6m x 4.6m BF T	TYPE 'A' BF TYPE 'B' TOTAL	TO	ΓAL RES. & COMM. = 24,639 m² (265,216ft²)	U/G LEVEL 1 = 8,388m ² (90	
				SMALL CAR 3.4m	n x 5.2m 2.6m x 5.2m			U/G LEVEL 2= $3,052m^2$ (32 GROUND FLR = $5,020m^2$ (54	4,035ft²)
				SITE 31 0 0 U/G LVL 1 196 64 1	2 0 33			2ND FLR = 5,019m ² (54 3RD FLR = 5,019m ² (54	
SITE	E PLAN			U/G LVL 1 196 64 1 U/G LVL 2 63 19 1	2 2 <u>265</u> 2 2 87			4TH FLR = 5,013m ² (53 5TH FLR = 5,013m ² (53	3,963ft ²)
PLAN SCALE NORTH	1 = 300			TOTAL 290 83 2	<u>6</u> <u>4</u> <u>385</u>			$6TH FLR = 5,013m^2 (53)$	3,963ft²)
NOINTI				<u> </u>				ROOF = $146m^2 (1,57)$	/6ft²)







rev.	date	issued for	rev.	date	issued for			
1	JUNE 11.21	REVIEW	6	FEB. 22.22	FOUNDATION PERMIT	11		01101
2	JUNE 30.21	ZONING	7	MAR.11.22	PLANNING RESUBMISSION	12		shee
3	OCT. 20.21	UDRP	8	MAY.09.22	SPA SUBMISSION	13		addı
4	OCT. 27.21	RE-ZONING	9			14		مطط
5	DEC. 09.21	SPA RESUBMISSION	10			15		proje

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