

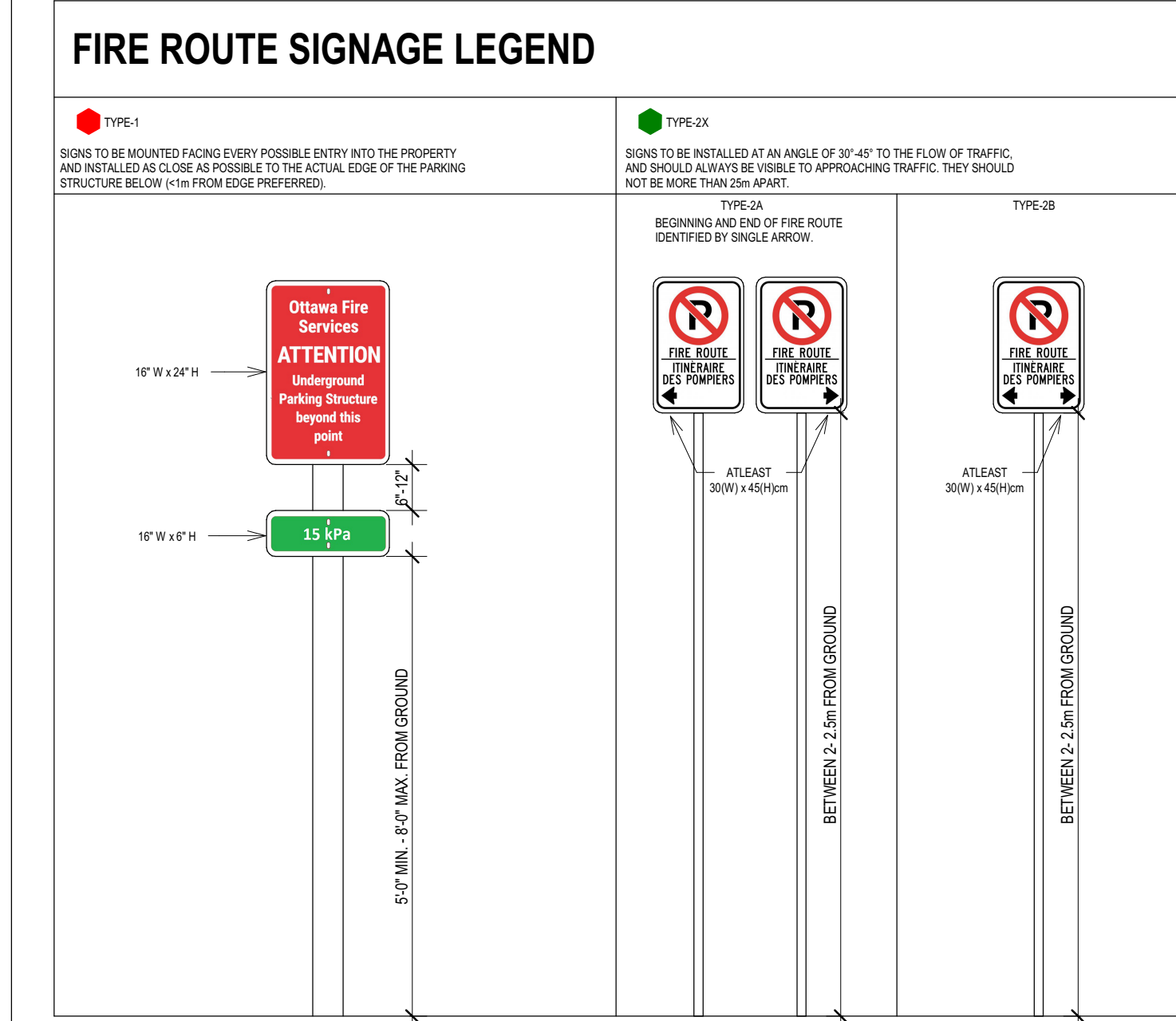
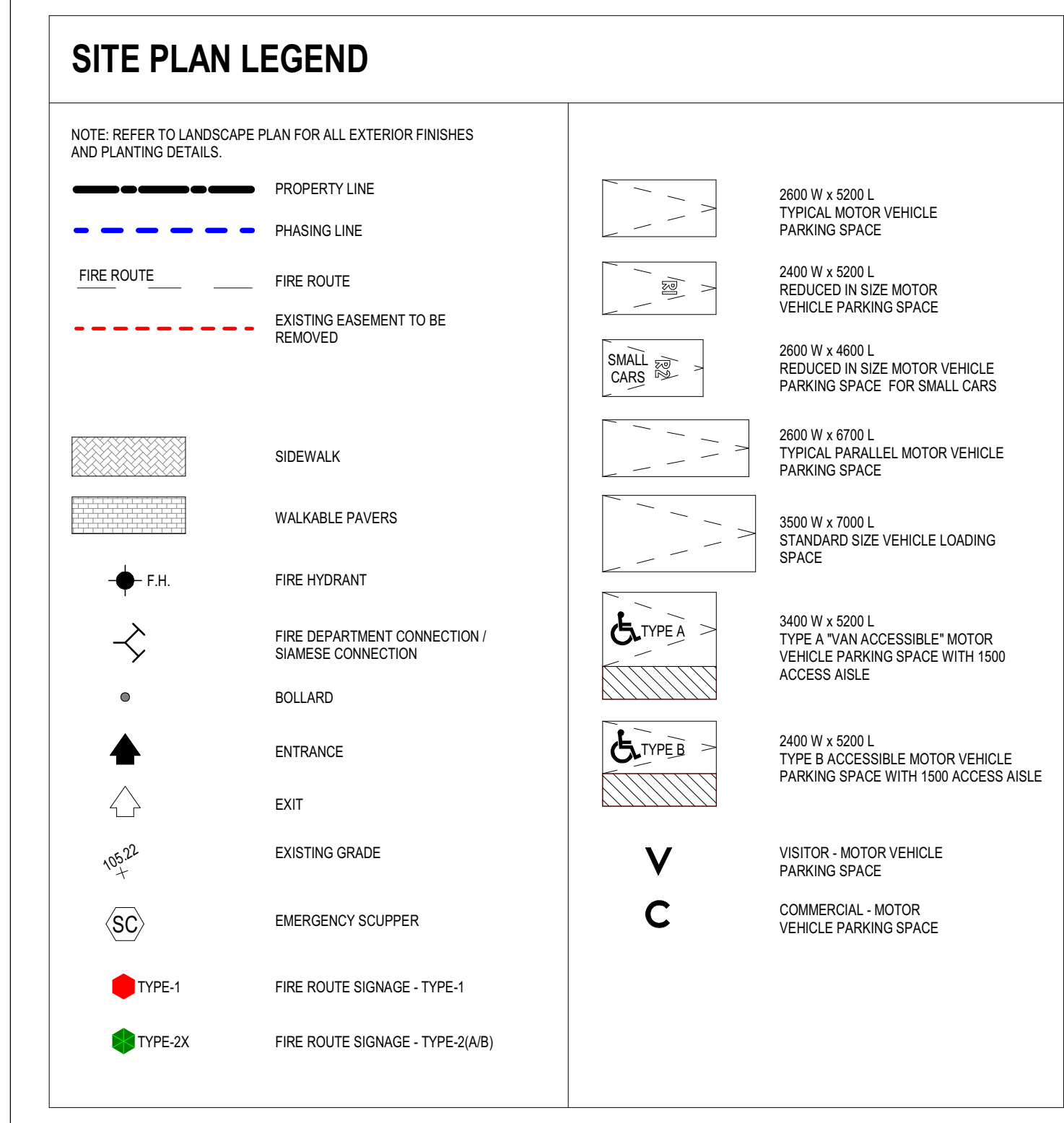
**UNIT TYPES AND BARRIER-FREE UNITS DISTRIBUTION CHART**

BARRIER-FREE UNIT COUNT - Phase 2 & 3												
LEVEL	LEVEL 01		LEVEL 02		LEVEL 03		LEVEL 04		LEVEL 05		LEVEL 06	
	Total Number of Unit Types	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	Number of Barrier-Free Units	
STUDIO	0	0	6	2	9	2	9	2	5	2	5	2
1 BED	22	0	39	6	41	7	43	9	45	7	45	7
1 BED+D	2	1	3	1	3	1	3	0	3	0	3	0
2 BED	4	2	10	2	10	2	8	2	8	2	8	1
2 BED+D	0	0	2	1	2	1	2	1	2	0	2	0
<b>Totals</b>	<b>28</b>	<b>3</b>	<b>60</b>	<b>12</b>	<b>65</b>	<b>13</b>	<b>65</b>	<b>14</b>	<b>63</b>	<b>11</b>	<b>63</b>	<b>10</b>

END OF SCHEDULE

Zoning Information: AM9 (R74)			
City of Ottawa Consolidated Zoning By-law 2008-250			
Proposed Mixed-Use Building (Senior's Residential & Commercial)			
Zone Provisions	Required	Proposed	
Minimum Lot Area (m <sup>2</sup> )	No minimum	24319.217	
Minimum Lot Width (m)	No minimum	150.02	
Minimum Front Yard Setback (m)	No minimum	3.316 (abutting Hazeldean Road)	
A minimum of 30% of the lot width (m) within 5 metres of the front lot line, must be occupied by building walls	45.006 (30%)	108.6 (72.4%)	
Minimum Corner Side Yard Setback (m)	No minimum	Varies (abutting Wellings Private)	
Minimum Interior Side Yard Setback (m)	No minimum	4.18	
Minimum Rear Yard Setback (m)	10	50.727	
Minimum Pool Creek Setback	30	54.242	
-1.5m from top of bank or 30ps from normal highwater mark and/or the geotechnical hazard, whichever is greater			
Maximum Building Height (m)	15	20.75	(21.15 Permitted by Minor Variance)
- Measured from Average Grade @105.50m to 6th Floor Roof Level Assembly @126.25m			
Maximum Floor Space Index	None	N/A	
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m)	5	Varies	
- at rear lot line abutting a non-residential zone			
Minimum Landscaped Area along lot line for Non-residential or Mixed-use Building (m)	No minimum	Varies	
- all other cases			
<b>Parking Requirements (Section 100-114)</b>			
<b>Minimum Parking Space Rates (Section 101) (Area C)</b>			
Senior's Dwelling Units	86 - 10% = 77	238	
- 0.25 per dwelling unit (Phase 2.3 - 344 Dwelling Units)		(37 Surface, 201 U/G Parking)	
Senior's Dwelling Units in a Mixed-use Building	46 - 10% = 41	119	
- 0.25 per dwelling unit (Phase 2 - 182 Dwelling Units)			
Senior's Dwelling Units in a Mixed-use Building	40 - 10% = 36	119	
- 0.25 per dwelling unit (Phase 3 - 162 Dwelling Units)			
Commercial - Bar	10	10 (Surface)	
- 6 per 100 sq.m. of GFA (Phase 2 - 160 sq.m. Bar)			
Commercial - Personal Service Business	4	4 (Surface)	
- 3.4 per 100 sq.m. of GFA (Phase 2 - 116 sq.m. Salon/ Spa)			
Commercial - Restaurant	43	43 (Surface)	
- 10 per 100 sq.m. of GFA (Phase 2 - 434 sq.m. Private Room, Dining, Kitchen, Storage, Refrigerator, Bistro)			
Commercial - Outdoor Commercial Patio (Section 85)	-	-	
- No additional parking is required			
<b>Minimum Parking Space Rates (Section 101(6)) (Area C)</b>			
Despite Subsection (1):			
(c) where all parking spaces provided or required for a permitted land use are located below grade in the same building as that land use, the parking required by Table 101 for that land use may be reduced by the lesser of:			
(i) 10 per cent of the required parking spaces; or			
(ii) 20 parking spaces. (By-law 2016-249)			
<b>Subtotal</b>	<b>134</b>	<b>295</b>	
(77 = 2-Type A, 2-Type B)		(201 U/G Parking = 3-Type A, 4-Type B)	
(57 = 1-Type A, 2-Type B)		(37 Surface = 1-Type A, 1-Type B)	
<b>Minimum Visitor Parking Space Rates (Section 102) (Area C)</b>			
Senior's Dwelling Units in a Mixed-use Building	69	69	
- 0.2 per dwelling unit (Phase 2.3 - 344 Dwelling Units)		(69 Surface)	
Senior's Dwelling Units in a Mixed-use Building	36	36	
- 0.2 per dwelling unit (Phase 2 - 182 Dwelling Units)			
Senior's Dwelling Units in a Mixed-use Building	33	33	
- 0.2 per dwelling unit (Phase 3 - 162 Dwelling Units)			
<b>Subtotal</b>	<b>66 + 3 Accessible</b>	<b>66 + 3 Accessible</b>	
(1-Type A, 2-Type B)		(Surface 1-Type A, 2-Type B)	
<b>TOTAL</b>	<b>203</b>	<b>364</b>	
<b>Parking Space Provisions (Section 106)</b>			
Maximum Reduced Size Parking Spaces (except visitor and parallel parking spaces) - 40% of required spaces may be reduced to a minimum size of 2.4m x 4.6m	54	33	(Type R1 2.4 x 5.2)
<b>Aisle and Driveway Provisions (Section 107)</b>			
Minimum width of a driveway providing access to a Parking Lot or Parking Garage (m)	3	3	
- Single Traffic Lane;			
Minimum width of a driveway providing access to a Parking Lot and Parking Garage (m)	6	6.7	
- Double Traffic Lane;			
Maximum width of a driveway providing access to a Parking Lot and Parking Garage for Apartment Dwelling for 20 or more parking spaces (m)	6.7	6.7	
- Double Traffic Lane;			
Minimum aisle width providing access to parking spaces in a Parking Lot or Parking Garage serving parking spaces angled at between 71 and 90 degrees (m)	6.7	6	
Minimum aisle width providing access to parking spaces in a Parking Lot or Parking Garage accessory to a residential use and aisle serving parking spaces angled at between 56 and 90 degrees (m)	6	6	
<b>Landscaping Provisions for Parking Lots (Section 110)</b>			
Minimum width of landscaped buffer of a parking lot (m)	3	4.2 (abutting Wellings Private)	
- Abutting a street			
Minimum width of landscaped buffer of a parking lot (m)	1.5	3.34 (abutting Phase 3) Varier (abutting Rear Yard) 5.29 (abutting Interior Side Yard)	
- Not abutting a street (For a parking lot containing more than 10 but fewer than 100 spaces)			
Minimum Landscaped Area of Parking Lot	15%	31%	
<b>Minimum Bicycle Parking Rates and Provisions (Section 111)</b>			
Senior's Dwelling Unit	86	86	
- 0.25 per dwelling unit (Phase 2.3 - 344 Dwelling Units)		(15 Surface, 60 U/G Parking)	
Senior's Dwelling Unit	46	46	
- 0.25 per dwelling unit (Phase 2 - 182 Dwelling Units)		(13 Surface, 33 U/G Parking)	
Senior's Dwelling Unit	40	40	
- 0.25 per dwelling unit (Phase 3 - 162 Dwelling Units)		(13 Surface, 27 U/G Parking)	
Commercial - Bar	1	1 Surface	
- 1 per 1500 sq.m. of GFA (Phase 2 - 160 sq.m. Bar)			
Commercial - Personal Service Business	1	1 Surface	
- 1 per 500 sq.m. of GFA (Phase 2 - 116 sq.m. Salon/ Spa)			
Commercial - Restaurant	2	2 Surface	
- 1 per 250 sq.m. of GFA (Phase 2 - 434 sq.m. Private Room, Dining, Kitchen, Storage, Refrigerator, Bistro)			
<b>TOTAL</b>	<b>90</b>	<b>90</b>	(30 Surface, 60 U/G Parking)
<b>Minimum Loading Space Rates and Provisions (Section 113)</b>			
Residential Uses:	None	2 (1 Shared)	
All other Non-Residential Uses	0	1 Shared	
- 0 per 350 - 999 sq.m. of GFA (Phase 2 - 819 sq.m. Commercial Uses)			
Minimum Width of Driveway accessing Loading Space (m)	6	6.7	
- Double Traffic Lane			
Minimum Width of Aisle accessing Loading Space angled at between 60 to 90 degrees (m)	9	9	
Minimum Vertical Clearance for Loading Space (m)	4.2	5.7	
<b>Amenity Area (Section 117)</b>			
Minimum Total Amenity Area (sq.m)	2064	5791	
- 6 sq.m per dwelling unit			
Minimum Communal Amenity Area (sq.m)	1032	3286	
- 50% of Total Amenity Area			
<b>Accessible Parking (City of Ottawa Accessibility Design Standards, Section 3.1)</b>			
Minimum Number of Accessible Spaces	10	15	
(4-Type A, 6-Type B)		(6-Type A, 9-Type B)	

PROJECT INFORMATION		PROJECT TEAM	
LEGAL DESCRIPTION: PART OF LOT 2 CONVESSION 12 GEOGRAPHICAL TOWNSHIP OF GOLDBOURN CITY OF OTTAWA PREPARED BY ANNE O'SULLIVAN, VOLLEBEK LTD. FIELD WORK COMPLETED JANUARY 10, 2019		PROJECT NAME: WELLINGS OF STITTSVILLE PHASE 2 & 3 5711 HAZELDEAN ROAD STITTSVILLE, ON K2S 1T1	
ZONING: AM9(6) PHASE 2/3 RESIDENTIAL UNITS: 344 SITE AREA: 2023.8 SQ.M		OWNER / APPLICANT: NAUTICAL LANDS GROUP 280 GARD ROAD OTTAWA, ONTARIO K1S 1L0	
		ARCHITECT: DANIEL ARCHITECTS 109 BANK STREET, SUITE 200 OTTAWA, ONTARIO K1P 2N6	
		ENGINEERS: STATTEC (CIVIL) 101 COLBY AVENUE, SUITE 400 OTTAWA, ON K2C 3S4	
		JANI CONSULTANTS (MEP) 7805 DANBRO CRESCENT MISSISSAUGA, ON L4X 1P6	
		MONTGOMERY (STRUCTURAL) 115 BRADSHAW ROAD CARR, ON K2A 1K0	
		SURVEYOR: ANNE O'SULLIVAN VOLLEBEK LTD. 14 CONCORDE GATE SUITE 500 NEPEAN, ON K2E 7S8	
		LANDSCAPE: LEVSTEK CONSULTANTS 8971 HIGH CRESCENT OTTAWA, ONTARIO K2A 2R0	



### CITY OF OTTAWA GROSS FLOOR AREA & AMENITY AREAS

LEVEL	CITY GFA (RESIDENTIAL) PHASE 2&3	COMMERCIAL AREA PHASE 2&3	INDOOR COMMUNAL AMENITY AREA PHASE 2&3	OUTDOOR COMMUNAL AMENITY AREA PHASE 2&3	PERSONAL AMENITY AREA (OUTDOOR BALCONIES) PHASE 2&3	TOTAL GBA
LEVEL 01	1,884 m <sup>2</sup>	773 m <sup>2</sup>	893 m <sup>2</sup>	2,487 m <sup>2</sup>	180 m <sup>2</sup>	5,937 m <sup>2</sup>
LEVEL 02	3,684 m <sup>2</sup>	0 m <sup>2</sup>	126 m <sup>2</sup>	0 m <sup>2</sup>	360 m <sup>2</sup>	4,170 m <sup>2</sup>
LEVEL 03	3,876 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	435 m <sup>2</sup>	4,311 m <sup>2</sup>
LEVEL 04	3,817 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	430 m <sup>2</sup>	4,247 m <sup>2</sup>
LEVEL 05	3,520 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	575 m <sup>2</sup>	4,095 m <sup>2</sup>
LEVEL 06	3,524 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	558 m <sup>2</sup>	4,082 m <sup>2</sup>
GRAND TOTAL	26,231 m <sup>2</sup>	773 m <sup>2</sup>	819 m <sup>2</sup>	2,487 m <sup>2</sup>	2,303 m <sup>2</sup>	26,793 m <sup>2</sup>

NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD		
No.	Description	Date
1	Issued for Construction	23-10-24
2	Issued for Resubmission to Building Permit	23-10-02
3	Issued for SPA Assessment	23-01-16
4	Issued for Foundation Construction	23-04-04
5	Issued for Construction	23-02-10
6	Issued for Response to SPA Comments	23-06-18

PROJECT NUMBER: [Blank]

NOT TO BE USED FOR CONSTRUCTION UNLESS ISSUED BY THE ARCHITECT

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**WELLINGS OF STITTSVILLE PHASE 2 & 3**

20 CEDAROW COURT, STITTSVILLE, ON

PROJECT NO: 19-1764  
SCALE: As indicated  
DATE: [Blank]

DRAWN BY: [Blank]

DESIGNED BY: [Blank]

PROJECT TEAM:  
OWNER / APPLICANT: EC  
ARCHITECT: RC  
ENGINEERS: RC  
LANDSCAPE: RC

ZONING INFORMATION, LEGENDS, CITY GFA & AMENITY AREAS, UNIT TYPES

SP-00

PLAN No. 16190