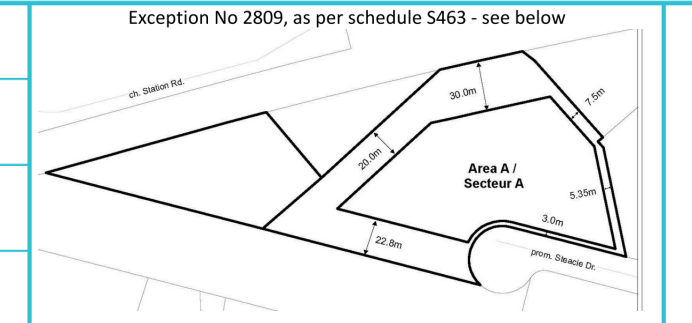
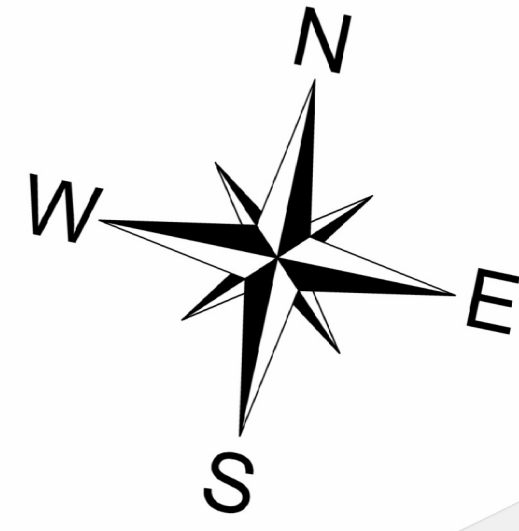


ZONING MATRIX			
100 STEACIE DRIVE, KANATA, OTTAWA			
Bylaw 2008-250			
Zoning - R4Y(2809) S463-h			
Required (By-law)		Proposed	
Lot area (sq.m)	22,475.22	22,475.22	
Gross floor area of the building (sq.m)	15,128	15,128	
Min. lot width (m)	18	95.5	
Min. lot area (sq.m)	450	22475.2	
Min. landscaped area	30%	76.6%	
Building Height (m)	16 m	13 m	
SETBACKS			
Exception No 2809, as per schedule 5463 - see below			
Minimum Front Setback (m)			Provided as per schedule 5463
Minimum Side Setback (m)			
Minimum Interior Setback (m)			
Minimum Rear Yard Setback (m)			
AMENITY			
Total Amenity area required: 6sqm/dwelling unit (66qm*214=1,284 sqm)		Private Amenity (Balconies)= 630 sqm.	
Communal area: Min. 50% of the required total amenity area (1,284sqm / 2 = 642 sqm.)		Communal Interior Amenity = 270 sqm.	
		Communal Exterior amenity = 475 sqm.	
		Total Amenity area = 1,384 sqm.	
PARKING			
AREA C - AS PER SCHEDULE 1A	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling	214	0.8 per dwelling unit	171
Visitors	214	0.2 per dwelling unit	43
Accessible (included in visitors count)	214	1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=1+1% of total (50% Type A / 50% Type B)	7
<b>TOTAL PARKING SPACES</b>		<b>214</b>	<b>214</b>
BICYCLE PARKING			
Low-rise or mid-high-rise apartment dwelling	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling	214	0.5 per dwelling unit	107

13264 - STEACIE DRIVE - PROJECT STATISTICS													Date	2024-07-15
Buildings A & B													Ratio efficacité	UNTES TOTALES TOTAL UNITS
Aire brute par plancher (construction) / Gross area per floor (construction)	Aire de stationnement intérieur / Parking spaces	Espaces de stationnement de vélos / Bicycle Parking	Aire Commerciale / Commercial Area	Aire d'agrément intérieur / Interior Amenity Area	Aire non-vendable / Non sellable area	Aire Résidentielle Brute / Gross Residential Area	Ratio efficacité		UNTES TOTALES TOTAL UNITS					
m <sup>2</sup> / m <sup>2</sup>	pi <sup>2</sup> / ft <sup>2</sup>		m <sup>2</sup> / m <sup>2</sup>	pi <sup>2</sup> / ft <sup>2</sup>	m <sup>2</sup> / m <sup>2</sup>	pi <sup>2</sup> / ft <sup>2</sup>	m <sup>2</sup> / m <sup>2</sup>	pi <sup>2</sup> / ft <sup>2</sup>		m <sup>2</sup> / m <sup>2</sup>	pi <sup>2</sup> / ft <sup>2</sup>			
<b>TOTAL</b>	24674	265589	214	107	0	0	279	3003	1795	19323	15638	168324		214
ABOVE GRADE	17712	190650	0	107										
UNDER GRADE	6962	74938	214	0										
PCV	15638	168324	2	2										
Ratio		88%	1.00	0.50		0.0%		1.6%		10.1%		88.3%		
4th Floor	4428	47663			0	0	0	0	338	3643	4090	44020	0.92	56
3rd Floor	4428	47663			0	0	0	0	338	3643	4090	44020	0.92	56
2nd Floor	4428	47663			0	0	0	0	338	3643	4090	44020	0.92	56
Ground Floor	4428	47663			0	0	279	3003	780	8396	3369	36264	0.76	46
<b>Basement 1</b>	<b>6962</b>	<b>74938</b>	<b>214</b>											



NOTES GÉNÉRALES / General Notes

- Les documents d'architecture sont la propriété exclusive de NEUF architectes et ne peuvent être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architectes and cannot be used, copied or reproduced without written pre-authorization.
- Les dimensions apparaissant sur les documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
- Vous devez aviser l'architecte de toute dimension erronée et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the other professionals.
- Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

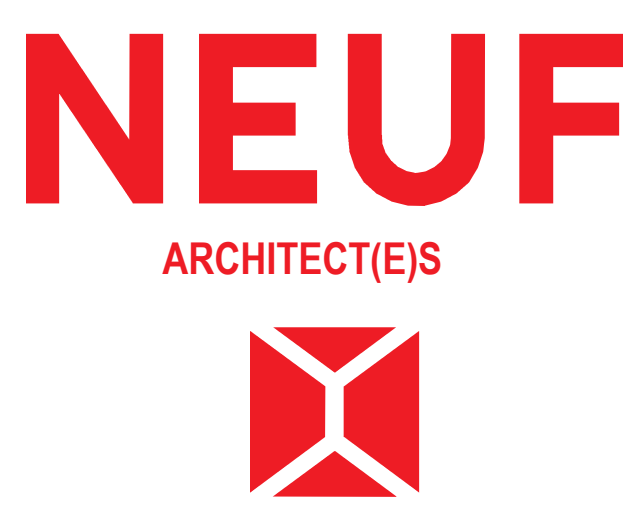
PLANIFICATEUR / Planner  
**J.L. Richards & Associates Limited**  
 100-343 Preston Street, Ottawa, ON, K1S 1M4  
 613.728.2071 www.jrichards.ca

ARCHITECTURE DE PAYSAGE / Landscape Architect  
**Stetform Inc. Landscape Architecture**  
 Ottawa, ON, K1S 5S8  
 613.796.4537 www.stetform.ca

CIVIL / Civil  
**Stantec Consulting Ltd**  
 400 - 1331 Clyde Avenue, Ottawa, ON  
 613.732.4400 www.stantec.com

ARCHITECTES / Architect  
**NEUF Architectes Inc.**  
 655, boul. René-Lévesque C. Ste. Margue, Montréal QC H3B 1S6  
 514.847.1117 www.neuf.ca

SCÉAU / Seal



CLIENT / Client  
**brigil**  
 158 Lois Street, Gatineau QC J8Y 3R7  
 T: 819-243-7392 Email: A.Rivard@brigil.com; anthonyjohnston@brigil.com

OUVRAGE / Project  
**STEACIE DRIVE**

EMPLACEMENT / Location  
 100 STEACIE DRIVE,  
 KANATA, OTTAWA

NO. REVISION / DATE (aa-mm-ii)  
 1 SITE PLAN APPLICATION 2024-01-24

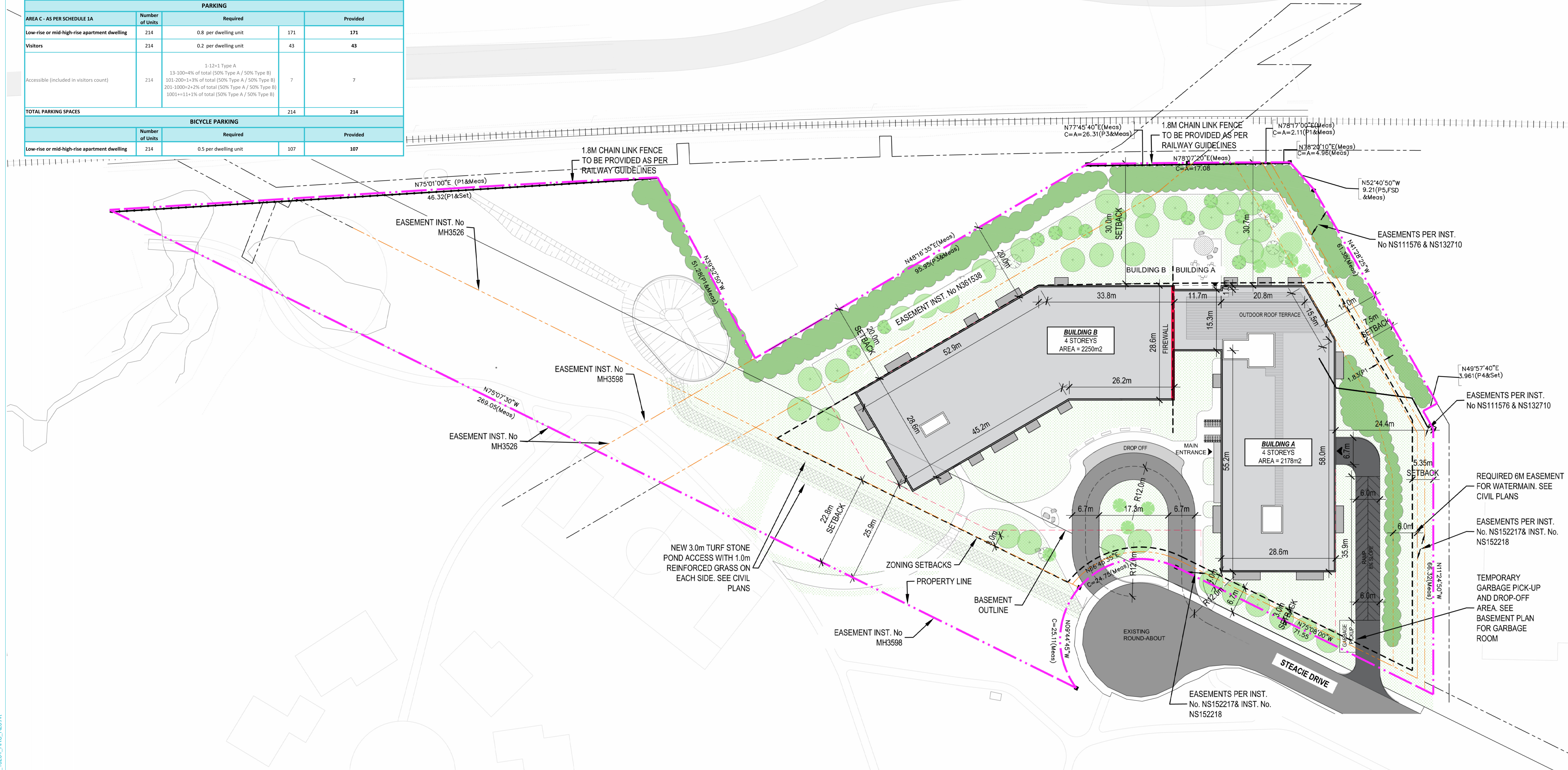
DESSINE PAR / Drawn by  
 AT/CB

VERIFIÉ PAR / Checked by  
 FP

DATE (aa-mm-ii) / ÉCHELLE / Scale  
 2024-01-01 1:750

TITRE DU DESSIN / Drawing Title  
**SITE PLAN**

NO. DESSIN / Drawing Number  
**1 A101**



NOTES:

- FOR PEDESTRIAN WALKING AREAS AND SURFACE MATERIALS REFER TO LANDSCAPE PLAN LP-1 BY SITEFORM
- PROPERTY BOUNDARY INFORMATION AND PIN DERIVED FROM PLAN OF SURVEY DATED APRIL 11th, 2006 BY FARLEY, SMITH AND DENIS SURVEYING LTD., PLAN 4R-21324
- PIN 04511 - 0007
- FOR WATERMAIN AND HYDRO INFORMATION WAS DERIVED FROM "SKETCH SHOWING UNDERGROUND WATERMAIN AND HYDRO AT EASTERLY PORTION OF 100 STEACIE DRIVE CITY OF OTTAWA" BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., DATED OCTOBER 8th, 2019, JOB No. 177023-19 BRIGIL, PILL 6 C 3 MA SKETCH D1