

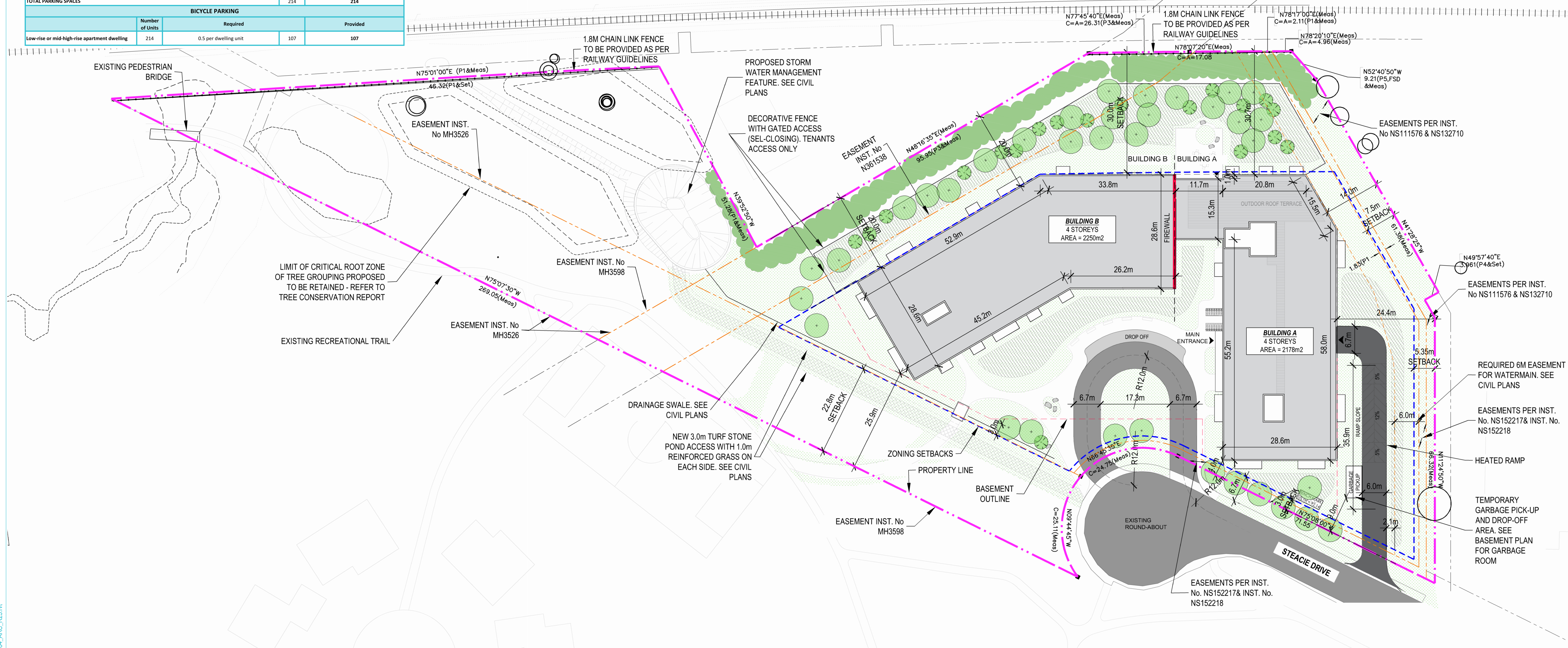
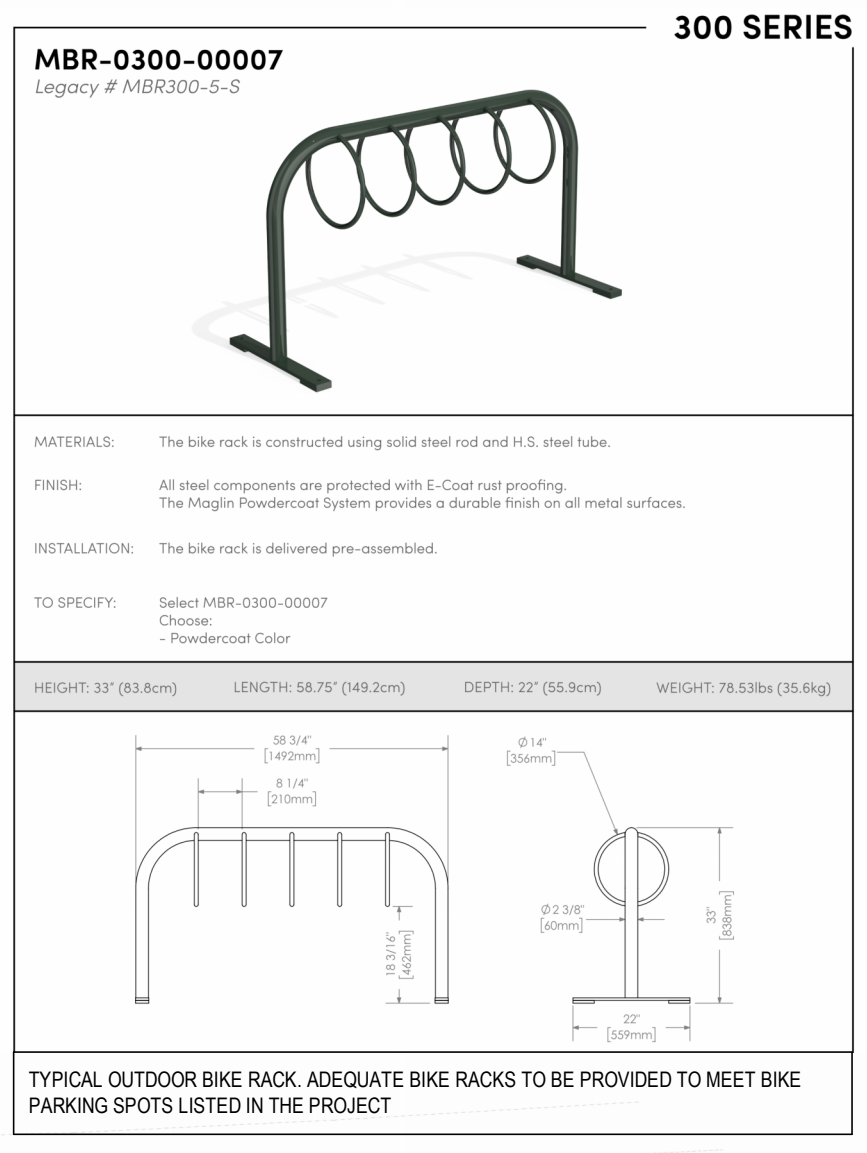
ZONING MATRIX			
100 STEACIE DRIVE, KANATA, OTTAWA			
Bylaw 2008-250			
Zoning - R4Y(2809) 5463-h			
	Required (By-law)	Proposed	
Lot area (sq.m)	22,475.22	22,475.22	
Gross floor area of the building (sq.m)	15,128	15,128	
Min. lot width (m)	18	95.5	
Min. lot area (sq.m)	450	22475.2	
Min. landscaped area	30%	76.6%	
Building Height (m)	16 m	13 m	

SETBACKS			
Minimum Front Setback (m)	Exception No 2809, as per schedule 5463 - see below		
Minimum Side Setback (m)	Provided as per schedule 5463		
Minimum Interior Setback (m)	Provided as per schedule 5463		
Minimum Rear Yard Setback (m)	Provided as per schedule 5463		

AMENITY			
Amenity Areas	Total Amenity area required: 5sqm/dwelling unit (6sqm*214=1,284 sqm) Communal area: Min. 50% of the required total amenity area (1,284sqm / 2 = 642 sqm.)	Private Amenity (Balconies)= 630 sqm. Communal Interior Amenity = 279 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
TOTAL PARKING SPACES		214	214

BICYCLE PARKING			
Low-rise or mid-high-rise apartment dwelling	Number of Units	Required	Provided
	214	0.5 per dwelling unit	107



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 P/L 6 C 3 MA SKETCH D1

NOTES GÉNÉRALES / General Notes

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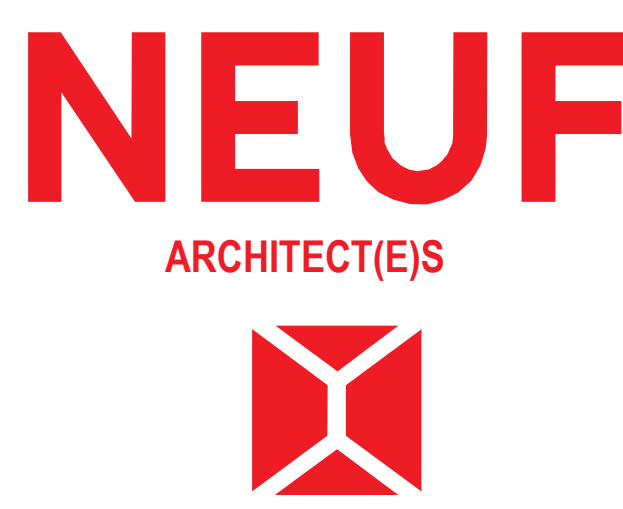
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OUVRAGE / Project
STEACIE DRIVE

EMPLACEMENT / Location
100 STEACIE DRIVE,
KANATA, OTTAWA

NO PROJET / No
13264

NO	REVISION	DATE (aa-mm-ii)
1	SITE PLAN APPLICATION	2024.07.24
2	SITE PLAN APPLICATION	2024.12.02

Preliminary
NE PAS UTILISER POUR
CONSTRUCTION

DESSINÉ PAR / Drawn by
AT/JSN

VÉRIFIÉ PAR / Checked by
FP

DATE (aa-mm-ii)
2023-01-01

ÉCHELLE / Scale
1:500

TITRE DU DESSIN / Drawing Title
SITE PLAN

