RENDU D'ARTISTE Artist's Render

STEACIE DRIVE

100 STEACIE DRIVE, KANATA,
OTTAWA, ON

CLIENT : BRIGIL

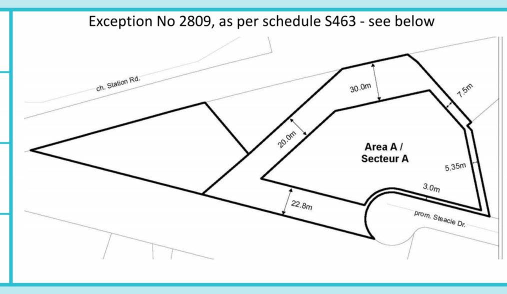
NEUF
ARCHITECT(E)S

30 % COORDINATION SET
PERMIS Permit
SOUMISSION Tender
RÉVISION GÉNÉRALE General revision
CONSTRUCTION Construction
FIN DES TRAVAUX Record Drawings

2025-07-11

13264

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)				**15 426**
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			**14,4m**
SETBACKS				
Minimum Front Setback (m)	Exception No 2809, as per schedule S463 - see below 			Provided as per schedule S463
Minimum Side Setback (m)				
Minimum Interior Setback (m)				
Minimum Rear Yard Setback (m)				
AMENITY				
Amenity Areas	Total Amenity area required : 6sqm/dwelling unit (6sqm*196=1,176 sqm) Communal area: Min. 50% of the required total amenity area (1,176sqm / 2 = 588 sqm.)			Private Amenities (Balconies) = 1188 sqm. Communal Interior Amenity = 312,50 sqm. Communal Exterior amenity = 330 sqm. Total Amenity area = 1,830.50 sqm.
PARKING				
AREA C - AS PER SCHEDULE 1A	Number of Units	Required		Provided
Low-rise or mid-high-rise apartment dwelling	196	0.8 per dwelling unit	157	**157**
Visitors		0.2 per dwelling unit	39	**39**
Accessible (included in visitors count)		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+=11+1% of total (50% Type A / 50% Type B)	2	2
TOTAL PARKING SPACES			196	**196**
BICYCLE PARKING				
	Number of Units	Required		Provided
Low-rise or mid-high-rise apartment dwelling	196	0.5 per dwelling unit	98	**98**

MBR-0300-00007 — 300 SERIES

Legacy # MBR300-5-S

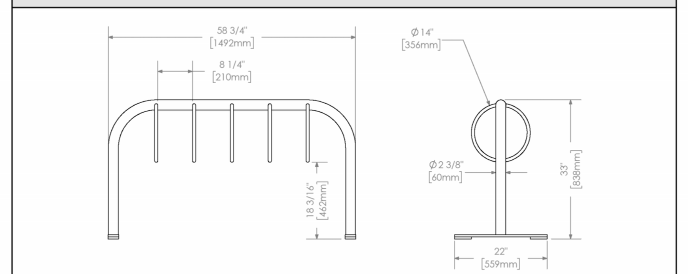
MATERIALS: The bike rack is constructed using solid steel rod and H.S. steel tube.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The bike rack is delivered pre-assembled.

TO SPECIFY: Select MBR-0300-00007
Choose:
- Powdercoat Color

HEIGHT: 33" (83.8cm) LENGTH: 58.75" (149.2cm) DEPTH: 22" (55.9cm) WEIGHT: 78.53lbs (35.6kg)



TYPICAL OUTDOOR BIKE RACK. ADEQUATE BIKE RACKS TO BE PROVIDED TO MEET BIKE PARKING SPOTS LISTED IN THE PROJECT

Waste Management Building A+B

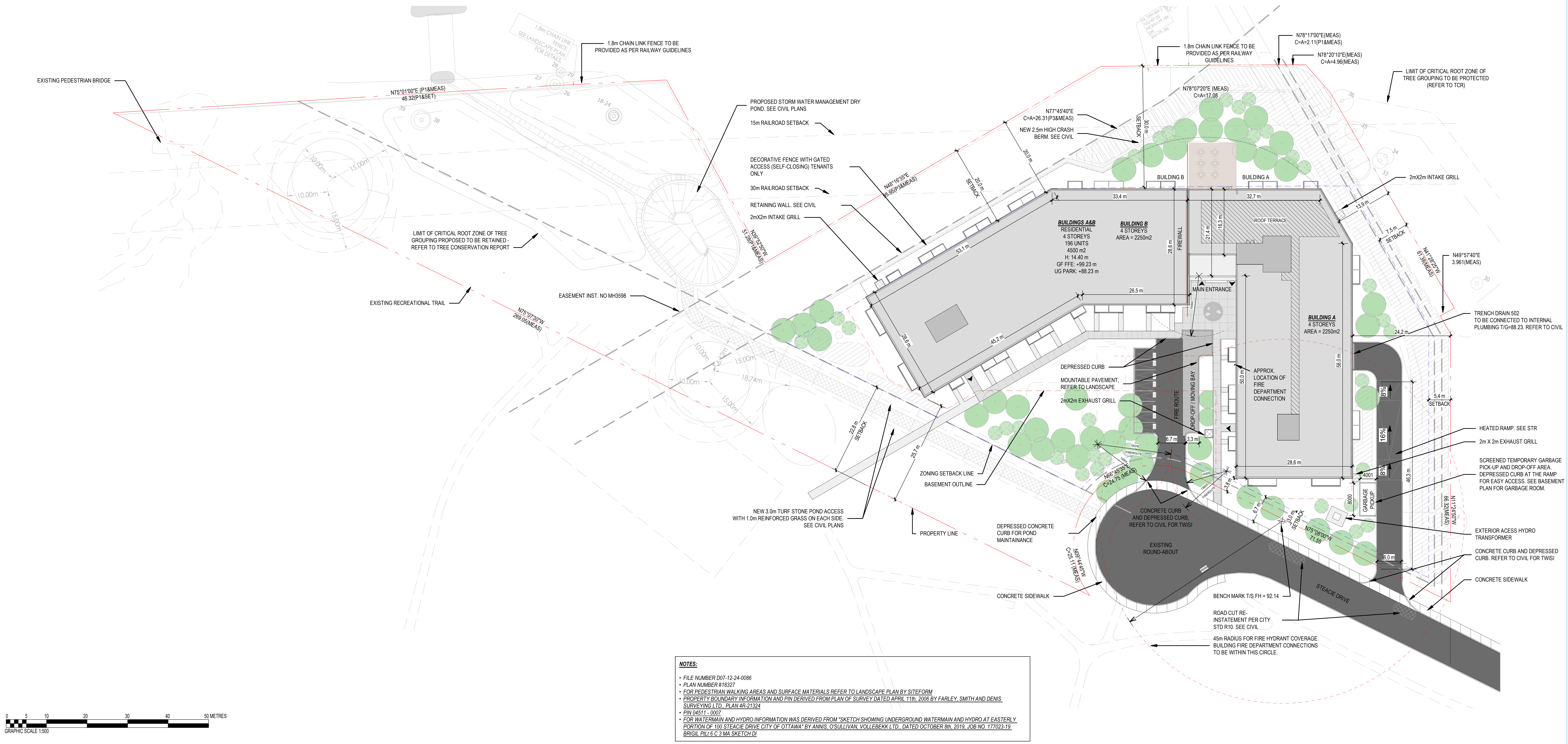
Total number of Units			196
Required			
Stream	Guideline	Number of Bins	Cubic Yards Required
Garbage	0.053 cubic yard per unit, rounded up		10,388
Recycling	0.018 cubic yards per unit FEL GMP		3,528
	0.038 cubic yards per unit FEL Fibre		7,448
Organics	240L bin per 50 units	3,92	
Total Required			21,364
Provided			
Stream	Guideline	Number of Bins	Cubic Yards Provided
4 yard Bins	Garbage	3	12
	Recycling GMP	1	4
	Recycling FEL Fibre	2	8
240L Bins	Organics	4	
Total Provided		10	24

Nom de Projet : 13264 - Steacie Drive — Date : 25/06/2025 — Préparé par : NEUF architectes — Plans émis le :

Date : 2025-04-06 — Vérifié par Brigil : Chiraz Guellela — Plans émis le :

brigil	Aire brute par plancher (construction) / *Gross area per floor (construction)*		Cases de stationnements Interieur / *Interior parking spaces*	Espaces d'entreposage de vélos / *Bicycle storage spaces*	Casier d'entreposage / *Storage locker spaces*	PCEC Aire commerciale / *Commercial area*		PCA Aire d'agrément / *Amenity area*		PNV Aire non-vendable / *Non sellable area*		PCV Aire Résidentielle Brute/ *Gross Residential Area*		Ratio d'efficacité	Unités totales *Total units*
	m² / m²	pi² / ft²				m² / m²	pi² / ft²	m² / m²	pi² / ft²	m² / m²	pi² / ft²	m² / m²	pi² / ft²		
PCT Total (PCB + PCS)	24,124.19	259,671	188	98	127	0.00	0	312.50	3,364	1,758.90	18,933	15,874.70	170,874		196
PCB Above grade	17,946.10	193,170	0	0	0										
PCS Under grade	6,178.10	66,500	188	98	127										
PCV Pieds Carrés Vendant	15,874.70	170,874													
Ratio		88.46%	0.96	0.50	0.65		0.00%		1.74%		9.80%		88%		100%
Appentis au toit / Roof	130.60	1,406							0	130.60	1,406				
4e étage	4,438.87	47,780							0	383.37	4,127	4,055.50	43,653	91.36%	50
3e étage	4,438.87	47,780							0	383.37	4,127	4,055.50	43,653	91.36%	50
2e étage	4,438.87	47,780							0	383.37	4,127	4,055.50	43,653	91.36%	50
Rez-de-chaussée	4,498.89	48,426						312.50	3,364	478.19	5,147	3,708.20	39,915	82.42%	46
Sous-sol 1	6,178.10	66,500	188	98	127	0.00	0	0.00	0						

1 de 1



NOTES:

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- *PLAN NUMBER #18327*
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- *PIN 04511 - 0007*
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OUVRAGE Project

STEACIE DRIVE

EMPLACEMENT Location: 100 STEACIE DRIVE, KANATA, OTTAWA, ON

NO PROJET No.: 13264

NO	RÉVISION	DATE (aa-mm-jj)
1	SITE PLAN APPLICATION	2024.07.24
2	SITE PLAN APPLICATION	2024.12.02
3	SITE PLAN APPLICATION	2025.07.11

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DATE (aa.mm.jj): 2023-01-01 — ÉCHELLE Scale: 1 : 500

TITRE DU DESSIN Drawing Title

SITE PLAN

RÉVISION Revision: 3 — NO. DESSIN Dwg Number: A101

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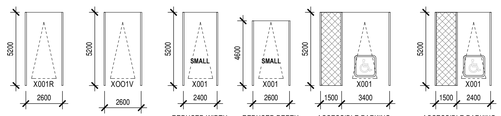
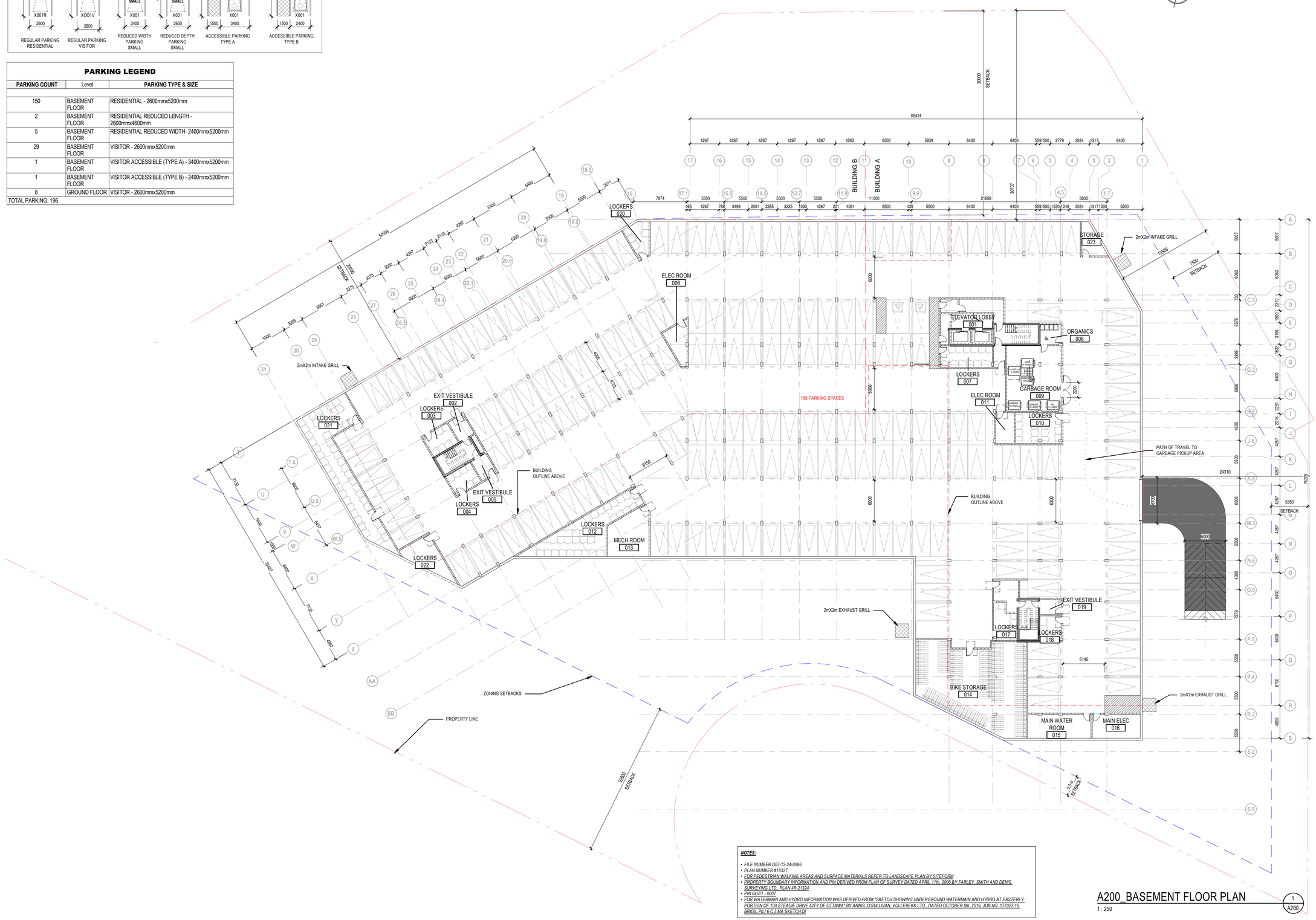
TYPES OF PARKING SPOTS

X = PARKING LEVEL R - RESIDENTIAL V - VISITOR



PARKING LEGEND

PARKING COUNT	Level	PARKING TYPE & SIZE
150	BASEMENT FLOOR	RESIDENTIAL - 2600mmx5200mm
2	BASEMENT FLOOR	RESIDENTIAL REDUCED LENGTH - 2600mmx4600mm
5	BASEMENT FLOOR	RESIDENTIAL REDUCED WIDTH- 2400mmx5200mm
29	BASEMENT FLOOR	VISITOR - 2600mmx5200mm
1	BASEMENT FLOOR	VISITOR ACCESSIBLE (TYPE A) - 3400mmx5200mm
1	BASEMENT FLOOR	VISITOR ACCESSIBLE (TYPE B) - 2400mmx5200mm
8	GROUND FLOOR	VISITOR - 2600mmx5200mm
TOTAL PARKING: 196		



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A200_BASEMENT FLOOR PLAN

1 : 250

1 / A200

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OUVRAGE Project
STEACIE DRIVE

EMPLACEMENT Location
100 STEACIE DRIVE,
KANATA, OTTAWA, ON

NO PROJET No.
13264

NO	RÉVISION	DATE (aa-mm-jj)
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2	SITE PLAN APPLICATION	2024.12.02
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2023-01-01

ÉCHELLE Scale
As indicated

TITRE DU DESSIN Drawing Title
BASEMENT FLOOR PLAN

RÉVISION Revision
3

NO. DESSIN Dwg Number
A200

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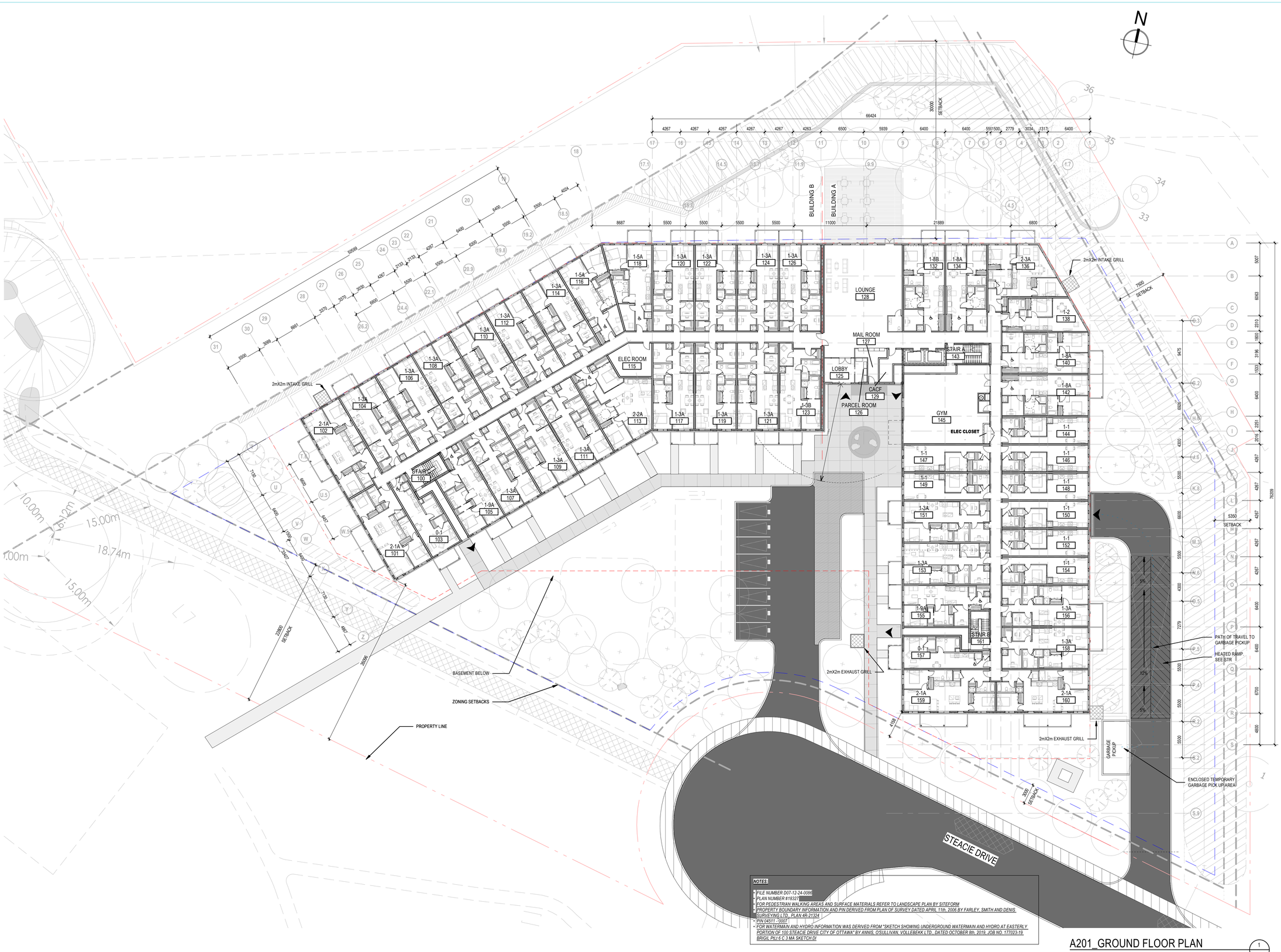

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A201_GROUND FLOOR PLAN
1 : 250
1
A201

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TITRE DU DESSIN Drawing Title
GROUND FLOOR PLAN

RÉVISION Revision
3

NO. DESSIN Dwg Number
A201

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A202_TYPICAL FLOOR PLAN

1 : 250

1 / A202

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TITRE DU DESSIN Drawing Title
TYPICAL FLOOR PLAN

RÉVISION Revision
3

NO. DESSIN Dwg Number
A202

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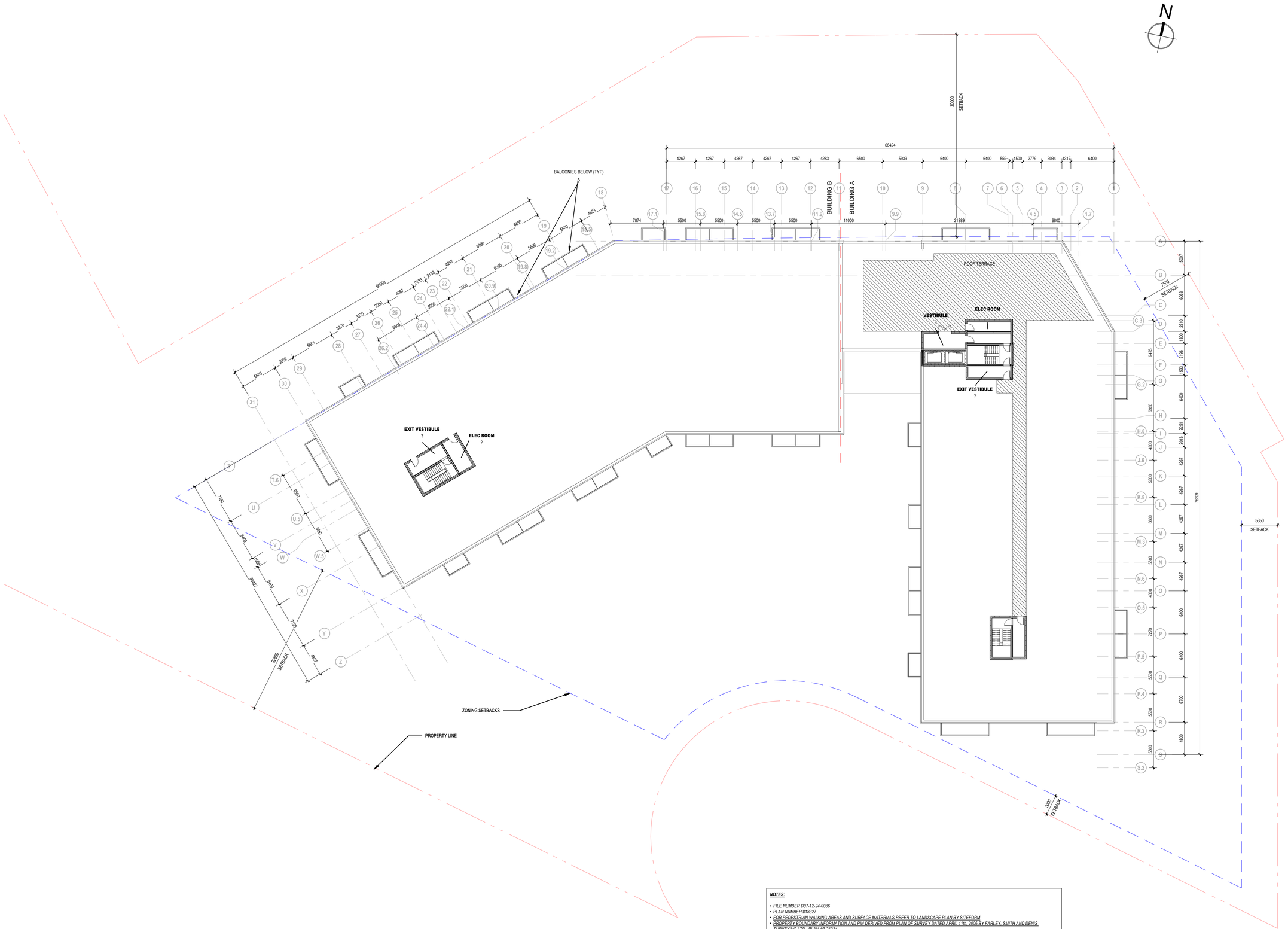

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A203_ROOF PLAN

1 : 250

1
A203

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OUVRAGE Project
STEACIE DRIVE

EMPLACEMENT Location
100 STEACIE DRIVE,
KANATA, OTTAWA, ON

NO PROJET No.
13264

NO	RÉVISION	DATE (aa-mm-jj)
1	SITE PLAN APPLICATION	2024.07.24
2	SITE PLAN APPLICATION	2024.12.02
3	SITE PLAN APPLICATION	2025.07.11

Préliminaire
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DESSINÉ PAR Drawn by
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VÉRIFIÉ PAR Checked by
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DATE (aa.mm.jj)
2023-01-01

ÉCHELLE Scale
1 : 250

TITRE DU DESSIN Drawing Title
ROOF PLAN

RÉVISION Revision
3

NO. DESSIN Dwg Number
A203

Autodesk Docs://13264_STEACIE DRIVE_R24/STEACIE_13264_ARC_R24.rvt

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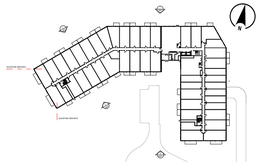


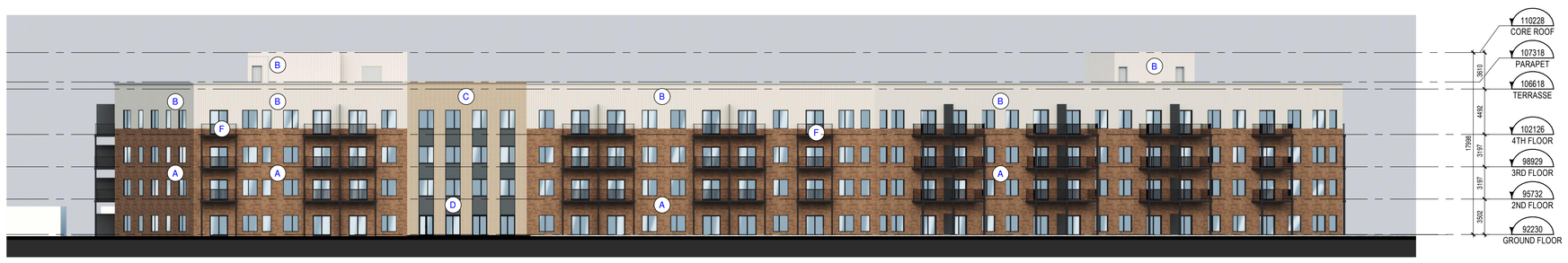
MATERIALS LEGEND:

A	Brick Facing Manufacturer: Canada Brick Colour: Albion (79 x 257 x 90mm)
B	Metal Panel Manufacturer: MacMetal MS-1 Colour: White (vertical)
C	Wooden Siding Manufacturer: MacMetal Norwood Colour: Cork or cedar (vertical)
D	Aluminum Panel Manufacturer: TBD Colour: Dark Grey / Charcoal
E	Aluminum Window Frame Manufacturer: TBD Colour: Black
F	Steel Railing Manufacturer: TBD Colour: Black

-SOUTH ELEVATION

1 : 250

2
A400-2



-NORTH ELEVATION

1 : 250

1
A400-2

NOTES GÉNÉRALES General Notes

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OUVRAGE Project

STEACIE DRIVE

EMPLACEMENT Location
100 STEACIE DRIVE,
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TITRE DU DESSIN Drawing Title

ELEVATIONS

RÉVISION Revision
3

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A400-2

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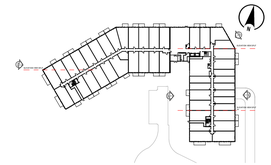

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-WEST ELEVATION
1 : 250
2 / A401-2

-EAST ELEVATION
1 : 250
1 / A401-2

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