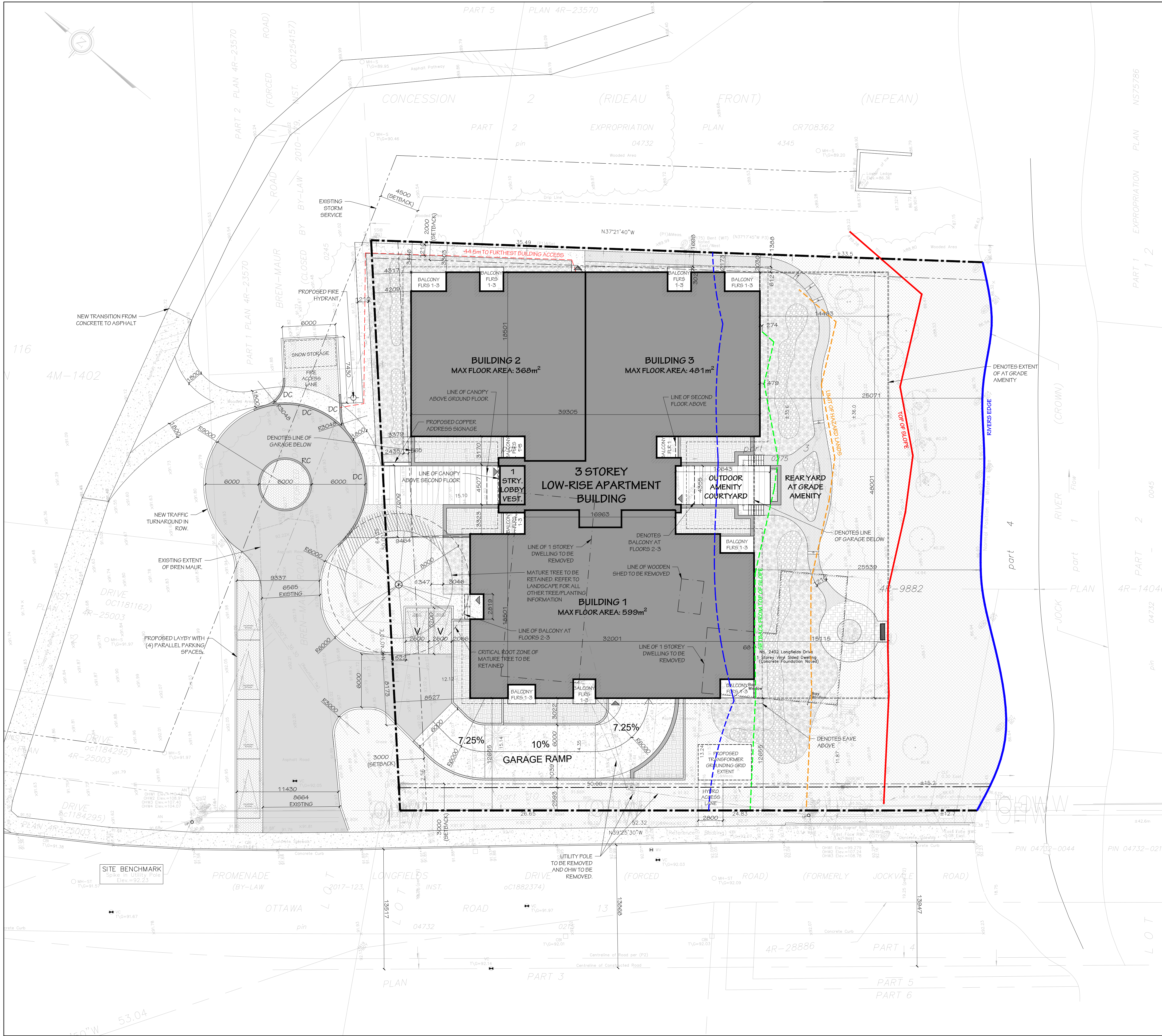




SURVEY INFORMATION TAKEN FROM:

SURVEYORS REAL PROPERTY REPORT
PART 1 PLAN OF PART OF LOTS 12 AND 13
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

ANNIS OSULLIVAN VOLLEBEKK LTD. 2024

ZONING SUMMARY

R42 (SECTIONS 161-162, TABLE 162A)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)	15 m MIN.	61.5 m
MINIMUM LOT AREA (m²)	450 m² MIN.	4,283.9 m²
MINIMUM FRONT YARD (m)	3.0 m MIN.	3.3 m
MINIMUM CORNER SIDE YARD (m)	3.0 m MIN.	12.6 m
MINIMUM INTERIOR SIDE YARD (m)	3 m MIN. (FOOTNOTE 6 DOES NOT APPLY)	2 m
MINIMUM REAR YARD (m)	6 m MIN.	25 m
MAXIMUM BUILDING HEIGHT (m)	15 m	13.82 m

PERMITTED PROJECTIONS INTO YARDS (SECTION 65, TABLE 65)

	FRONT YARD	IN. SIDE YARD
(2) EAVES, EAVE-THROUGH AND GUTTERS	1 m (MAX. 100%)	0.2 m (MAX. 100%)
(3) (c)	0.7 m (MAX. 100%)	0.7 m (MAX. 100%)
(8) (c)	2 m (MAX. 100%)	0.3 m (MAX. 100%)
(9) (c)	1 m (MAX. 100%)	1.6 m (MAX. 100%)

PARKING, QUEUING AND LOADING PROVISIONS (SECTIONS 100-114)

MINIMUM PARKING SPACE RATES (TABLE 101)

(R11) DWELLING LOW-RISE APARTMENT	(35 UNITS X 0.231) 8 SPACES	41 SPACES
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MINIMUM VISITOR PARKING SPACE RATES (TABLE 102)	(35 UNITS X 0.231) 8 SPACES	8 SPACES
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APARTMENT DWELLING, LOW-RISE OR MID-HIGH-RISE	(35 UNITS X 0.231) 8 SPACES	8 SPACES
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BICYCLE PARKING SPACE RATES (TABLE 111a)	(35 UNITS X 0.231) 8 SPACES	20 SPACES
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RESIDENTIAL PROVISIONS (SECTIONS 120-146)

AMENITY AREA (TABLE 137) (3) LOW-RISE APARTMENT DWELLING

TOTAL AMENITY AREA	(35 UNITS X 0.231) 8 SPACES	1,072 m²
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TOTAL COMMUNAL AMENITY AREA	(35 UNITS X 0.231) 8 SPACES	815 m²
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TOTAL PRIVATE AMENITY AREA	N/A	257 m²
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SITE STATISTICS

SITE COVERAGE	
TOTAL LOT AREA (m²)	4,283.9 m²
BUILDING AREA (m² / % LOT COVERAGE)	1,639 m² / 38.3%
VEHICULAR SURFACE AREA (m² / % LOT COVERAGE)	254 m² / 5.9%
TOTAL HARD LANDSCAPING AREA (m² / % LOT COVERAGE)	315.9 m² / 7.3%
TOTAL SOFT LANDSCAPING AREA (m² / % LOT COVERAGE)	1,910 m² / 44.6%
TOTAL ARCHITECTURAL ELEMENTS (m² / % LOT COVERAGE)	165 m² / 3.9%
TOTAL OPEN LANDSCAPE SPACE (m² / % LOT COVERAGE)	2,390.9 m² / 55.8%

SOLID WASTE STORAGE AND DISPOSAL

TYPE	REQUIRED	PROVIDED
GARBAGE	(35 UNITS X 0.231) 8 YARDS	8 YARDS (2x4yard)
FIBRE	(35 UNITS X 0.0621) 3 YARDS	3 YARDS (1x2yard)
GMP	(35 UNITS X 0.018) 1 YARD	2 YARD (1x2yard)
ORGANICS	1 X 240L CART	2 X 240L CART

BUILDING STATISTICS

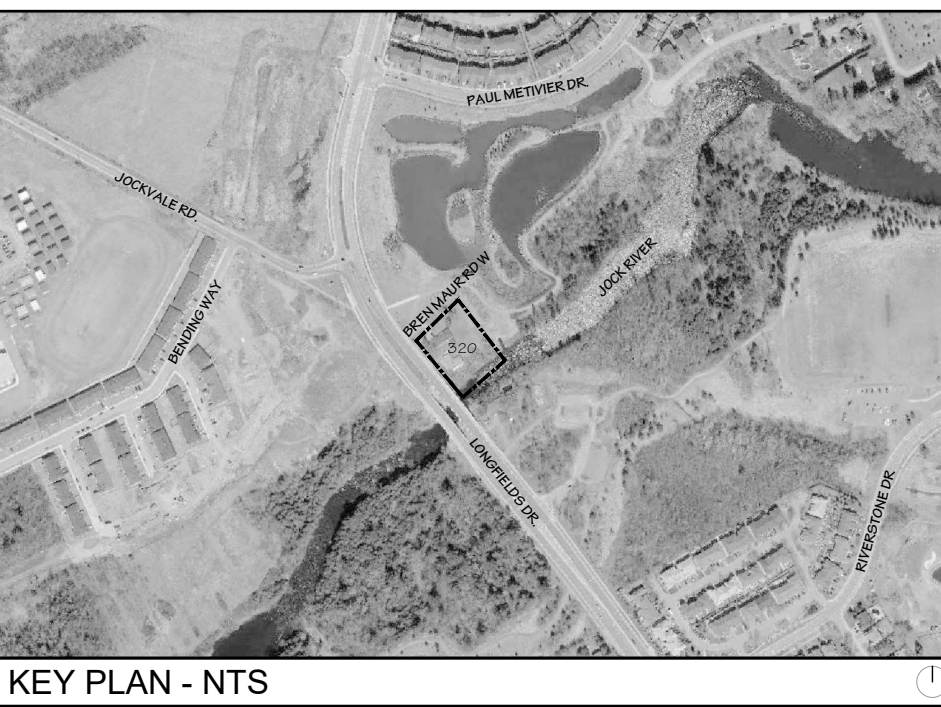
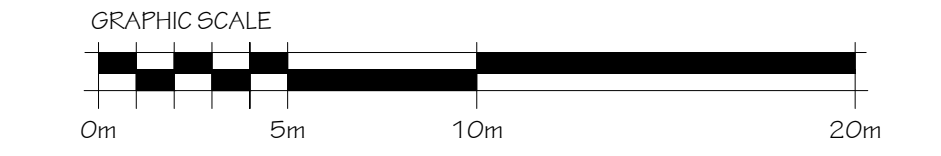
BUILDING AREAS	
GROSS FLOOR AREA	4,354.0 m²
LEASABLE FLOOR AREA	3,741.0 m²
BUILDING AREA	1,459.8 m²
BELOW GRADE AREA (PARKING GARAGE)	1,743.5 m²
TOTAL AMENITY AREA	1,072.0 m²

UNIT BREAKDOWN	
1 - BED	7 (20%)
1 - BED + DEN	1 (3%)
2 - BED	3 (8%)
2 - BED	24 (69%)
TOTAL	35 (100%)

PARKING AND LOCKERS	
VEHICLE PARKING	47 (41 RESIDENT - 6 VISITOR)
BIKE PARKING	20
STORAGE LOCKERS	26

DRAWING LEGEND

PROPERTY LINE	PRECAST PAVERS	FLAGSTONE
SETBACK	LARGE FORMAT PRECAST PAVERS	ESCARPMENT (EXISTING VEGETATION)
DEPRESSED CURB	ROLL CURB	ASPHALT
RC	RIVER STONE	PLANTING, REFER TO LANDSCAPE
UTILITY POLE	CONCRETE RETAINING WALL/UPSTAND	STONE DUST PATH
ENTRY/EXIT POINT	CONCRETE PLANTER	CONCRETE PATH/ RAMP/STEP
CONCRETE RETAINING WALL/UPSTAND	DRYSTACK PLANTER	GRASS



PROJECT CONSULTANTS

DEVELOPER / OWNER

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CIVIL

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no.	date	revision
6	2025-10-10	ISSUED FOR SPA
5	2025-10-09	ISSUED FOR COORDINATION
4	2025-10-06	ISSUED FOR COORDINATION
3	2025-09-26	ISSUED FOR COORDINATION
2	2025-09-02	ISSUED FOR COORDINATION
1	2025-07-21	ISSUED FOR REVIEW

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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PROJECT/LOCATION:

320 BREN MAUR
LOW-RISE APARTMENT
320 BREN MAUR, OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY:

JD

DATE:

24/05/19

SCALE:

1:200

PROJECT:

2308

DRAWING NO.:

A1.01

REVISION NO.:

xxxxxx

City Plan No.: xxxxxxxx

File Number: xxxxxxxxxxxx