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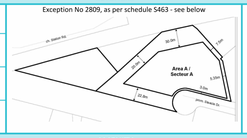
ZONING MATRIX

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 (6qpm*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	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**

300 SERIES

MBR-0300-00007

Legacy # MBR300--5-S

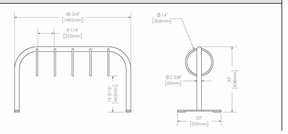
MATERIALS: The bike rack is constructed using solid steel rod and H.S. steel tube.

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)

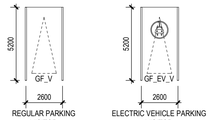


TYPICAL OUTDOOR BIKE RACK. ADEQUATE BIKE RACKS TO BE PROVIDED TO MEET BIKE PARKING SPOTS LISTED IN THE PROJECT

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**

PARKING LEGEND

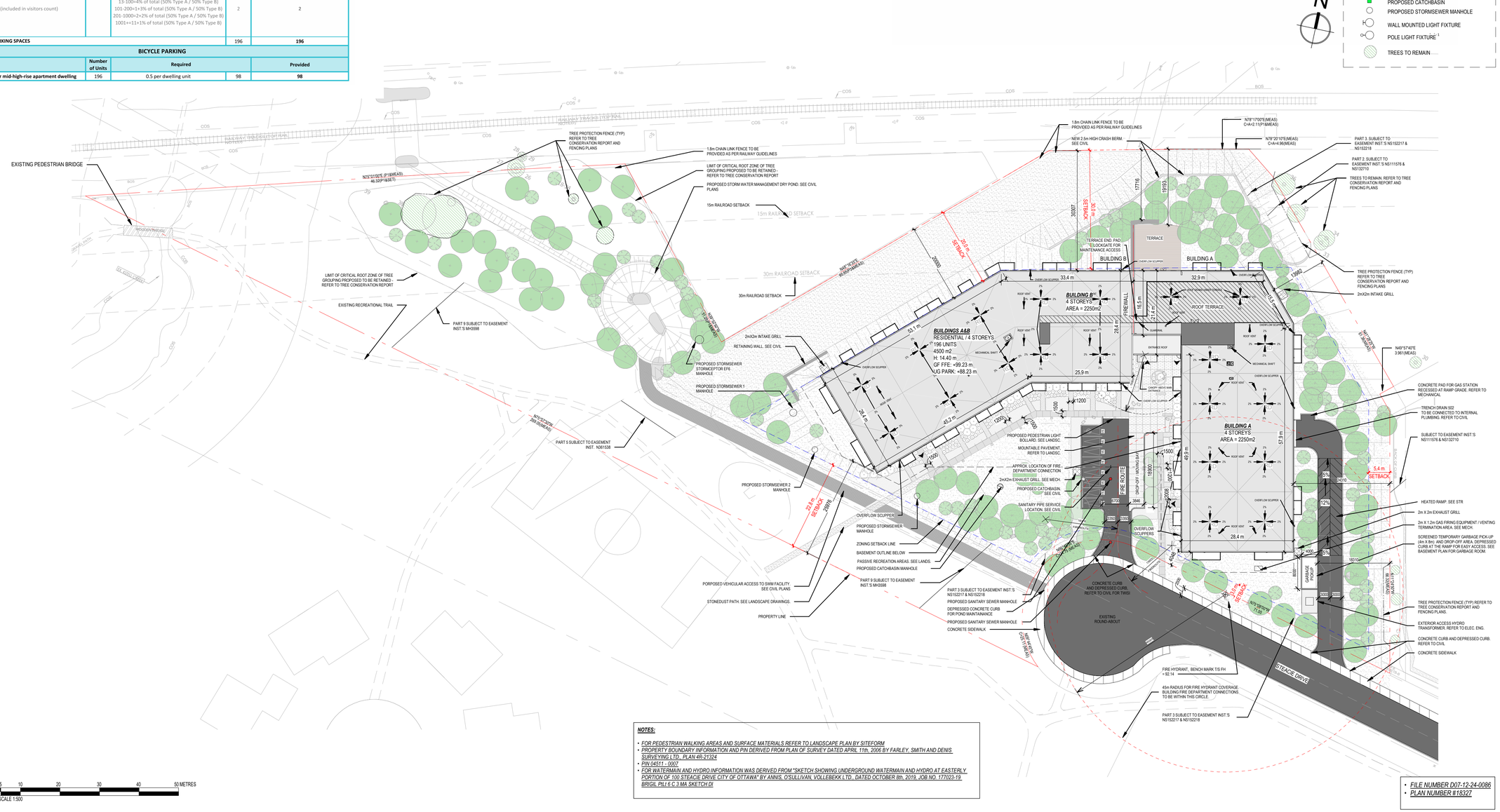
X = PARKING LEVEL
V - VISITOR
EV - ELECTRIC VEHICLE



REGULAR PARKING VISITOR

ELECTRIC VEHICLE PARKING VISITOR

brigil	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 Guellelj		Plans émis le :	
	Aire brute par plancher Gross area per floor (Commercial)	Cases de stationnements intérieur / Interior parking spaces	Espaces d'entreposage / Bicycle storage spaces	Casier d'entreposage / Storage locker spaces	PCEC Aire Commerciale Commercial area		PCA Aire d'agrément Amenity area		PNH Aire non-vendable Non-sellable area		PCV Aire Résidentielle Strata Residential Area		Ratio d'efficacité	Unités totales Total units
	m² / pi²	pi² / ft²			m² / m²	pi² / ft²	m² / pi²	pi² / ft²	m² / pi²	pi² / ft²	m² / pi²	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				
6e étage	4,438.87	47,780								0	363.37	4,127	4,055.50	43,653	91.36%	50
5e étage	4,438.87	47,780								0	363.37	4,127	4,055.50	43,653	91.36%	50
4e étage	4,438.87	47,780								0	363.37	4,127	4,055.50	43,653	91.36%	50
Rez-de-chaussée	4,498.60	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							



NOTES:

- *FOR PEDESTRIAN WALKING AREAS AND SURFACE MATERIALS REFER TO LANDSCAPE PLAN 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, VOLLEBEKK LTD., DATED OCTOBER 8th, 2019, JOB NO. 177023-19 BRIGIL PIL1 6 C 3 MA SKETCH DI*

- *FILE NUMBER D07-12-24-0086*
- *PLAN NUMBER #18327*

0 5 10 20 30 40 50 METRES

GRAPHIC SCALE 1:500

LEGEND

- FIRE HYDRANT
- SIDEWALK
- FIRE HYDRANT RADIUS
- FIRE ROUTE
- FENCE
- ROOF TERRACE
- PROPOSED CATCHBASIN MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED STORMSEWER MANHOLE
- WALL MOUNTED LIGHT FIXTURE
- POLE LIGHT FIXTURE[1]
- TREES TO REMAIN

NOTES GÉNÉRALES General Notes

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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
4	EXCAVATION PERMIT	2025.07.18
5	EXCAVATION PERMIT	2025.09.26
6	SPA RESUBMISSION	2025.11.28
7	PERMIT APPLICATION	2025.12.22
8	SPA RESUBMISSION	2026.03.02
9	SPA RESUBMISSION	2026.03.23

DESSINÉ PAR Drawn by
AT/SN

VÉRIFIÉ PAR Checked by
FP

DATE (aa.mm.jj)
2023-01-01

ÉCHELLE Scale
As indicated

TITRE DU DESSIN Drawing Title

SITE PLAN

RÉVISION Revision
9

NO. DESSIN Dwg Number
A101

Autodesk Docs://13264_ STEACIE DRIVE_R24/STEACIE_13264_ARC_R24.rvt