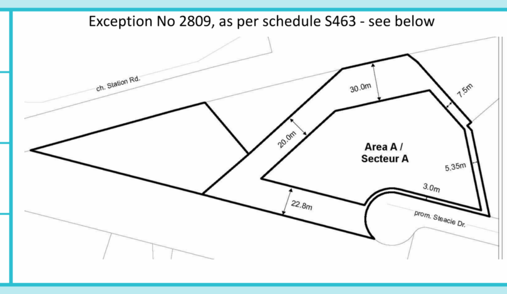
ZONING MATRIX

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

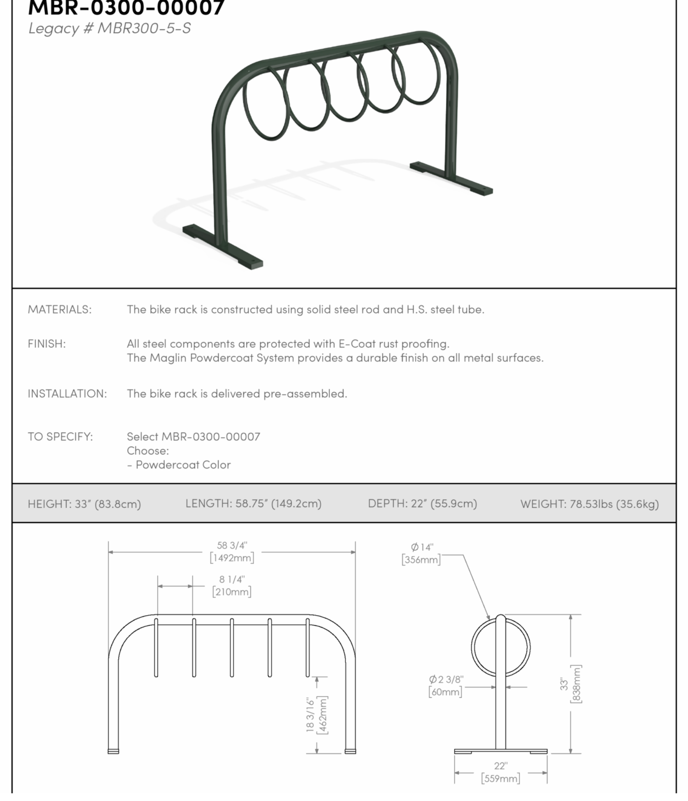
BICYCLE PARKING

	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

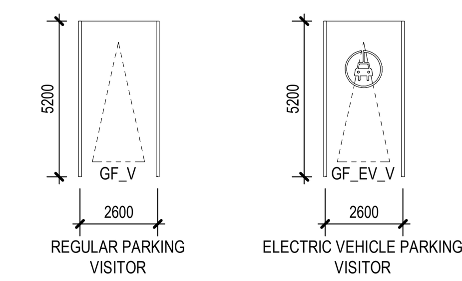
HEIGHT: 33" (83.8cm) LENGTH: 58.75" (149.2cm) DEPTH: 22" (55.9cm) WEIGHT: 78.53lbs (35.6kg)

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

PARKING LEGEND

X = PARKING LEVEL
V - VISITOR
EV - ELECTRIC VEHICLE



brigil

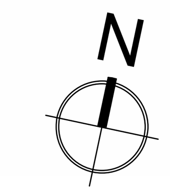
Nom de Projet : 13264 - Steacie Drive — Date : 25/06/2025 — Préparé par : NEUF architectes — Plans émis le :

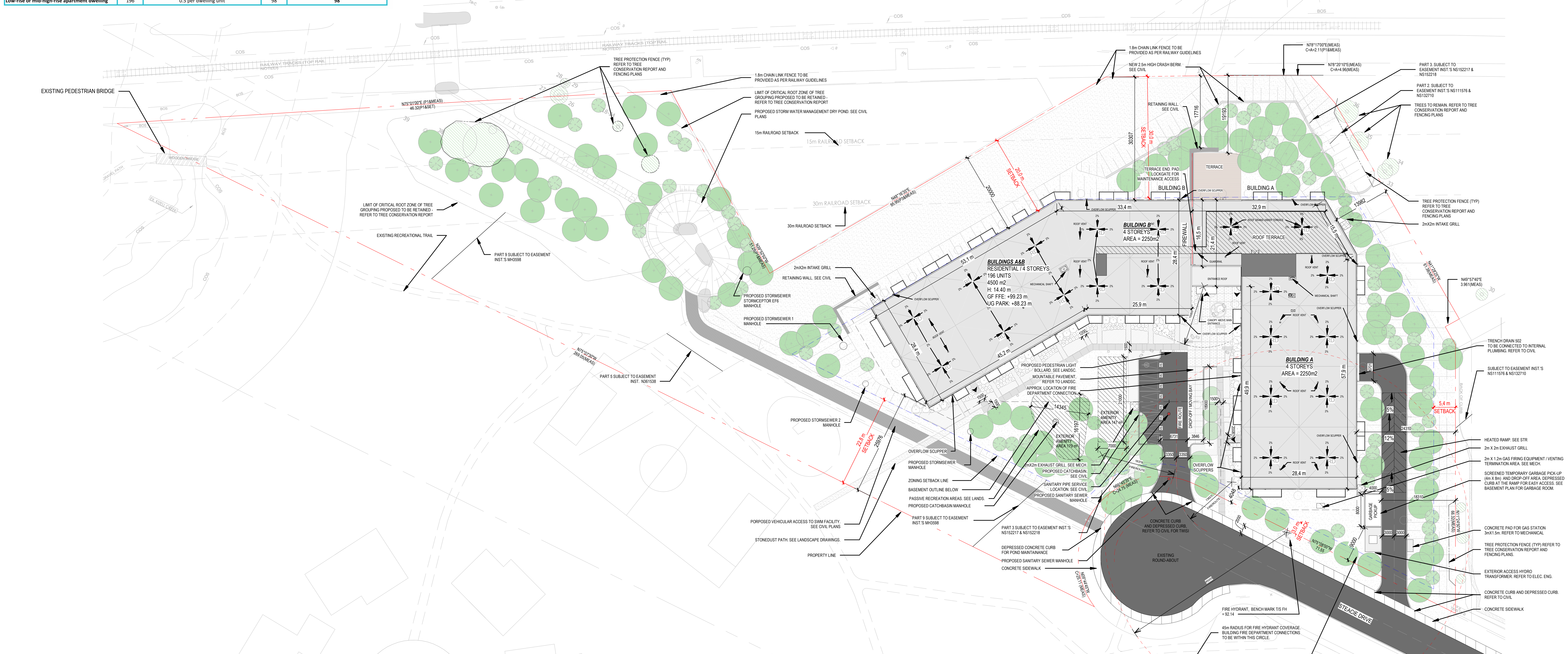
Date : 2025-04-06 — Vérifié par Brigil : Chiraz Guellela — Plans émis le :

	Aire brute par plancher (construction) / Gross area per floor (construction) m² / m²	pi² / ft²	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 m² / m²	pi² / ft²	PCA Aire d'agrément / Amenity area m² / m²	pi² / ft²	PNV Aire non-vendable / Non sellable area m² / m²	pi² / ft²	PCV Aire Résidentielle Brute/ Gross Residential Area m² / m²	pi² / ft²	Ratio d'efficacité	Unités totales Total units
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						

LEGEND

- AMENITY AREA
- 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
- TREES TO REMAIN





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 PtLt 6 C 3 MA SKETCH DI*

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

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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
10	PERMIT APPL. - RESPONSE TO CITY COMMENTS	2026.06.12

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: 10
NO. DESSIN Dwg Number: A101

2026-06-11 06:49:30

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