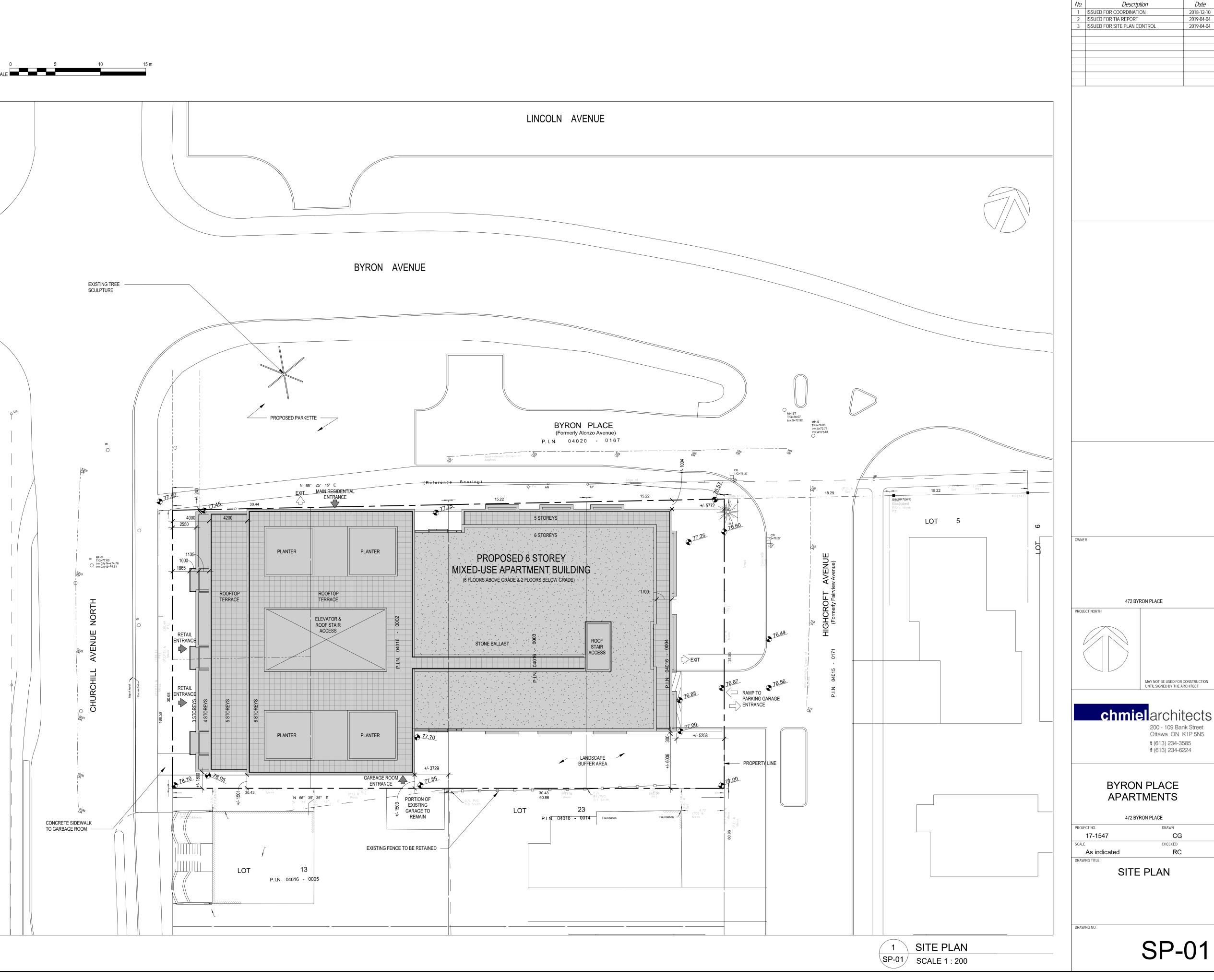
| LEGEND |                 |   |  |
|--------|-----------------|---|--|
|        | PROPERTY LINE   |   |  |
|        | ZONING SETBACKS |   | (MH) MANHOLE, REFER<br>TO CIVIL DRAWINGS     |
|        | ENTRANCE        |   | (CB) CATCH BASIN, REFER<br>TO CIVIL DRAWINGS |
|        | LINTIMANOL      | • | (LS) LIGHT STANDARD                          |
|        | EXIT            |   | ELEVATION MARKER                             |

| PROJECT INFORMATION   | PROJECT TEAM               |   |
|---|----------------------------|---|
| LEGAL DESCRIPTION:  LOTS 1,2,3 AND 4  REGISTERED PLAN 269  CITY OF OTTAWA | PROJECT NAME<br>OWNER      | BYRON & CHURCHILL APARTMENTS SIMON SI   |
| PIN #: 04016-0001<br>04016-0002<br>04016-0003<br>04016-0004               | ARCHITECT                  | CHMIEL ARCHITECTS<br>109 BANK STREET, SUITE 200,<br>OTTAWA, ONTARIO, K1P 5N5                    |
| ZONING: R5B H(19.5)   | PLANNER &<br>CIVIL         | NOVATECH<br>240 MICHAEL COWPLAND DR., SUITE 200,<br>OTTAWA, ONTARIO, K2M 1P6                    |
| RESIDENTIAL UNITS: 81<br>RETAIL UNITS: 2                                  | MECHANICAL &<br>ELECTRICAL | S+A ENGINEERS<br>1600 CARLING AVE, SUITE 530<br>OTTAWA, ONTARIO, K1Z 1G3                        |
|   | SURVEYOR                   | FARLEY, SMITH & DENIS SURVEYING LTD<br>190 COLONNADE ROAD, SUITE 10<br>OTTAWA, ONTARIO, K2E 7J5 |
|   | LANDSCAPE                  | JAMES B. LENNOX & ASSOCIATES INC.<br>3332 CARLING AVE<br>OTTAWA, ONTARIO K2H 5A8                |

## PROJECT INFO SCALE1: 125

|                 | City Area              | Calculations          |                       |                             |
|-----------------|------------------------|-----------------------|-----------------------|-----------------------------|
| Level           | City GFA               | City GLA              | Amenity<br>Area       | Communal<br>Amenity<br>Area |
|                 |                        |                       |                       |                             |
| LEVEL 1         | 435.00 m <sup>2</sup>  | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| LEVEL 1         | 0.00 m <sup>2</sup>    | 320.92 m <sup>2</sup> | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| LEVEL 1         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 49.13 m <sup>2</sup>  | 0.00 m <sup>2</sup>         |
| LEVEL 1         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 52.39 m <sup>2</sup>        |
| LEVEL 2         | 1133.74 m²             | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| LEVEL 2         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 51.77 m <sup>2</sup>  | 0.00 m <sup>2</sup>         |
| Level 3         | 1133.45 m <sup>2</sup> | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| Level 3         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 51.74 m²              | 0.00 m <sup>2</sup>         |
| LEVEL 4         | 1140.52 m <sup>2</sup> | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| LEVEL 4         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 49.17 m²              | 0.00 m <sup>2</sup>         |
| LEVEL 5         | 1029.69 m²             | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| LEVEL 5         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 100.98 m²             | 0.00 m <sup>2</sup>         |
| LEVEL 6         | 918.89 m²              | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>         |
| LEVEL 6         | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 132.92 m²             | 0.00 m <sup>2</sup>         |
| ROOF            | 0.00 m <sup>2</sup>    | 0.00 m <sup>2</sup>   | 0.00 m <sup>2</sup>   | 441.04 m²                   |
| Grand total: 59 | 5791.29 m <sup>2</sup> | 320.92 m²             | 435.71 m <sup>2</sup> | 493.43 m²                   |

| Zoning Information:                               | · ,                                     |             |  |  |  |
|---|---|-------------|--|--|--|
| City of Ottawa Consolidated                       |   |             |  |  |  |
| Proposed Mixed-Use Apartment Building             |   |             |  |  |  |
| Performance Standards                             | Required                                | Proposed    |  |  |  |
| Residential Fifth Density (Sections 163-164)      |   |             |  |  |  |
| Minimum Lot Area (m²)                             | 675                                     | 1900        |  |  |  |
| Minimum Lot Width (m)                             | 22.5                                    | 30.6        |  |  |  |
| Minimum Front Yard (m)                            | 3                                       | 2.5         |  |  |  |
| Corner Side Yard Setback (m)                      | 3                                       | 0           |  |  |  |
| Minimum Interior Side Yard Setback (m)            |   |             |  |  |  |
| Abutting a Residential Zone                       | 7.5                                     | 6.0         |  |  |  |
| If located within 21m of front lot line           | 1.5                                     | 1.5         |  |  |  |
| If located beyond 21m of front lot line           | 6.0                                     | 1.5 and 6.0 |  |  |  |
| Minimum Rear Yard Setback (m)                     | 3                                       | 5.7         |  |  |  |
| Maximum Building Height (m)                       | Varies                                  | 19.5        |  |  |  |
| Parking Requirements (Area X) (Section 100-114)   |   |             |  |  |  |
| Minimum Parking Space Rates                       |   |             |  |  |  |
| Dwelling Units in a Mixed-use Building            | 0.5 per dwelling unit = 32              | 59          |  |  |  |
| (in excess of 12)                                 |   |             |  |  |  |
| Non-Residential Uses                              | 0                                       | 0           |  |  |  |
| (where gfa is less than 200 m <sup>2</sup> )      |   |             |  |  |  |
| Minimum Visitor Parking Space Rate                |   |             |  |  |  |
| Dwelling Units in a Mixed-use Building            | 0.1 per dwelling unit = 6               | 6           |  |  |  |
| (in excess of 12)                                 |   |             |  |  |  |
| Aisle and Driveway Provisions                     |   |             |  |  |  |
| Minimum Width of a Double Traffic Lane (m)        | 6                                       | 6           |  |  |  |
| Driveway providing access to Parking Garage (m)   | 6                                       | 6.2         |  |  |  |
| Minimum Bicycle Parking Space Rates               |   |             |  |  |  |
| Dwelling Unit in a Mixed-use Building             | 0.5 per dwelling unit = 38              | 46          |  |  |  |
| Amenity Area (Section 137)                        | <u> </u>                                | 1           |  |  |  |
| Minimum Total Amenity Area (m²)                   | 6m <sup>2</sup> per dwelling unit = 456 | 929.1       |  |  |  |
| Mixed Use Building, with 9 or more Dwelling Units |   |             |  |  |  |
| Minimum Communal Amenity Area (m²)                | 50% of the required total               | 493.4       |  |  |  |
| Mixed Use Building, with 9 or more Dwelling Units | amenity area = 228                      |             |  |  |  |



NOTE: THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF THE ARCHITECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

RELEASE / REVISION RECORD