

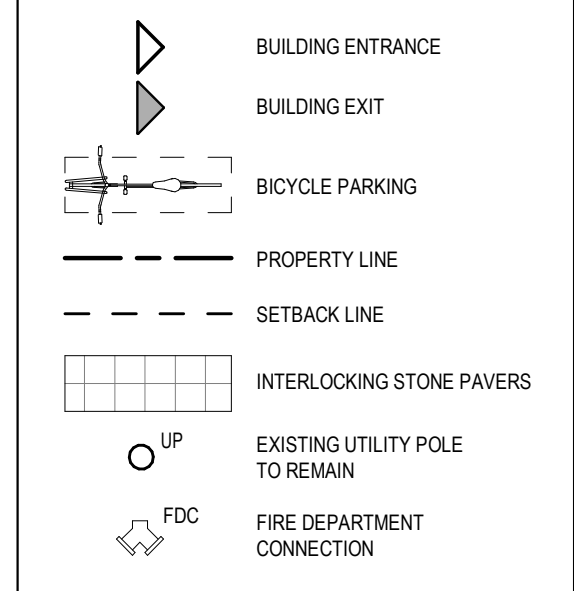
**GFA INCLUDING BALCONIES (CITY OF OTTAWA DEFINITION)**

LEVEL	AREA	AREA (SF)
LEVEL 01	1204.47 m <sup>2</sup>	12965 SF
LEVEL 02	1461.22 m <sup>2</sup>	15728 SF
LEVEL 03	1446.67 m <sup>2</sup>	15593 SF
LEVEL 04	1436.10 m <sup>2</sup>	15447 SF
LEVEL 05	1276.10 m <sup>2</sup>	13736 SF
LEVEL 06	1273.04 m <sup>2</sup>	13703 SF
TOTAL	8096.80 m <sup>2</sup>	87173 SF

SURVEYOR'S REAL PROPERTY REPORT  
PART 1 - PLAN OF SURVEY  
REGISTERED PLAN 217  
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)  
CITY OF OTTAWA  
STANTEC GEOMATICS LTD.

**SURVEY INFO**  
SCALE: 1 : 100

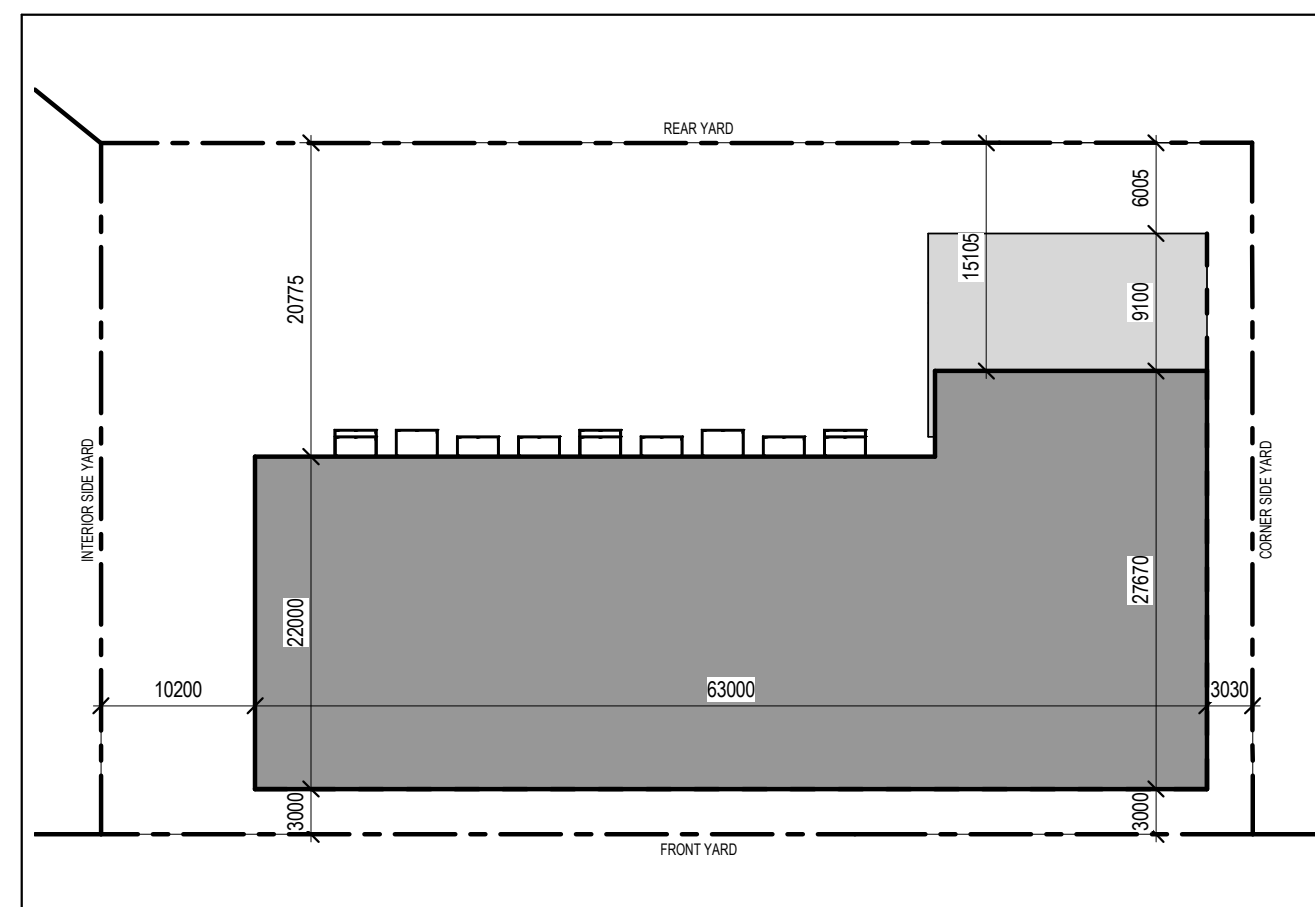
**SITE PLAN SYMBOLS LEGEND**



**4 LOCATION PLAN**  
SCALE: N.T.S.

- 1 ASPHALT
- 2 RAISED PLANTER
- 3 EXISTING CONCRETE SIDEWALK
- 4 FIRE DEPARTMENT CONNECTION
- 5 RETAINING WALL WITH PAINTED STEEL GUARDS
- 6 CONCRETE WALKWAY
- 7 INTERLOCKING STONE PAVERS
- 8 SOFT LANDSCAPING
- 9 DEPRESSED CURB
- 10 CURB TRANSITION
- 11 CONCRETE RAMP WITH HERRINGBONE & SNOW MELTING
- 12 EV CAR CHARGING STATION

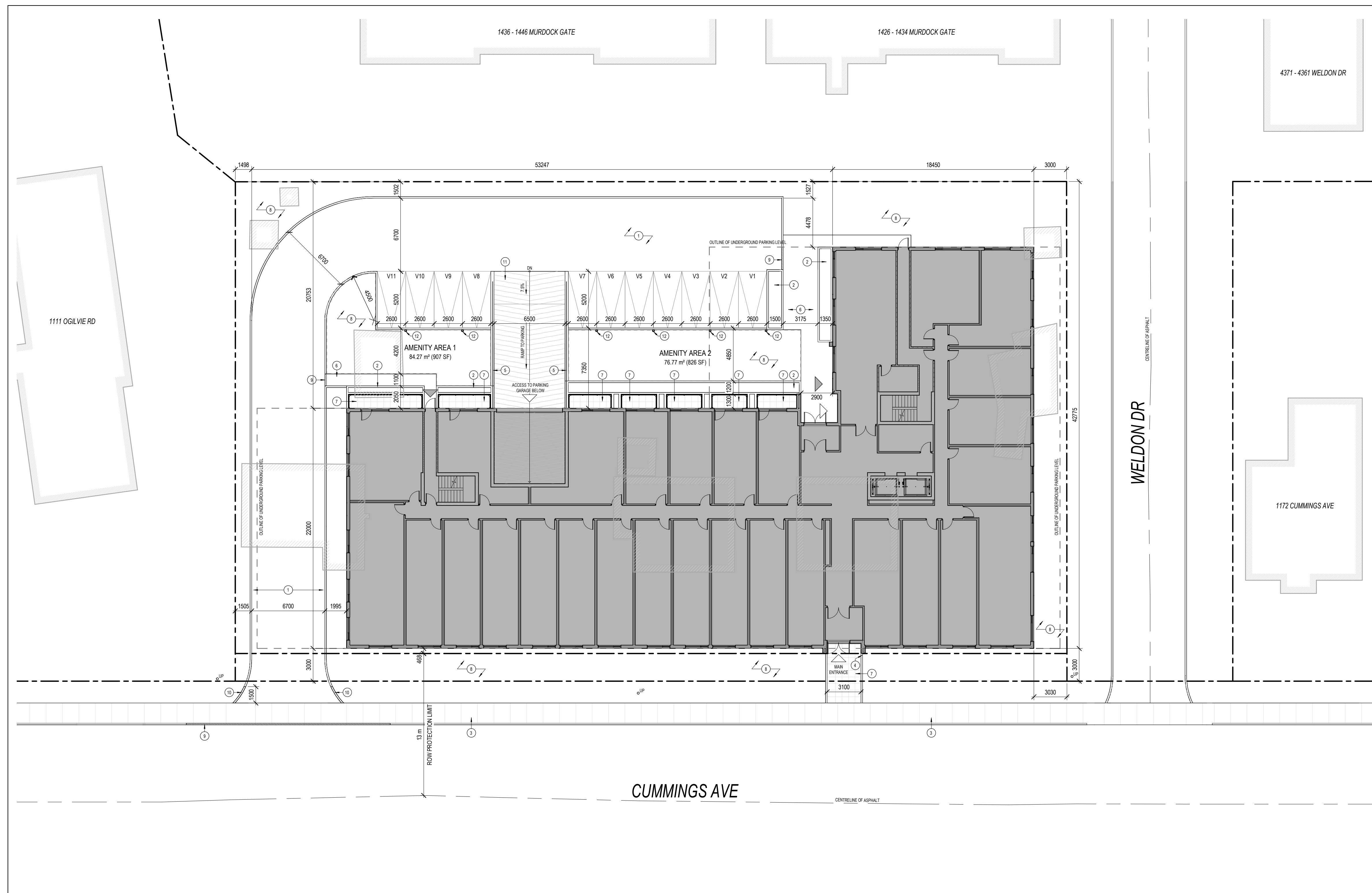
**3 KEYNOTE LEGEND**  
SCALE: N.T.S.



**2 ZONING SETBACK SCHEDULE**  
SCALE: 1 : 500

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KEY PLAN



**Site Statistics**

Current Zoning Designation:	TD1 (Transit Oriented Development Zone)
Lot Width:	76.2m
Total Lot Area:	3487.7m <sup>2</sup>
Average Existing Grade:	71.27m
Gross Floor Area:	11734.9m <sup>2</sup>
Floor Space Index:	3.36
Proposed Unit Count:	189 Residential Units

**Proposed Development - 6 Storey Mid-Rise Apartment Building**

Zoning Mechanism	Required	Provided
Minimum Lot Width Table 195(5)	No Minimum	76.2m
Minimum Lot Area Table 195(5)	No Minimum	3487.7m <sup>2</sup>
Min. Front Yard Setback Table 195(c)(i)	2m	3m
Corner Side Yard Setback Table 195(c)(i)	3m	3m
Min. Interior Side Yard Setback Table 195(c)(ii)	No Minimum	1.5m
Min. Rear Yard Setback Table 195(c)(ii)	6m	6m
Maximum Building Height Table 195(g)(i)	20m	18.3m
Min. Residential Units per Hectare Section 196(4)(g)(ii)	52 Units 150 units / hectare	189 Units
Min. Parking Space Rates (Zoning bylaw amendment 2023-344)	36 Spaces (1.9 spaces * 189 units)	36 Resident Spaces (54 Total Spaces, 18 visitor)
Minimum Visitor Parking Rates Table 192(Area X) Table 192	18 Spaces No Parking for 12 units, then 0.1 / unit	18 Spaces (11 at grade + 7 underground)
Min. Bicycle Parking Rates Table 1114 Table 111(1)	95 Spaces (0.5 spaces / unit for 189 units Min. 50% at Grade	188 Spaces (188 on level P1)
Outdoor Communal Space at Grade Section 195(B)	70m <sup>2</sup> (2% of total lot area)	161m <sup>2</sup>
Total Amenity Area Table 137(d)(iii)	1134m <sup>2</sup> 6m <sup>2</sup> / unit for 189 units	1156m <sup>2</sup>
Communal Amenity Area Table 137(d)(iii)	567m <sup>2</sup> Min. 50% of Total Amenity Area	905m <sup>2</sup>

**4 SITE & PROJECT STATISTICS**  
SCALE: 1 : 1

**UNIT COUNT**

NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1-BEDROOM	18	17	17	17	17	17	103	54%
1-BEDROOM + DEN	1	1	1	1	1	1	6	3%
2-BEDROOM	2	5	5	5	3	3	23	12%
STUDIO	7	10	10	10	10	10	57	30%
TOTAL	28	33	33	33	31	31	189	100%

**AMENITY AREAS (COMMUNAL)**

LEVEL	NAME	AREA	AREA (SF)
LEVEL P1	AMENITY - FITNESS ROOM	133.21 m <sup>2</sup>	1434 SF
AVG. GRADE	AMENITY AREA 1	84.27 m <sup>2</sup>	907 SF
AVG. GRADE	AMENITY AREA 2	76.77 m <sup>2</sup>	828 SF
LEVEL 01	AMENITY ROOM	77.06 m <sup>2</sup>	830 SF
LEVEL 01	UNIVERSAL W.C.	8.34 m <sup>2</sup>	90 SF
T.O. ROOF	AMENITY - ROOFTOP TERRACE	526.87 m <sup>2</sup>	5671 SF
TOTAL		906.53 m <sup>2</sup>	9758 SF

**LEASABLE FLOOR AREA**

LEVEL	AREA	AREA (SF)
LEVEL 01	1253.72 m <sup>2</sup>	13495 SF
LEVEL 02	1486.98 m <sup>2</sup>	16006 SF
LEVEL 03	1474.52 m <sup>2</sup>	15872 SF
LEVEL 04	1462.67 m <sup>2</sup>	15744 SF
LEVEL 05	1298.79 m <sup>2</sup>	13880 SF
LEVEL 06	1293.21 m <sup>2</sup>	13920 SF
TOTAL	8269.89 m <sup>2</sup>	89016 SF

**PARKING SCH. (BICYCLE)**

LEVEL	COUNT
LEVEL P1	188
TOTAL	188

**PARKING SCH. (VEHICLE)**

LEVEL	COUNT
LEVEL P1	43
AVG. GRADE	11
TOTAL	54

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- 5 REISSUED FOR SITE PLAN CONTROL 2023-09-01
- 4 ISSUED FOR SITE PLAN CONTROL 2023-04-12
- 3 ISSUED FOR COORDINATION 2023-03-31
- 2 ISSUED FOR COORDINATION 2023-03-15
- 1 ISSUED FOR COORDINATION 2023-03-02

**ISSUE RECORD**



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**1184 CUMMINGS**  
1184 Cummings Avenue  
Gloucester, ON

PROJ SCALE DRAWN REVIEWED  
**2231 NOTED BH RK**

**SITE PLAN**

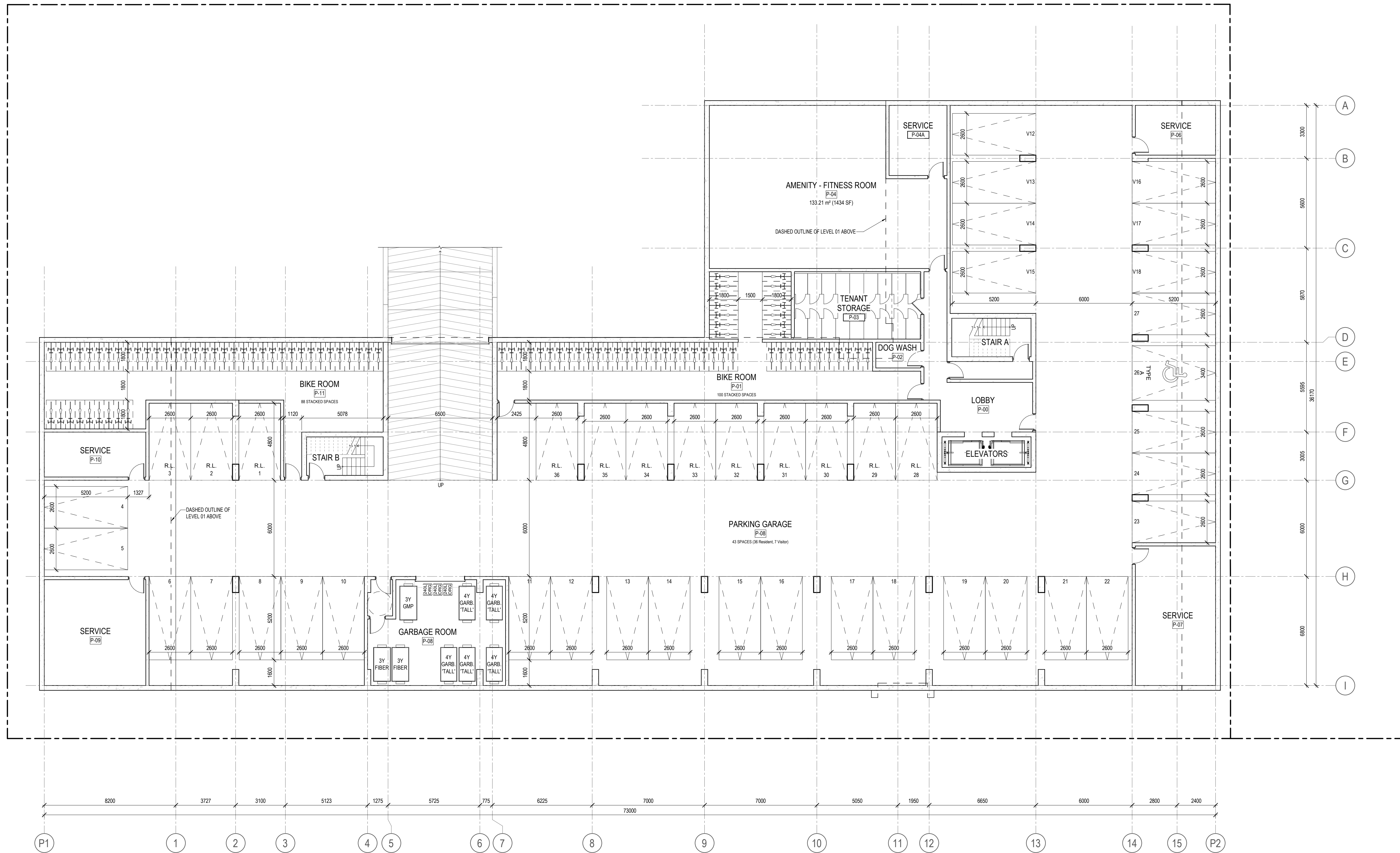
**SP-01**

**1 SITE PLAN**  
SCALE: 1 : 200

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1 ISSUED FOR COORDINATION	2023-03-02



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2231	1 : 125	BH	RK

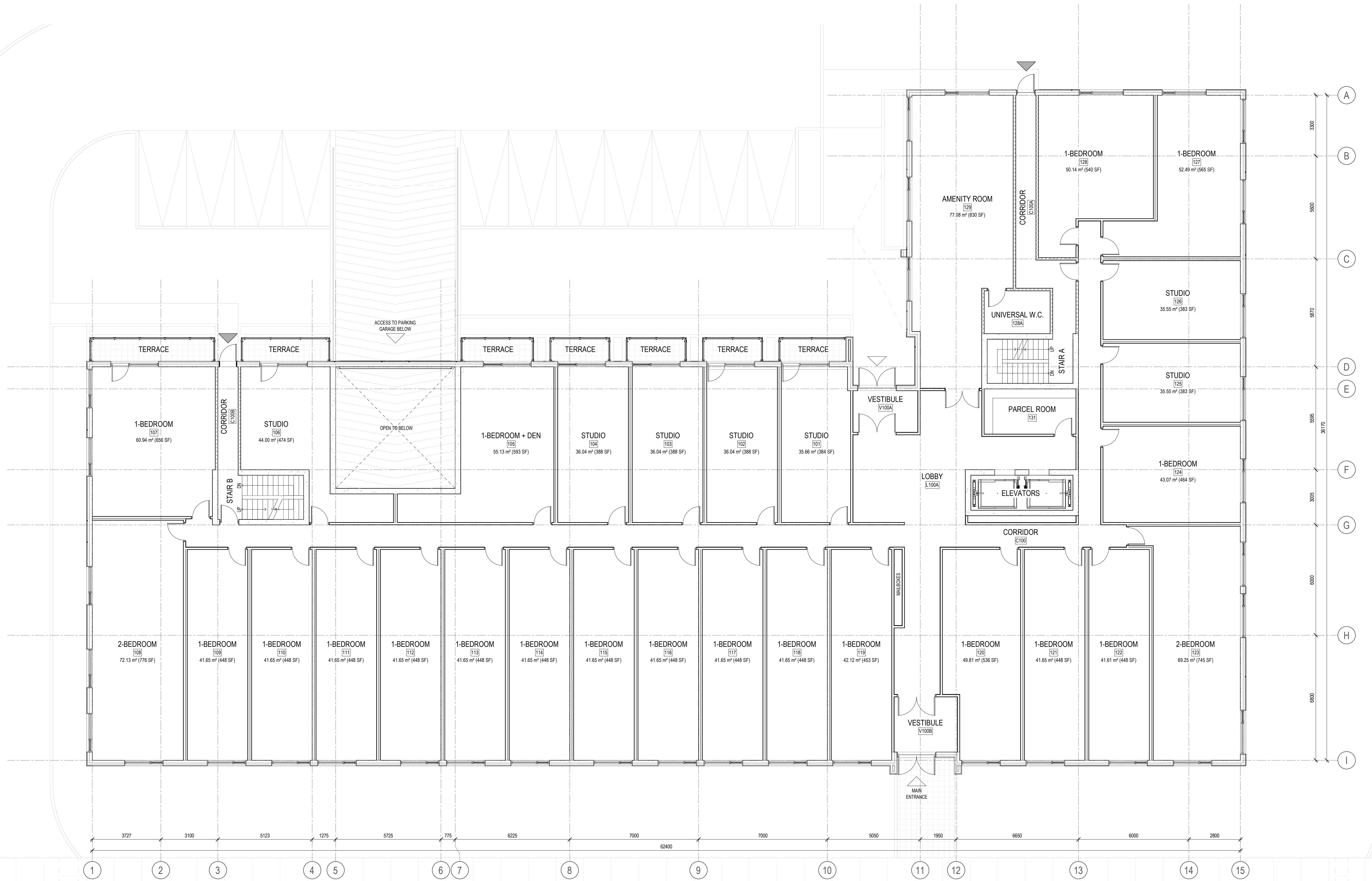
FLOOR PLAN - LEVEL P1

**A100**

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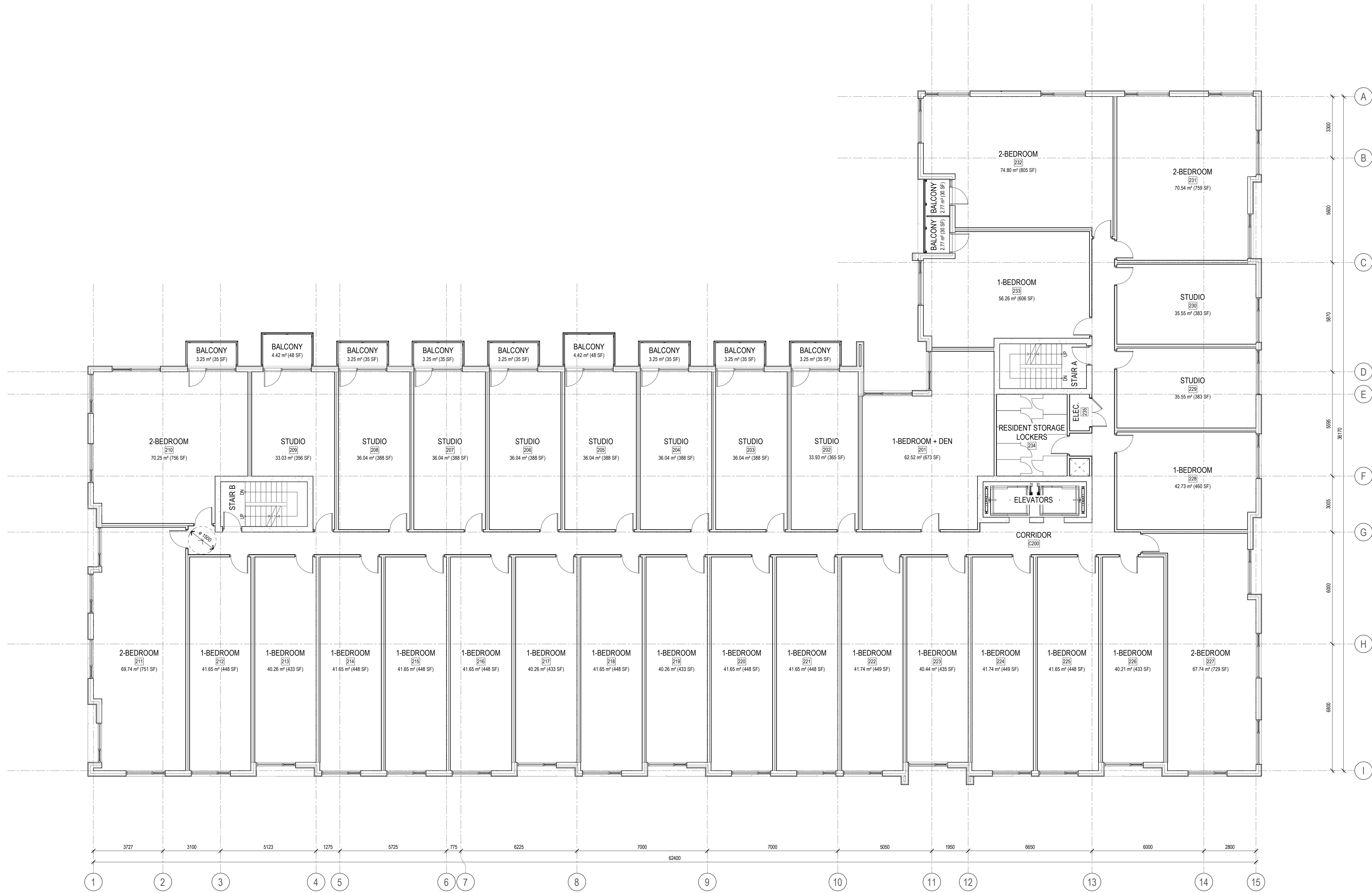
FLOOR PLAN - LEVEL 01

**A101**

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1	ISSUED FOR COORDINATION	2023-03-02



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2231	1 : 100	BH	RK

FLOOR PLAN - LEVEL 02

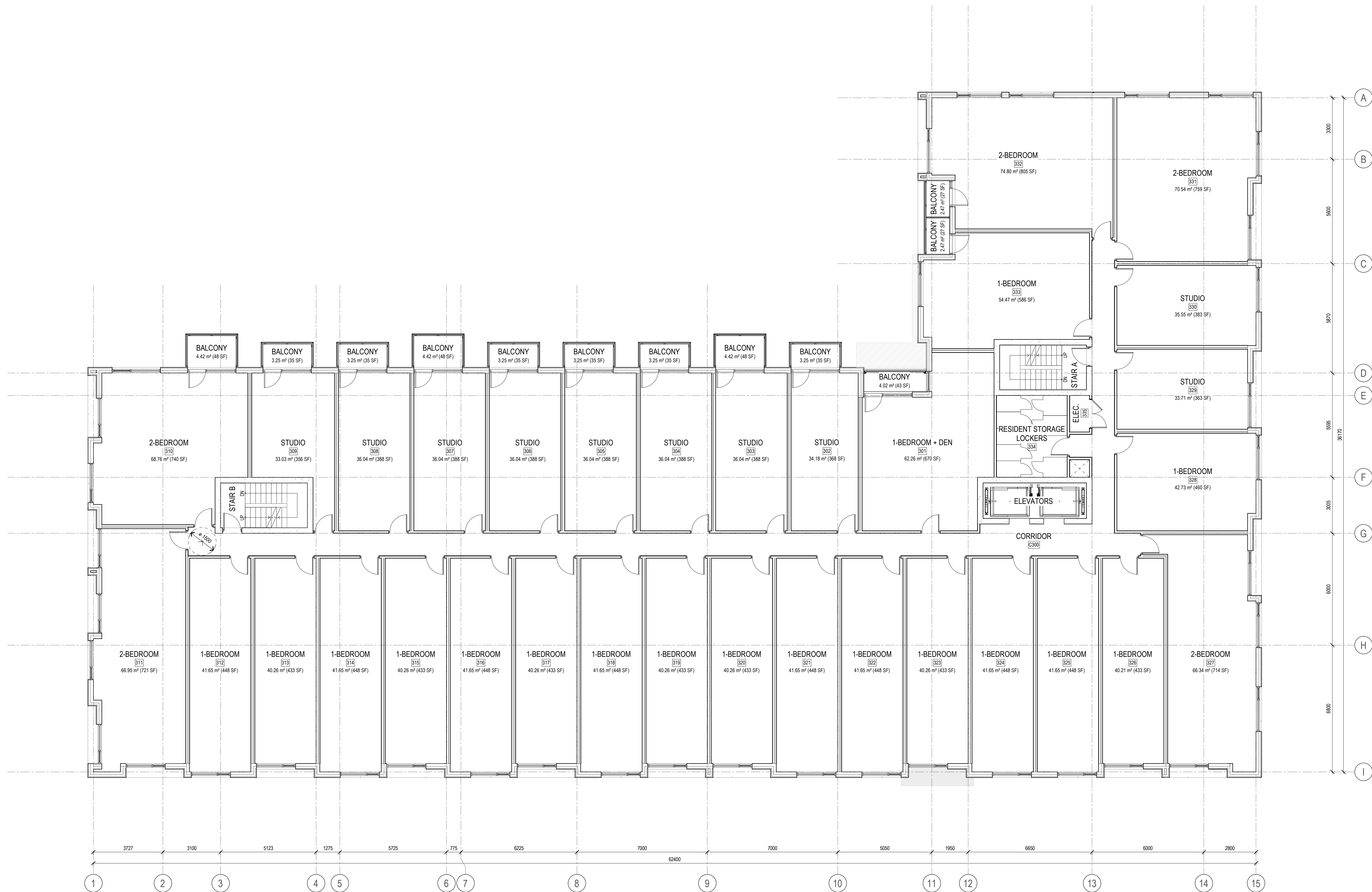
**A102**

DD7-12-23-004  
# 19081

NOTE FOR INFORMATION ONLY

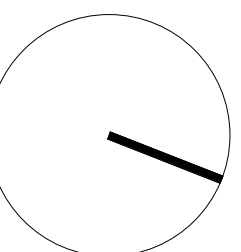
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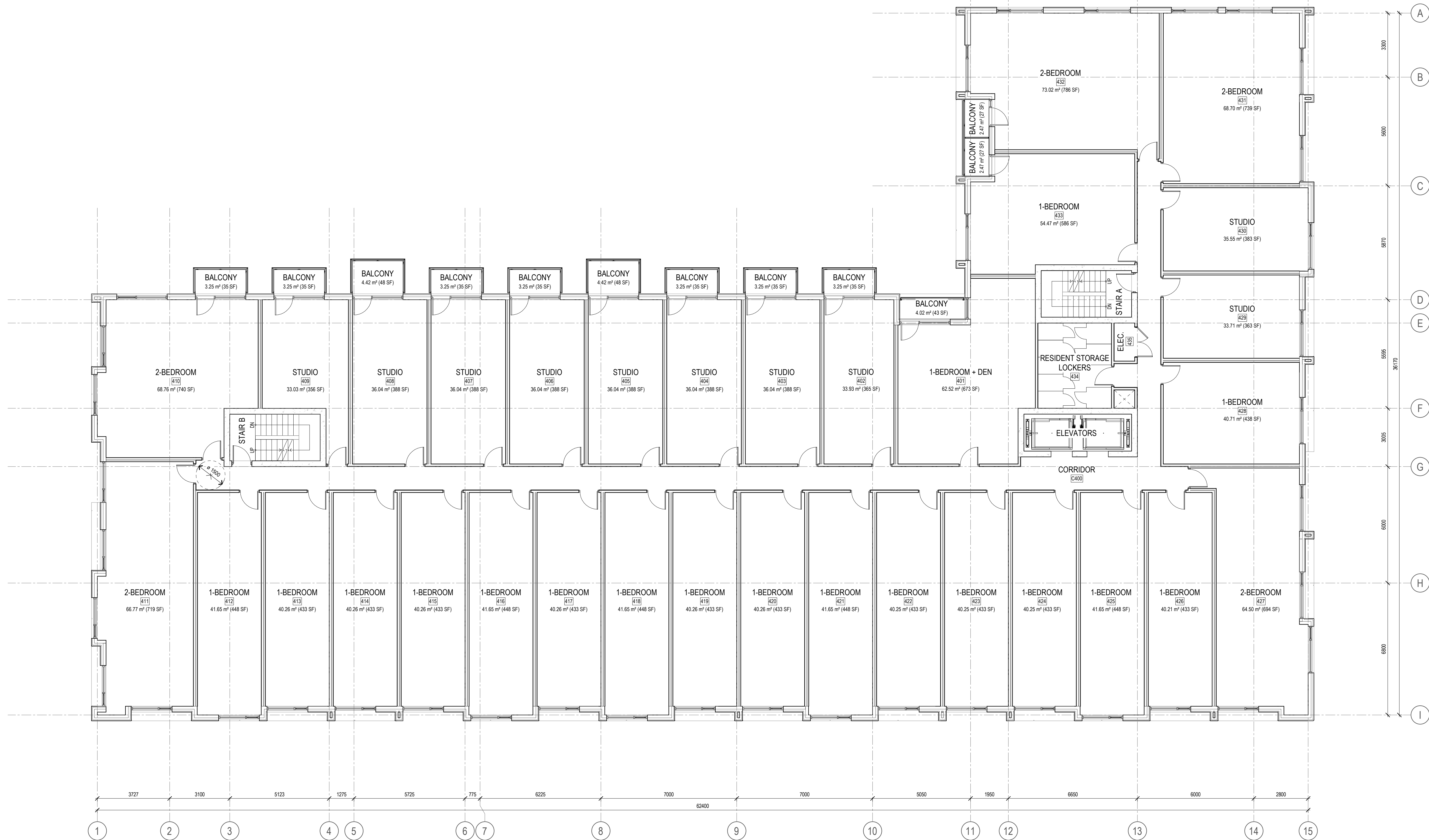
FLOOR PLAN - LEVEL 03

**A103**

NOTE  
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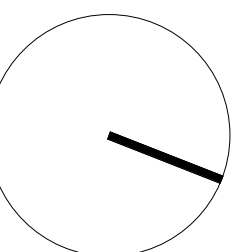
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2231	1 : 100	BH	RK

FLOOR PLAN - LEVEL 04

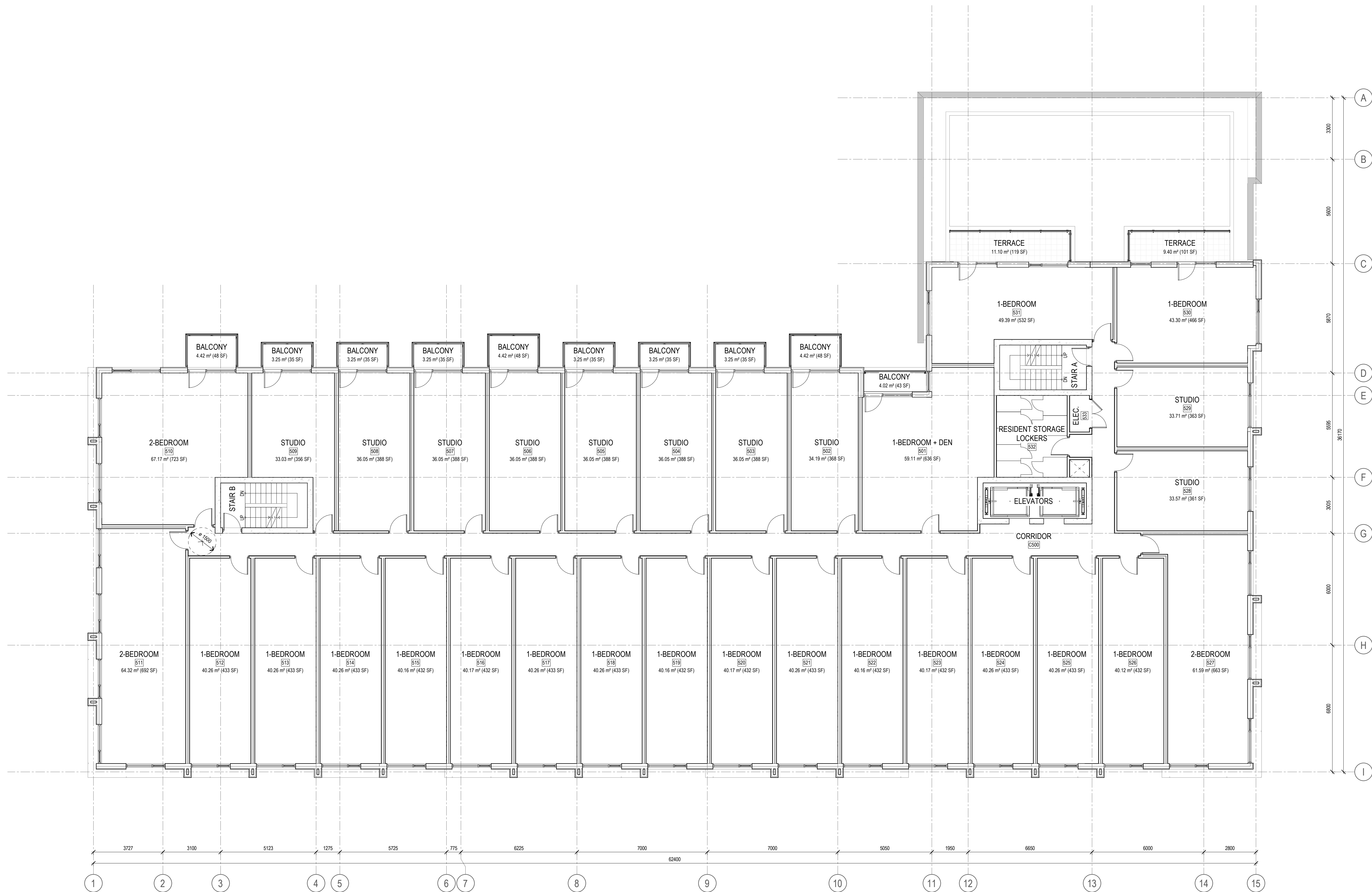
**A104**

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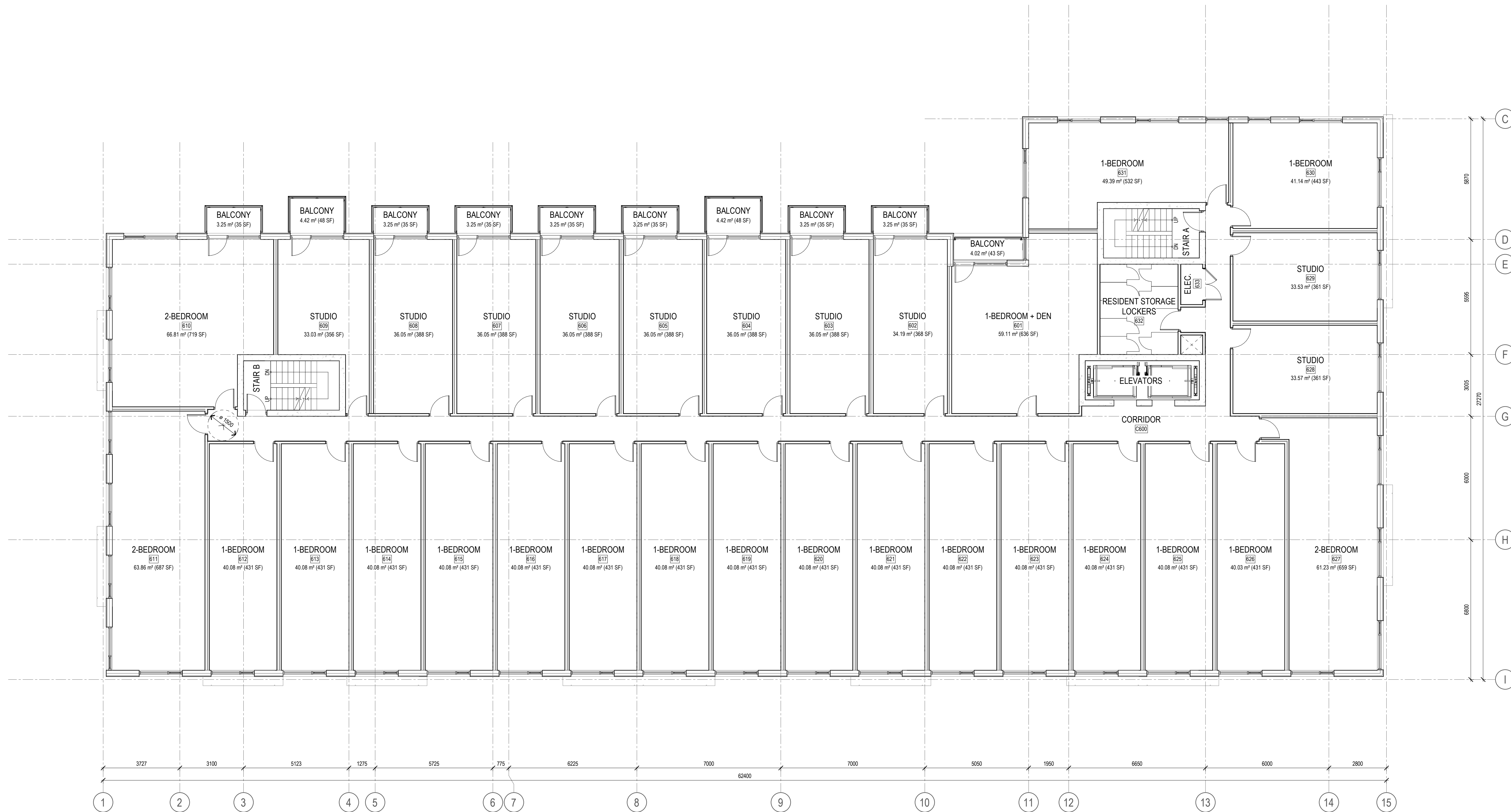
FLOOR PLAN - LEVEL 05

**A105**

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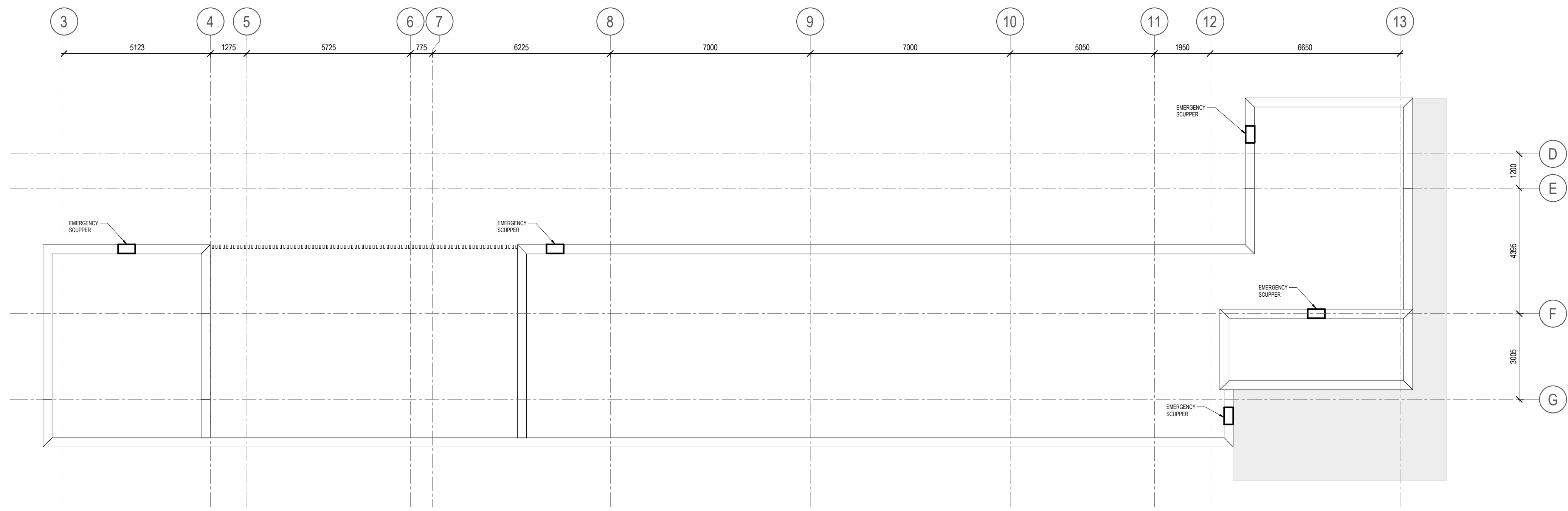
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2231	1 : 100	BH	RK

FLOOR PLAN - LEVEL 06

**A106**



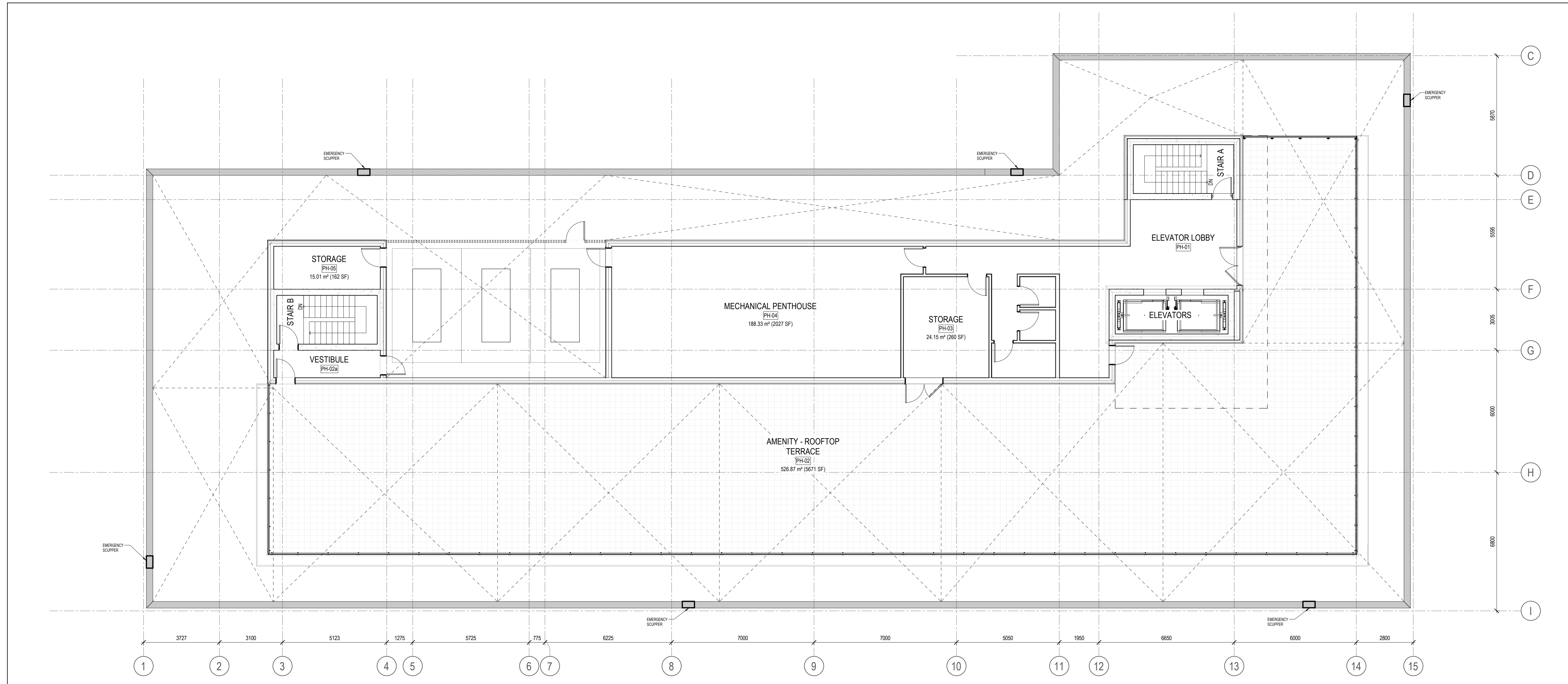


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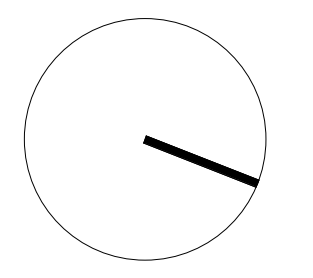
KEY PLAN

2 T.O. PENTHOUSE ROOF  
A107 SCALE: 1 : 100



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ISSUE RECORD



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PROJ	SCALE	DRAWN	REVIEWED
2231	NOTED	BH	RK

ROOF PLANS

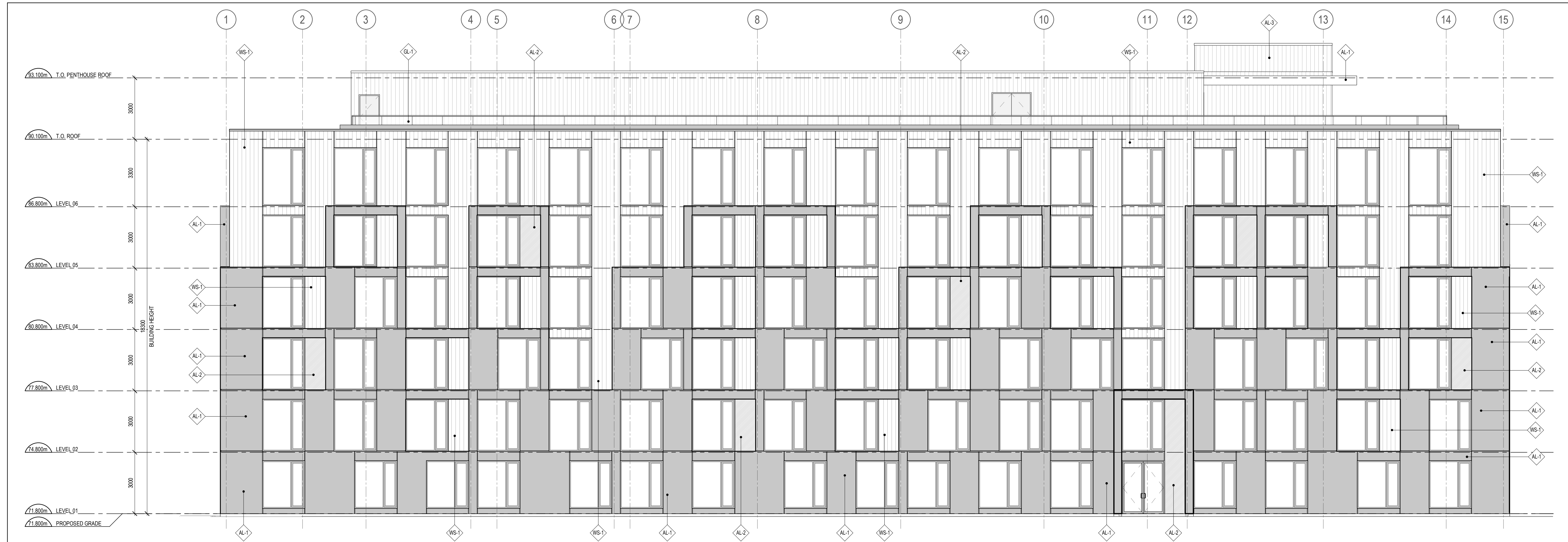
1 ROOF PLAN  
A107 SCALE: 1 : 100

**A107**

DD7-12-23-004  
# 19081



1 SOUTH ELEVATION  
A201 SCALE: 1 : 100



2 EAST ELEVATION  
A201 SCALE: 1 : 100

**CLADDING LEGEND:**

	ALUMINUM PANEL BLACK
	ALUMINUM PANEL COPPER
	ALUMINUM PANEL LIGHT GREY
	ALUMINUM LOUVRES LIGHT GREY
	WOOD SIDING CEDAR WOODGRAIN
	ALUMINUM AND GLASS RAILING
	FRITTED ALUMINUM PANEL COPPER FINISH

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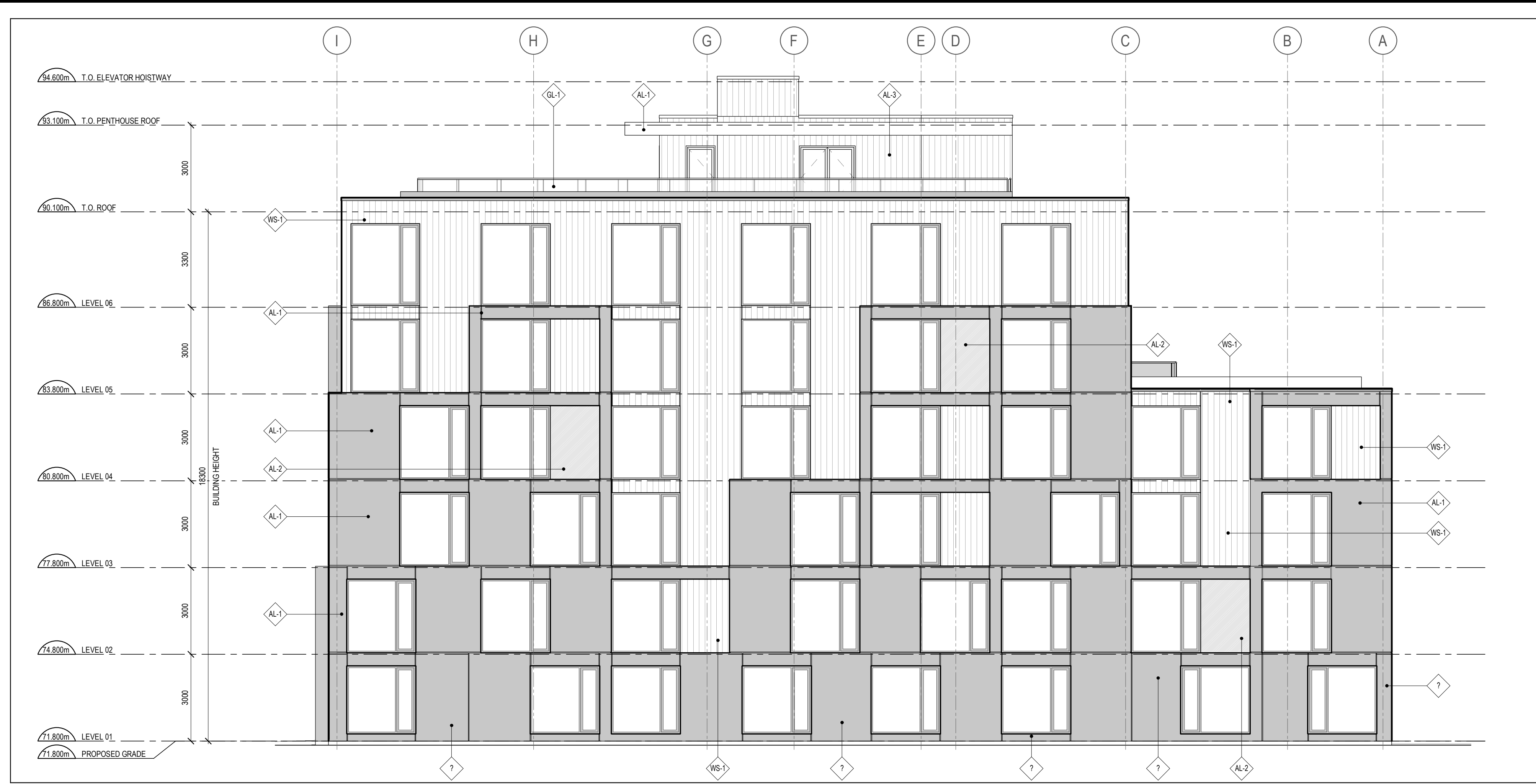
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1184 Cummings Avenue  
Gloucester, ON

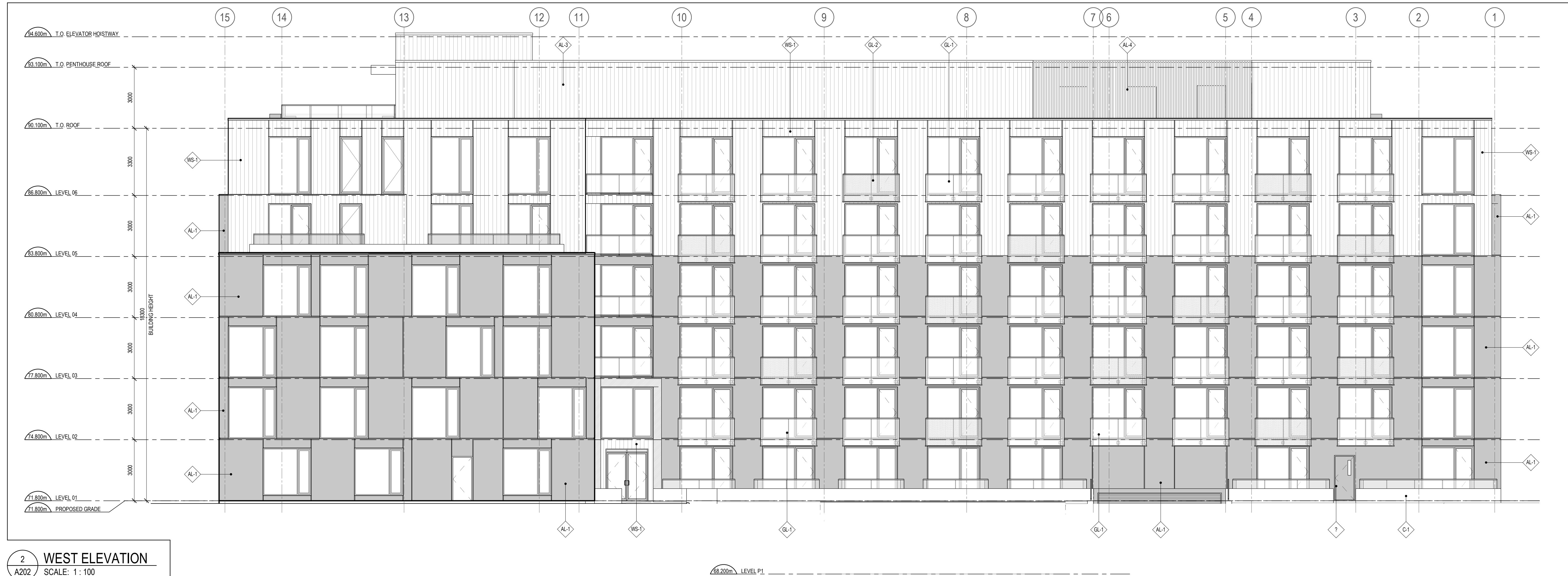
PROJ	SCALE	DRAWN	REVIEWED
2231	NOTED	BH	RK

**SOUTH AND EAST ELEVATIONS**

**A201**



1 NORTH ELEVATION  
A202 SCALE: 1:100



2 WEST ELEVATION  
A202 SCALE: 1:100

**CLADDING LEGEND:**

[Symbol]	AL-1	ALUMINUM PANEL BLACK
[Symbol]	AL-2	ALUMINUM PANEL COPPER
[Symbol]	AL-3	ALUMINUM PANEL LIGHT GREY
[Symbol]	AL-4	ALUMINUM LOUVRES LIGHT GREY
[Symbol]	WS-1	WOOD SIDING CEDAR WOODGRAIN
[Symbol]	GL-1	ALUMINUM AND GLASS RAILING
[Symbol]	GL-2	FRITTED ALUMINUM PANEL COPPER FINISH

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
  - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
  - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
  - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
  - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
  - These documents are not to be used for construction unless specifically noted for such purpose.

KEY PLAN

8	REISSUED FOR SITE PLAN CONTROL	2024-03-08
7	REISSUED FOR SITE PLAN CONTROL	2024-02-28
6	REISSUED FOR SITE PLAN CONTROL	2023-11-29
5	REISSUED FOR SITE PLAN CONTROL	2023-09-01
4	ISSUED FOR SITE PLAN CONTROL	2023-04-12
1	ISSUED FOR COORDINATION	2023-03-02

ISSUE RECORD



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**1184 CUMMINGS**  
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Gloucester, ON

PROJ	SCALE	DRAWN	REVIEWED
2231	NOTED	BH	RK

**NORTH AND WEST ELEVATIONS**

**A202**