

ZONING GFA SUMMARY

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	823 m ²	8,860 ft ²	1	823 m ²	8,860 ft ²
LEVEL 2-5	3,872 m ²	41,673 ft ²	4	15,486 m ²	166,690 ft ²
LEVEL 6-9	2,345 m ²	25,236 ft ²	4	9,378 m ²	100,945 ft ²
LEVEL 10-13	731 m ²	7,865 ft ²	4	2,923 m ²	31,462 ft ²
LEVEL 14	532 m ²	5,724 ft ²	1	532 m ²	5,724 ft ²
ZONING GFA TOTAL				29,142 m ²	313,681 ft ²

*AS PER SECTION 54 (DEFINITIONS-GROSS FLOOR AREA)
CITY OF OTTAWA ZONING BY-LAW

PROJECT STATISTICS

SITE AREA	= 196,682 ft ² (18,272 m ²)	FOOTPRINT AREA	= 4,785 m ²
10% PARKLAND PROVIDED	= 19,668 ft ² (1,829 m ²)	LOT COVERAGE	= 26.2 %
TOTAL UNITS	= 413	OPEN SPACE	= 73.8 %

GFA SUMMARY (NOT INCLUDING PARKING)

	GFA PER FLOOR		# OF FLOORS	TOTAL GFA	
LEVEL 1	4,785 m ²	51,510 ft ²	1	4,785 m ²	51,510 ft ²
LEVEL 2-5	4,574 m ²	49,229 ft ²	4	18,294 m ²	196,918 ft ²
LEVEL 6-9	2,816 m ²	30,310 ft ²	4	11,263 m ²	121,239 ft ²
LEVEL 10-13	905 m ²	9,740 ft ²	4	3,619 m ²	38,958 ft ²
LEVEL 14	905 m ²	9,740 ft ²	1	905 m ²	9,740 ft ²
TOTAL GFA				38,867 m ²	418,364 ft ²

GFA SUMMARY - PARKING (UNDERGROUND)

	# OF FLOORS	TOTAL GFA	
P1 PARKING	1	10,187 m ²	109,656 ft ²

NET RES AREA SUMMARY

	NET RES AREA PER FLOOR		# OF FLOORS	TOTAL NET RES AREA		EFF.
LEVEL 1	867 m ²	9,329 ft ²	1	867 m ²	9,329 ft ²	18.11%
LEVEL 2-5	4,044 m ²	43,529 ft ²	4	16,176 m ²	174,115 ft ²	88.42%
LEVEL 6-9	2,458 m ²	26,460 ft ²	4	9,833 m ²	105,842 ft ²	87.30%
LEVEL 10-13	773 m ²	8,322 ft ²	4	3,092 m ²	33,286 ft ²	85.44%
LEVEL 14	561 m ²	6,036 ft ²	1	561 m ²	6,036 ft ²	61.97%
TOTAL NET RES AREA	8,703 m ²	93,676 ft ²		30,529 m ²	328,608 ft ²	

AMENITY AREA SUMMARY (COMMUNAL)

	TOTAL AMENITY AREA	
LEVEL 1	OUTDOOR AMENITY - NORTH TERRACE	223 m ² 2,396 ft ²
LEVEL 1	OUTDOOR AMENITY - COURTYARD	2,549 m ² 27,438 ft ²
LEVEL 1	INDOOR AMENITY - LEVEL 1	3,396 m ² 36,556 ft ²
LEVEL 14	INDOOR AMENITY - SALON PANORAMIQUE	220 m ² 2,364 ft ²
TOTAL AMENITY AREA PROVIDED		6,387 m ² 68,753 ft ²
TOTAL AMENITY AREA REQUIRED = 6 m ² X 413 UNITS = 2,478 m ²		
* 50% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,239 m ²		

PARKING SUMMARY

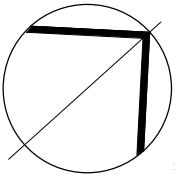
TOTAL SURFACE LEVEL PARKING			TOTAL UNDERGROUND PARKING (P1)	
VISITOR PARKING 5200x2600	12	RES. PARKING 5200X2400 SMALL	3	
BF VISITOR PARKING 5200x2400	2	RES. PARKING 5500X2400 SMALL	13	
BF VISITOR PARKING 5200x3400	2	RES. PARKING 5500X2750	259	
RES. PARKING 5200X2600	21		275	
	37			
TOTAL RESIDENTIAL PARKING = 296 SPACES			TOTAL ACCESSIBLE PARKING = 4	
TOTAL VISITOR PARKING = 16 SPACES				
TOTAL PARKING COUNT = 312				

BICYCLE PARKING SUMMARY

TOTAL SURFACE LEVEL PARKING = 5	TOTAL UNDERGROUND PARKING (P1) = 110
TOTAL BICYCLE PARKING COUNT = 115	

SURVEY/LEGAL DESCRIPTION

The property boundaries are taken from the survey submitted with the application, and dated as per the below:
Part of Lot 23, Concession 12
Part Of Road Allowance Between Concessions 11 And 12 (Closed By By-Law 39-95, INST. N731789)
Geographic Township of Goulbourn
City Of Ottawa
Designated as Parts 1, 2 and 3 Plan 4R-21312
Being All of PIN's 04753-0269 and 0561
Surveyed By Annis, O'Sullivan, Vollebakk Ltd.



CARP & HAZELDEAN

1174 Carp Rd, Ottawa, ON K2S 1B9
Developer/Owner: LE GROUPE MAURICE, 300 Bd Wilfrid-Lavigne, Gatineau, QC J9H 0K4
Architect: HOBIN ARCHITECTURE INC, 63 Pamilla St, Ottawa, ON K1S 3K4

SITE PLAN

SITE PLAN

SCALE 1 : 750

February 14, 2025