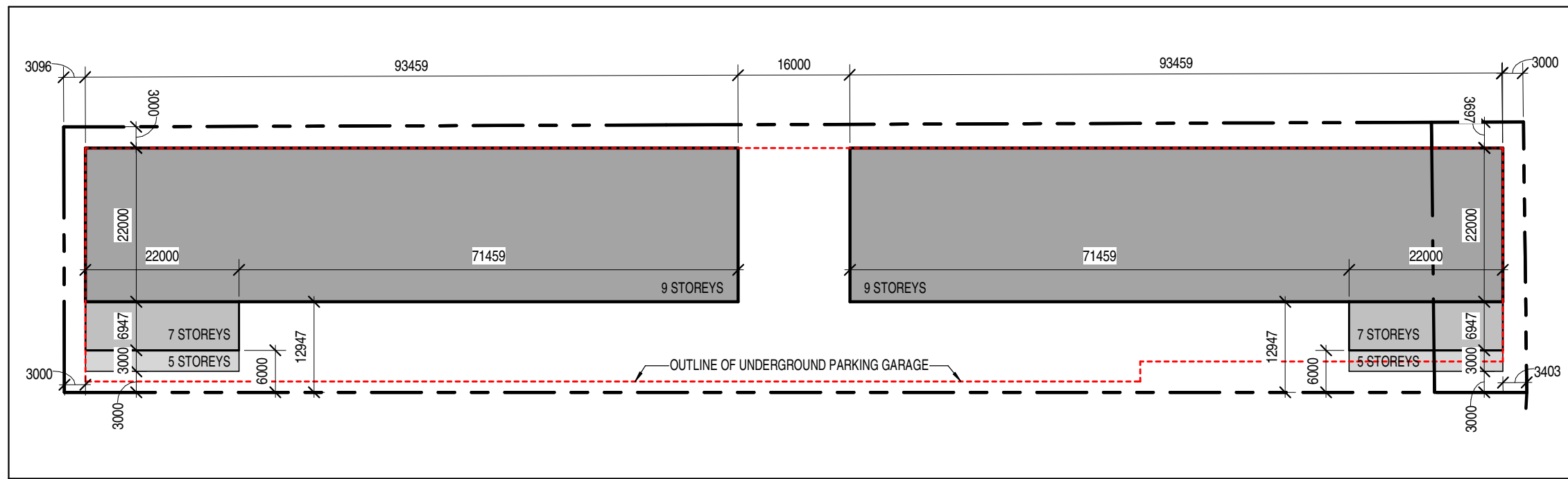
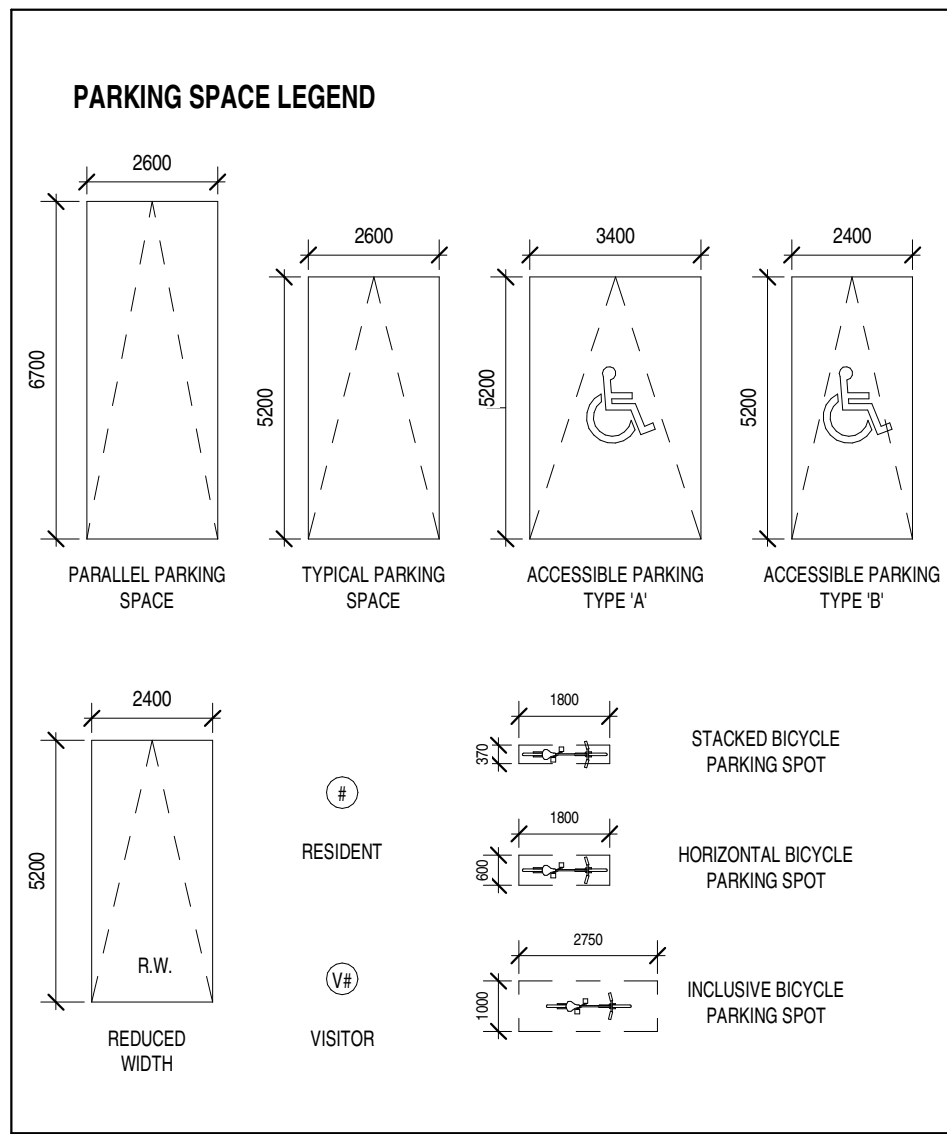




UNIT COUNT BUILDING A - NORTH

NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	TOTAL COUNT	PERCENTAGE
1-BED	1	5	4	4	4	5	5	6	6	40	14%
1-BED + DEN	5	4	6	6	6	6	6	4	4	47	17%
2-BED	6	7	8	8	8	7	7	7	7	65	23%
STUDIO	13	15	14	14	14	14	14	14	14	128	45%
TOTAL	25	31	32	32	32	32	31	31	31	278	100%

UNIT COUNT BUILDING B - SOUTH

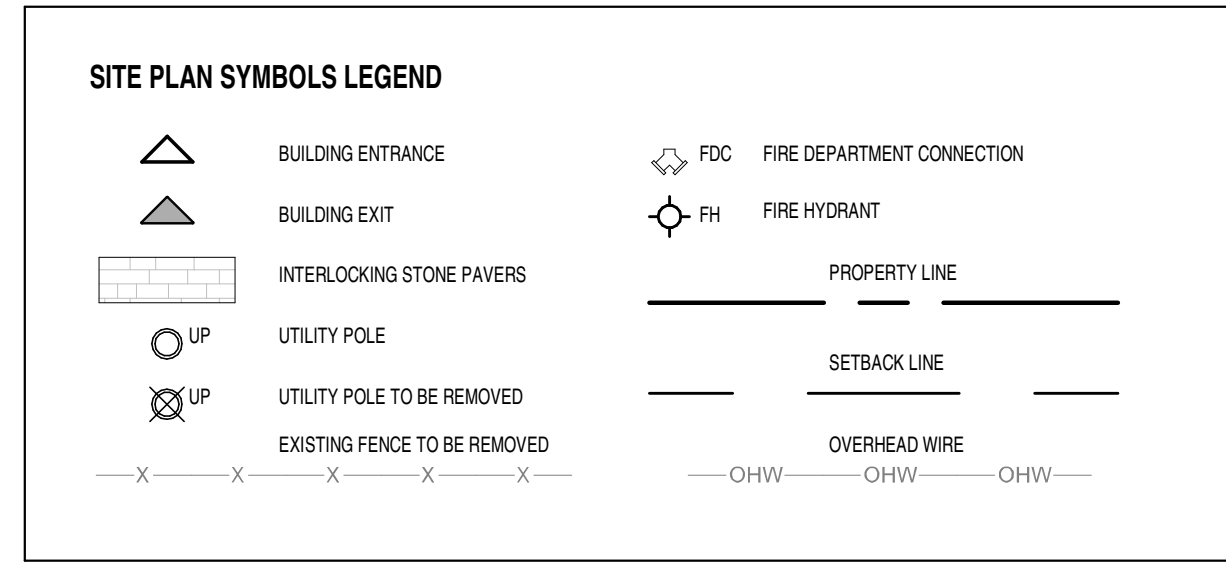
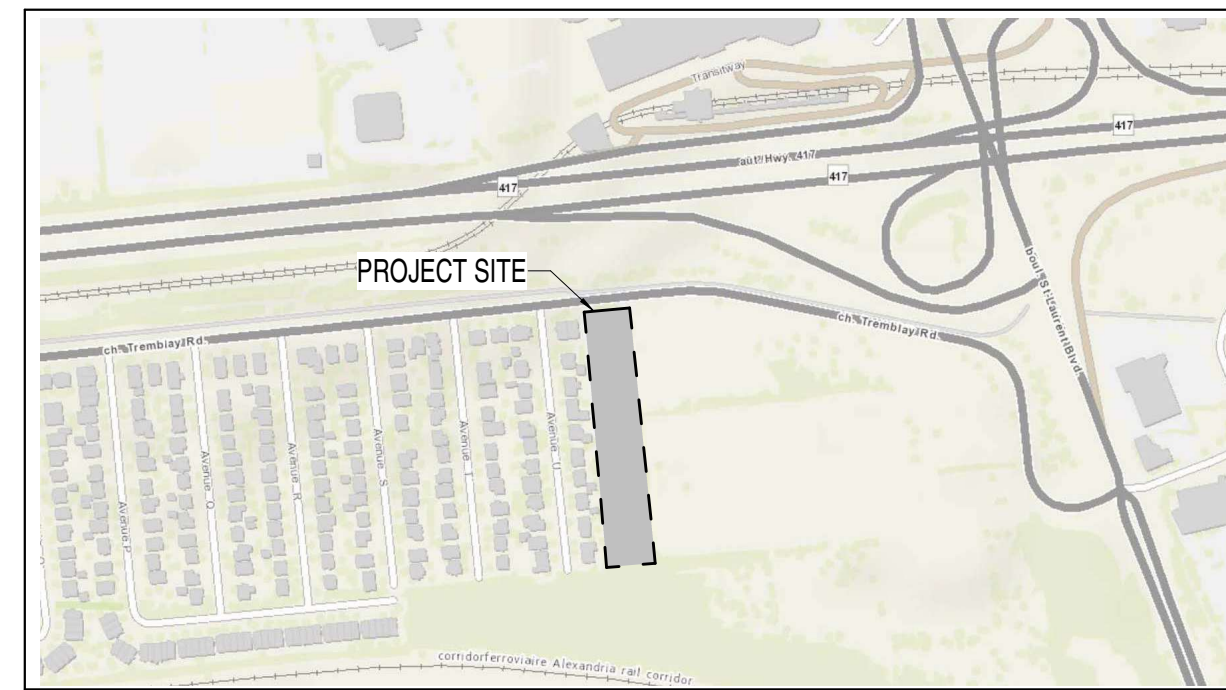
NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	LVL 07	LVL 08	LVL 09	TOTAL COUNT	PERCENTAGE
1-BED	1	4	4	4	4	5	5	6	6	39	14%
1-BED + DEN	8	6	6	6	6	6	6	4	4	52	18%
2-BED	6	8	8	8	8	7	7	7	7	66	23%
STUDIO	13	14	14	14	14	14	14	14	14	125	44%
TOTAL	28	32	32	32	32	32	31	31	31	282	100%

LEASABLE AREA (RESIDENTIAL)

LEVEL	AREA	AREA (SF)
BUILDING A		
LEVEL 01	1609.53 m²	17225 SF
LEVEL 02	1919.36 m²	20960 SF
LEVEL 03	2092.65 m²	22525 SF
LEVEL 04	2092.65 m²	22525 SF
LEVEL 05	2092.65 m²	22525 SF
LEVEL 06	2026.65 m²	21815 SF
LEVEL 07	2026.65 m²	21815 SF
LEVEL 08	1919.41 m²	20660 SF
LEVEL 09	1919.41 m²	20660 SF
	17688.98 m²	190510 SF
BUILDING B		
LEVEL 01	1852.29 m²	19938 SF
LEVEL 02	2092.65 m²	22525 SF
LEVEL 03	2092.65 m²	22525 SF
LEVEL 04	2092.65 m²	22525 SF
LEVEL 05	2092.65 m²	22525 SF
LEVEL 06	2026.65 m²	21815 SF
LEVEL 07	2026.65 m²	21815 SF
LEVEL 08	1919.41 m²	20660 SF
LEVEL 09	1919.41 m²	20660 SF
	18115.02 m²	194888 SF
TOTAL	35814.01 m²	385498 SF

GROSS FLOOR AREA (CITY OF OTTAWA)

LEVEL	AREA	AREA (SF)
BUILDING A		
LEVEL 01	598.32 m²	6440 SF
LEVEL 02	1839.24 m²	19797 SF
LEVEL 03	2001.48 m²	21544 SF
LEVEL 04	2001.48 m²	21544 SF
LEVEL 05	2001.48 m²	21544 SF
LEVEL 06	1937.38 m²	20895 SF
LEVEL 07	1937.38 m²	20895 SF
LEVEL 08	1839.52 m²	19800 SF
LEVEL 09	1839.52 m²	19800 SF
	15996.18 m²	172181 SF
BUILDING B		
LEVEL 01	1750.15 m²	18838 SF
LEVEL 02	2001.48 m²	21544 SF
LEVEL 03	2001.48 m²	21544 SF
LEVEL 04	2001.48 m²	21544 SF
LEVEL 05	2001.48 m²	21544 SF
LEVEL 06	1937.38 m²	20895 SF
LEVEL 07	1937.38 m²	20895 SF
LEVEL 08	1839.52 m²	19800 SF
LEVEL 09	1839.52 m²	19800 SF
	17310.24 m²	186326 SF
TOTAL	33306.42 m²	358507 SF



PARKING SCH. (BICYCLE)

TYPE	COUNT
LEVEL P1	
INCLUSIVE	10
STACKED	170
GRADE	
HORIZONTAL	18
LEVEL 01	
STACKED	100
TOTAL	288

PARKING SCH. (VEHICLE)

TYPE	COUNT
LEVEL P1	
RESIDENT	178
RESIDENT (R.W. REDUCED WIDTH)	8
TYPE A - ACCESSIBLE	3
TYPE B - ACCESSIBLE	4
GRADE	
VISITOR	14
TOTAL	207

AMENITY SCH. (COMMUNAL)

LEVEL	NAME	AREA	AREA (SF)
PENTHOUSE	AMENITY LOUNGE	197.73 m²	2128 SF
PENTHOUSE	AMENITY LOUNGE	197.73 m²	2128 SF
PENTHOUSE	OUTDOOR AMENITY TERRACE	736.78 m²	7931 SF
PENTHOUSE	OUTDOOR AMENITY TERRACE	736.78 m²	7931 SF
TOTAL		1869.03 m²	20118 SF

AMENITY SCH. (PRIVATE)

LEVEL	NAME	AREA	AREA (SF)
LEVEL 02	PVT BALCONY	153.87 m²	1679 SF
LEVEL 03	PVT BALCONY	185.13 m²	1993 SF
LEVEL 04	PVT BALCONY	180.61 m²	1944 SF
LEVEL 05	PVT BALCONY	183.63 m²	1977 SF
LEVEL 06	PVT BALCONY	242.12 m²	2606 SF
LEVEL 07	PVT BALCONY	192.19 m²	2069 SF
LEVEL 08	PVT BALCONY	263.92 m²	2856 SF
LEVEL 09	PVT BALCONY	197.61 m²	2127 SF
TOTAL		1648.08 m²	17751 SF

SITE STATISTICS

Current Zoning Designation:	HDP(1993) HJ20
Lot Width:	37.4m
Total Lot Area:	8010.2m²
Average Existing Grade:	68.21m
Lot Coverage:	56.8%

Proposed Development - Two 9-Storey Mid-Rise Apartment Buildings

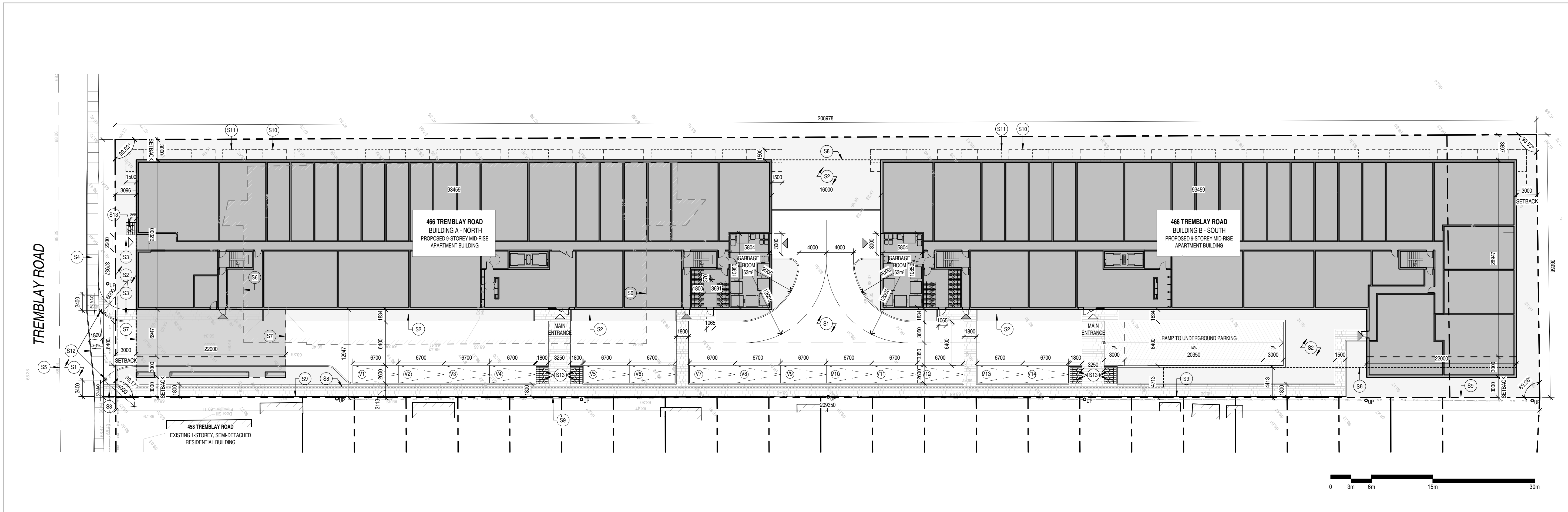
Zoning Mechanism	Required	Provided
No. of units	Building A (North) 278 units, Building B (South) 282 units, Total No. of units: 560	
Minimum Lot Width	No Minimum	37.4m
Minimum Lot Area	No Minimum	8010.2m²
Min. Front And Exterior Yard Setback	Part of the building ≤ 15 m above grade: No minimum Part of the building > 15m above grade: 1.5m Part of the building > 30m above grade: 3m	3m
Min. Interior Side Yard Setback	3m abutting M1-N6 zone (West) [802(c)] Otherwise no minimum	3m
Min. Rear Yard Setback	No Minimum	3m
Maximum Building Height	20m	27.4m
Minimum Storey Height of Ground Floor	4m for mid- and high-rise buildings	3m
Minimum Glazing of Ground Floor Facade	40% measured from the average grade up to a height of 4 m	>40%
Parking Space Rates (Residents)	560 Spaces Maximum 1 per dwelling unit	193 Spaces
Minimum Visitor Parking Rates	0 Spaces Section 603(2)	14 Spaces
Bicycle Parking Rates (Residents)	280 Spaces Section 111(2) 2008-250 ZBL Section 613(2)(4) 2026-50 ZBL Long-Term: 1 per unit: 560 long-term bicycle parking spaces Min. Horizontal Long-Term: 50% of required long-term spaces: 280 horizontal long-term spaces Short-Term: min. 2 spaces with an additional 1 space per 20 dwelling units: 28 short-term bicycle parking spaces Inclusive: min. 5% of required spaces must be inclusive: 30 inclusive bicycle parking spaces	298 Total Spaces Long-Term: 280 Of which Horizontal: 145 Short-Term: 18 Inclusive: 10
Total Amenity Area	3300m² dm² / unit for 560 units	3518m²
Communal Amenity Area	1680m² Section 208(6)(a) Min. 50% of Total Amenity Area	1869m²
Min. Soft Landscape Buffer Abutting N-zones	3m, or 1m where an opaque screen of min. 1.5m in height is provided Section [802(6)(a)]	0.15m - 3m

SITE PLAN NOTES

S1 ASPHALT
S2 SOFT LANDSCAPING
S3 INTERLOCKING PAVERS
S4 EXISTING CONCRETE SIDEWALK
S5 APPROXIMATE CROWN OF ROAD
S6 EXISTING STRUCTURE TO BE DEMOLISHED
S7 OUTLINE OF BUILDING ABOVE
S8 OUTLINE OF UNDERGROUND PARKING
S9 MIN. 1.5m TALL OPAQUE FENCE
S10 OUTLINE OF BALCONIES LEVELS 2.5 AND 8
S11 OUTLINE OF BALCONIES LEVELS 3.5 AND 9
S12 DEPRESSED CURBS AND TRANSITIONS PER CITY STANDARD SCT.1
S13 2 BICYCLE BIKE RACK, MIN. CLEARANCE 600mm (TYP.)

TOPOGRAPHIC PLAN OF SURVEY OF PART OF BLOCKS "K" AND "L", PART OF TREMBLAY STREET (Closed by Bylaw 257-61, Inst. OT45384) AND PART OF ANGUS STREET (Closed by Bylaw 257-61, Inst. OT45384) REGISTERED PLAN 84 CITY OF OTTAWA
ANNIS, O'SULLIVAN & VOLLEBEKK LTD. 2026

SURVEY INFO
SCALE: NTS



GENERAL ARCHITECTURAL NOTES:

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ISSUE RECORD

8	ISSUED FOR OPA & ZBLA	2026-08-10
7	ISSUED FOR REVIEW	2026-08-05
6	ISSUED FOR COORDINATION	2026-07-16
5	ISSUED FOR COORDINATION	2026-06-30
4	ISSUED FOR CLIENT REVIEW	2026-05-25
3	ISSUED FOR COORDINATION	2026-05-22
2	ISSUED FOR UDRP	2026-05-20
1	ISSUED FOR COORDINATION	2026-05-19



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Project1 Studio Incorporated
(613.884.3939 | mail@project1studio.ca)

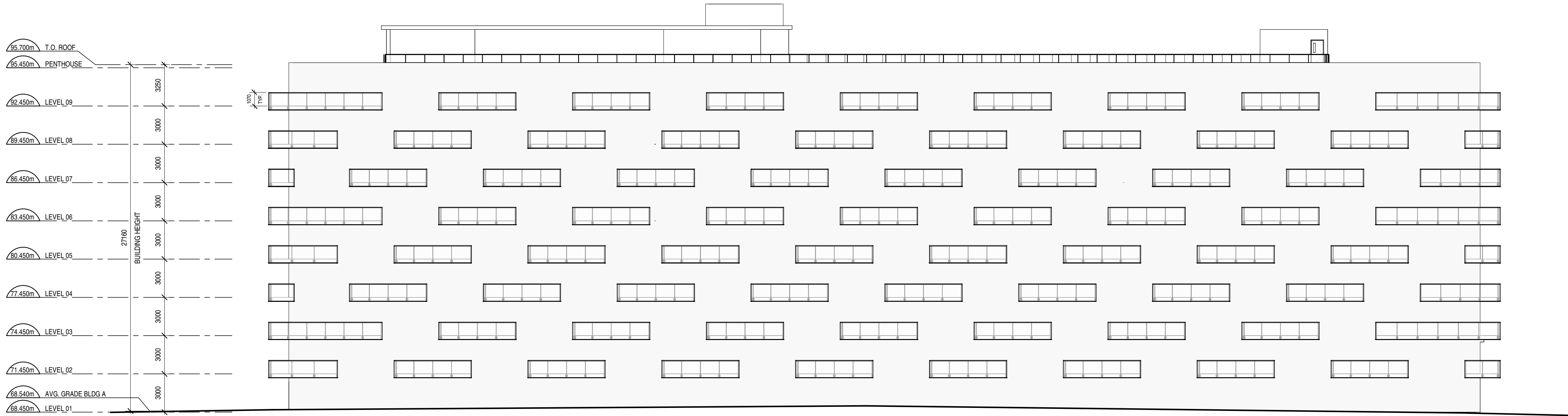
466 TREMBLAY & 1440 ST. LAURENT

466 Tremblay Road 1440 St. Laurent Blvd
Ottawa, ON K1G 3R1 Ottawa, ON K1G 6B7

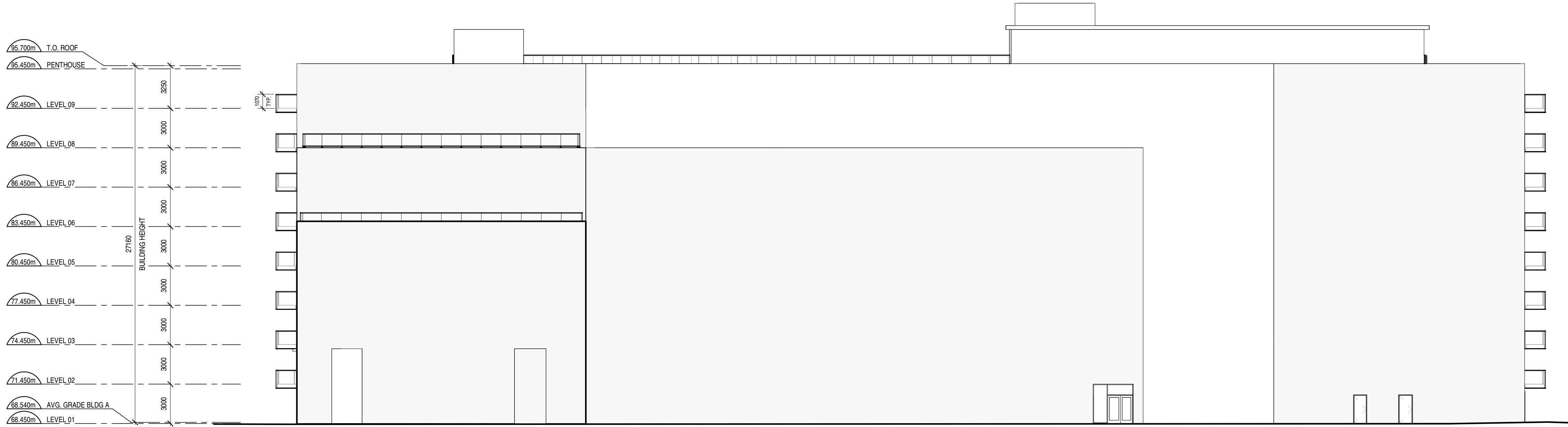
PROJ	SCALE	DRAWN	REVIEWED
2523	NOTED	NL	RMK

SITE PLAN

SP-01



1 EAST ELEVATION - BUILDING A
A200 SCALE: 1 : 200



2 WEST ELEVATION - BUILDING A
A200 SCALE: 1 : 200

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8	ISSUED FOR OPA & ZBLA	2026-08-10
2	ISSUED FOR UDRP	2026-05-20

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PROJ	SCALE	DRAWN	REVIEWED
2523	NOTED	NL	RMK

EAST AND WEST ELEVATIONS
- BUILDING A

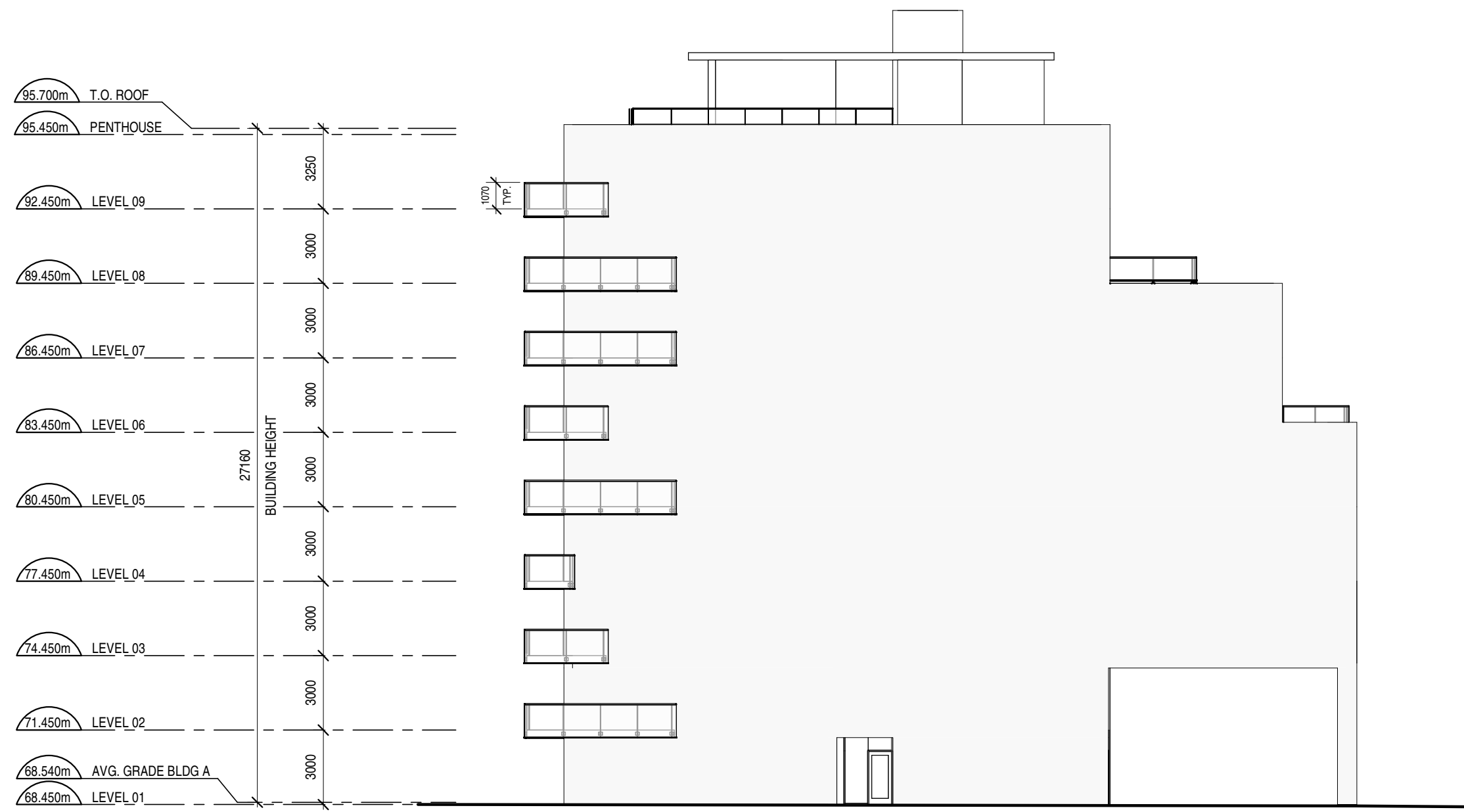
A200



3 NORTH ELEVATION - BUILDING B
A201 SCALE: 1 : 200



4 SOUTH ELEVATION - BUILDING B
A201 SCALE: 1 : 200



1 NORTH ELEVATION - BUILDING A
A201 SCALE: 1 : 200



2 SOUTH ELEVATION - BUILDING A
A201 SCALE: 1 : 200

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2	ISSUED FOR UDRP	2026-05-20

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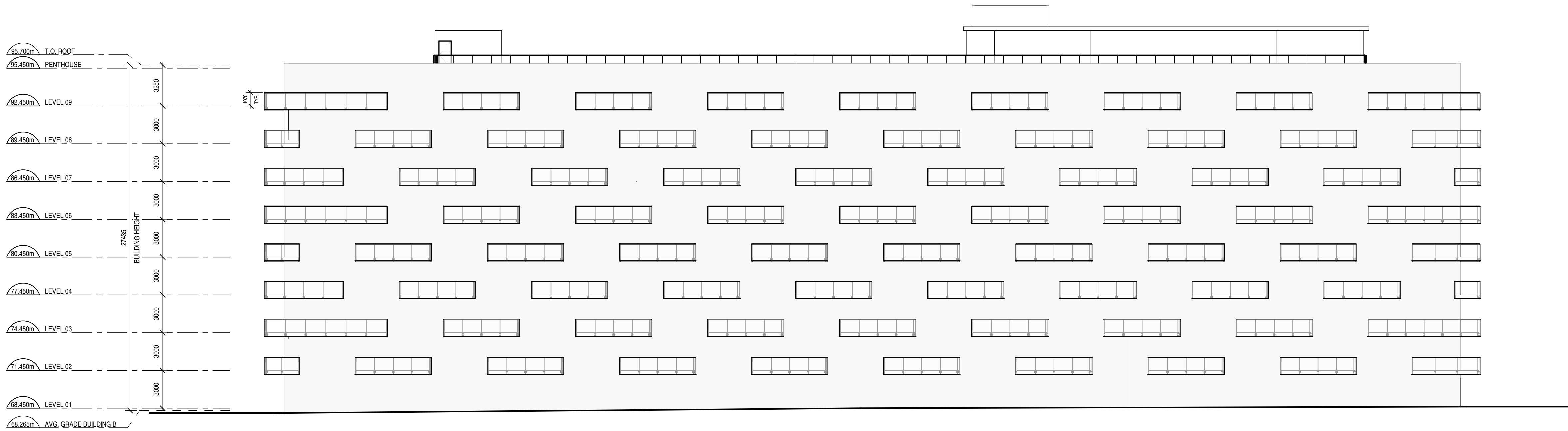
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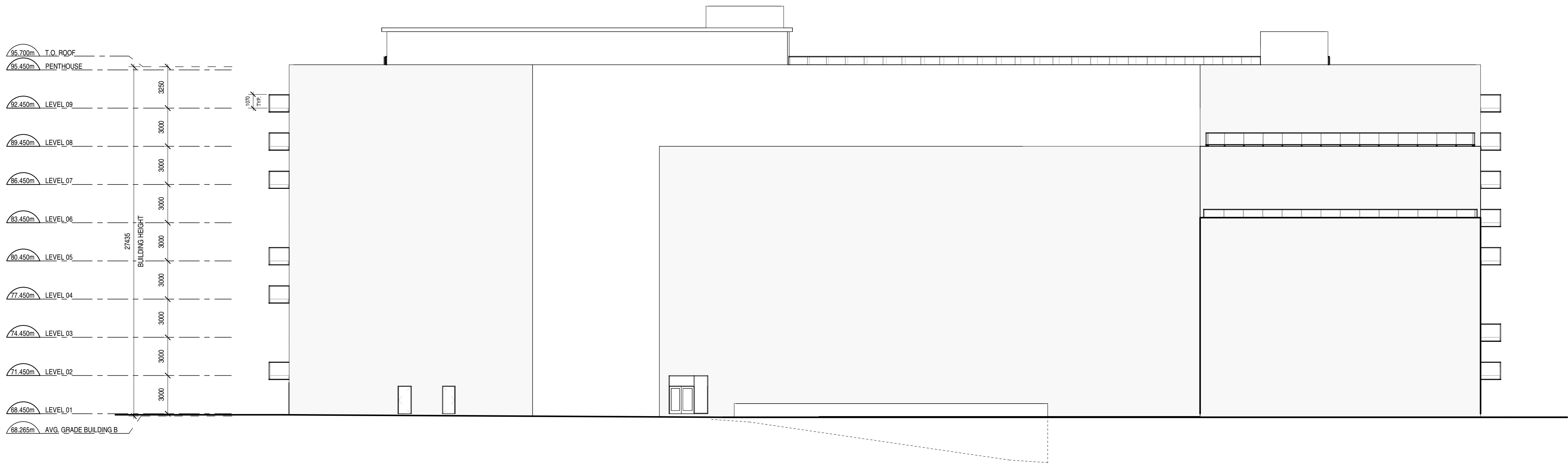
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2523	NOTED	NL	RMK

NORTH AND SOUTH
ELEVATIONS

A201



1 EAST ELEVATION - BUILDING B
A202 SCALE: 1 : 200



2 WEST ELEVATION - BUILDING B
A202 SCALE: 1 : 200

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8	ISSUED FOR OPA & ZBLA	2026-08-10
2	ISSUED FOR UDRP	2026-05-20

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PROJ	SCALE	DRAWN	REVIEWED
2523	NOTED	NL	RMK

EAST AND WEST ELEVATIONS
- BUILDING B

A202