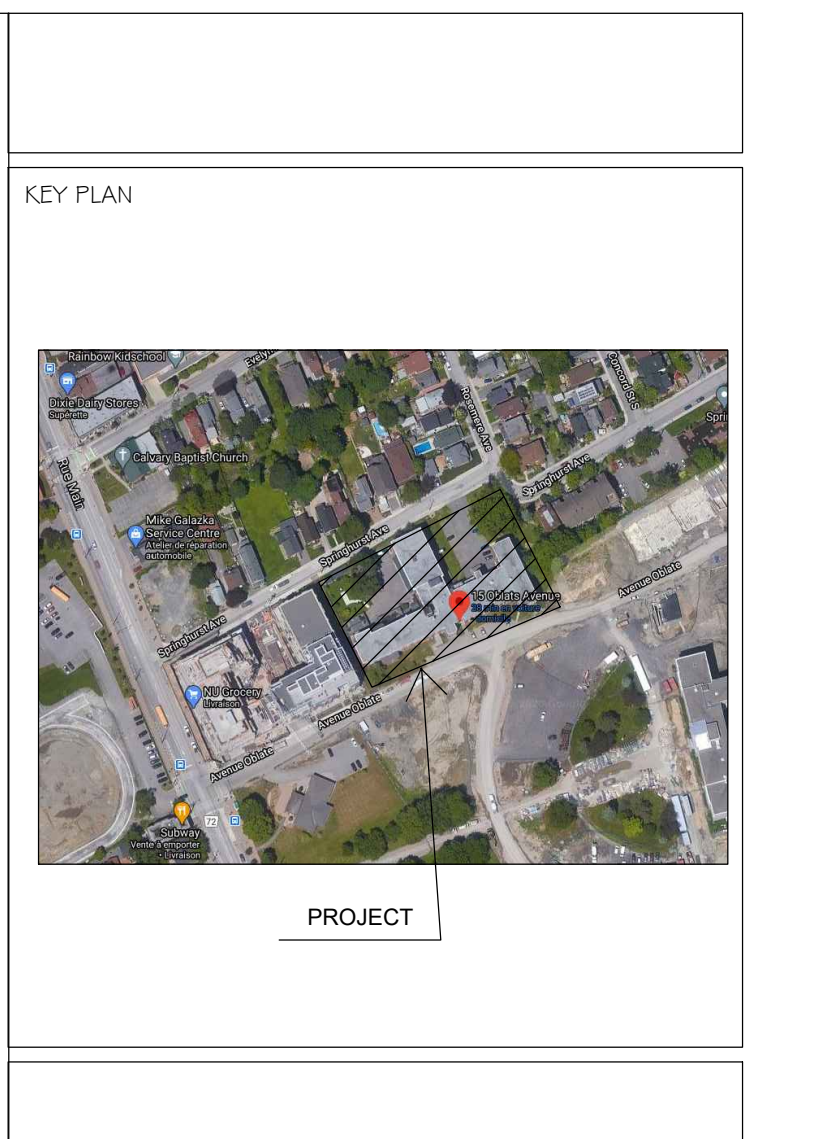


LOTS 4, 5 & 6, PART OF LOT 3, PART OF BLOCK 1A, REGISTERED PLAN 243 AND LOTS 91, 165, 166, 167, 168 AND THE REAR PASSAGE (CLOSED BY BY-LAW 8069, INST. CR215351) REGISTERED PLAN 110574 AND PART OF LOT 141 CONVESSION D (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVA, VOLLEBEKK LTD DATED JUNE 28, 2021.

ELEVATION NOTE:  
 1. ELEVATIONS ARE GEODETIC.  
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ABOVE REFERENCED SURVEY.

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.



- LEGEND:**
- EXISTING BUILDING
  - NEW BUILDING
  - NEW SOD
  - PARKLAND DEDICATION
  - GREEN ROOF
  - HEATING FLOOR
  - GREEN BLOCK
  - MANHOLE, REFER TO CIVIL
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT, REFER TO CIVIL
  - CATCH BASIN, REFER TO CIVIL
  - BUILDING ENTRANCE
  - BICYCLE RACK
  - DIRECTIONAL ARROW
  - PROPERTY LINE
  - SIDE YARD BACK
  - NEW LIGHT STANDARD
  - FIRE ROUTE SIGN
  - STOP SIGN
  - CENTERLINE
  - EXISTING TREES TO BE REMOVED
  - LIGHT
  - TREE GRATE
  - BENCHES
  - ACCESSIBLE PICNIC TABLE
  - PICNIC TABLE

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.

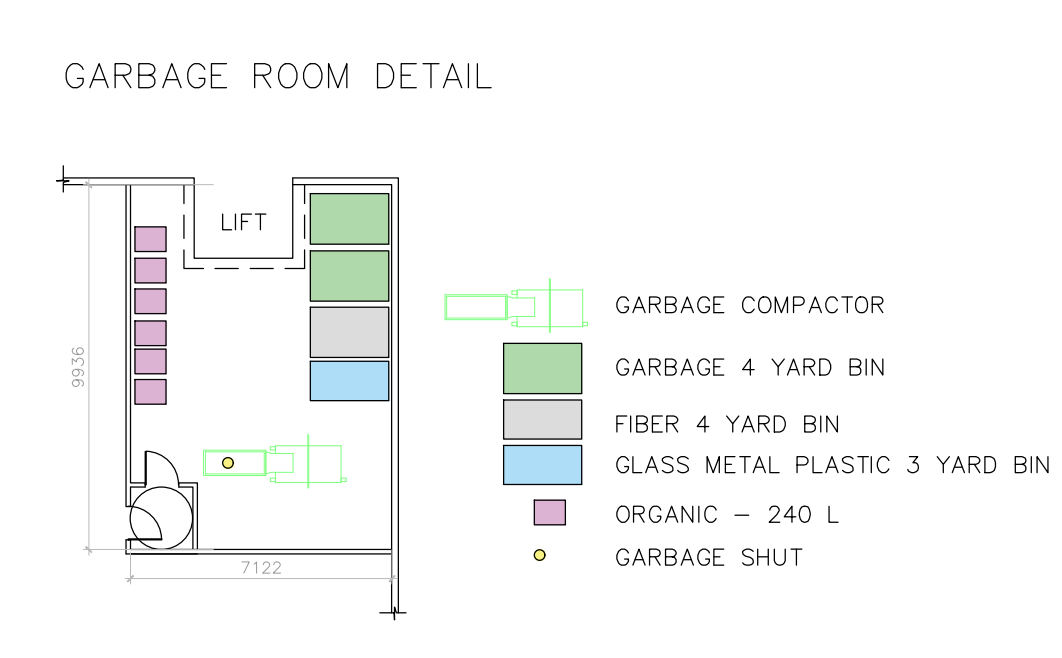
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**3 SITE PLAN**  
 1:200  
 SCALE 1:200  
 METERS

**PROPOSED HEIGHT**

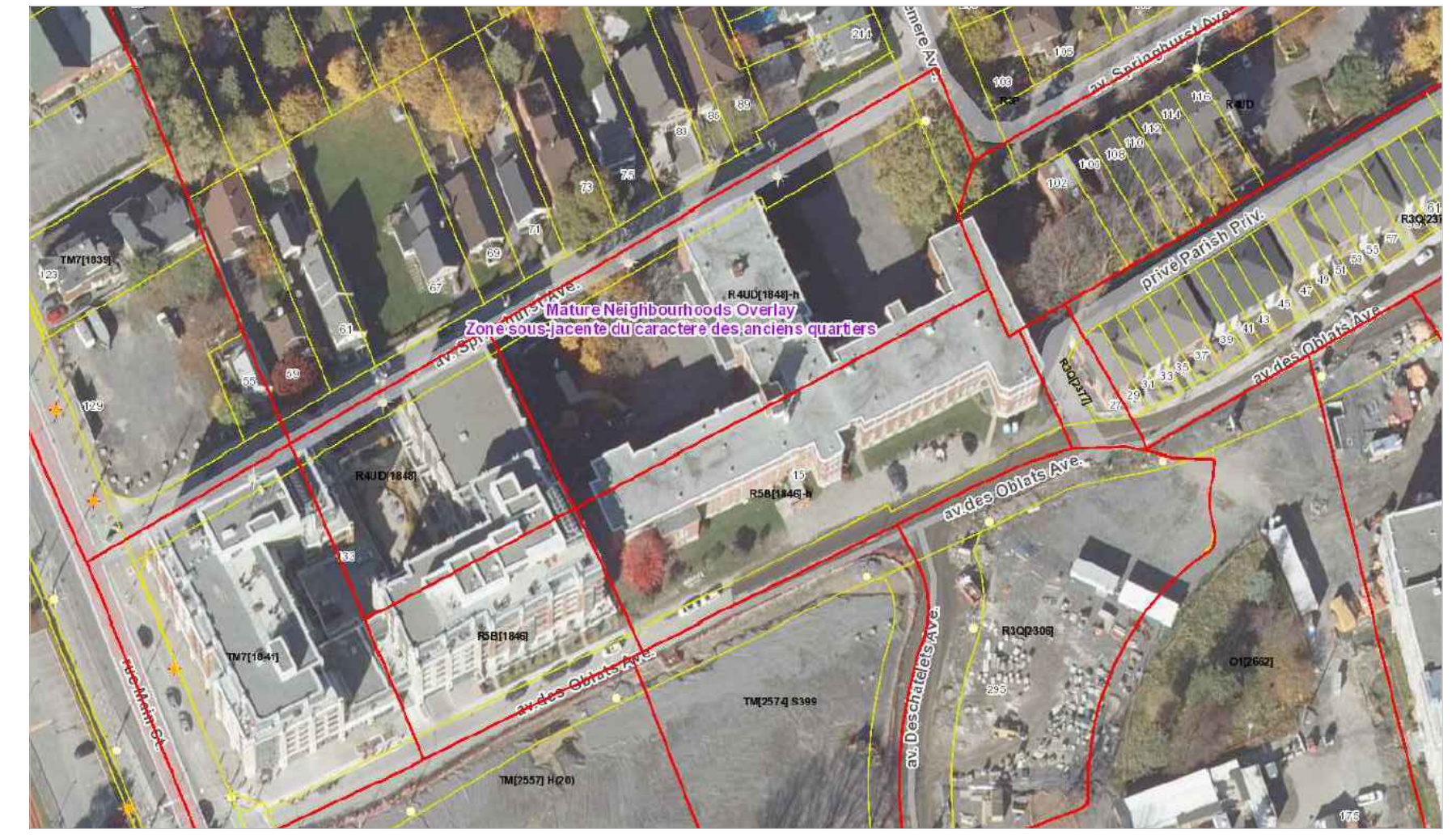
NEW BASEMENT + 4 NEW LEVELS	14.5 M
EXISTING BUILDING, 4 LEVELS	14.5 M
BASEMENT + 4 EXISTING BUILDING + ENCLOSED ROOFTOP AMENITY	18.0 M
NEW ONE LEVEL	3.0 M



LEVEL	TOTAL	STUDIO	STUDIO B.F.	ONE BEDROOM	ONE BEDROOM B.F.	TWO BEDROOM	TWO BEDROOM B.F.	3 BEDROOM	3 BEDROOM B.F.
BASEMENT	20	16	0	1	0	2	0	1	0
FIRST LEVEL	60	46	2	1	0	7	2	1	1
SECOND LEVEL	67	46	2	2	1	11	2	2	1
THIRD LEVEL	66	45	3	2	2	10	2	1	1
FOURTH LEVEL	71	51	4	2	1	10	1	1	1
ROOF	0								
<b>TOTAL</b>	<b>284</b>	<b>204</b>	<b>11</b>	<b>8</b>	<b>4</b>	<b>40</b>	<b>7</b>	<b>6</b>	<b>4</b>
%	100.00%	71.83%	3.87%	2.82%	1.41%	14.08%	2.46%	2.11%	1.41%
TOTAL TWO & THREE BEDROOM UNITS PROVIDED									
26									
BARRIER FREE UNITS PROVIDED									
26									

**G.B.A.**

LEVEL	EXISTING	ADDITION	TOTAL
	SG M	SG FT	SG M
BASEMENT	808	864	1,024
FIRST LEVEL	2,322	24,993	881
SECOND LEVEL	2,295	24,704	882
THIRD LEVEL	2,295	24,704	882
FOURTH LEVEL	2,297	24,289	902
<b>TOTAL</b>	<b>9,917</b>	<b>107,334</b>	<b>5,003</b>



**1 ZONING PLAN**  
 N.T.S.

Zoning Mechanism	Required	Proposed	Compliance
Minimum Lot Width	18.0 m	18.0 m	Yes
Minimum Lot Area	540 m <sup>2</sup>	4,776 m <sup>2</sup>	Yes
Maximum Building Height	14.5 m	14.5 m	Yes
Minimum Front Yard Setback	3 m	0.48 m	Yes
Minimum Corner Side Yard Setback	3 m	Springfront: 3.5 m	N/A
Minimum Rear Yard Setback	3 m	0.48 m	Yes
Minimum Interior Side Yard Setback	For any part of a building located within 22 meters of street lot line: 3 m	North Property Line: Within 22 m of Oblats: 2 m; Within 21 m of Springfront: 1.8 m; East Property Line: Within 11 m of Oblats: 1.5 m; Further than 21 m from Oblats: 0.25 m	No
Landscaped Area (Total %)	30%	30% (2,282 m <sup>2</sup> )	Yes
Permitted Projections Above the Height Limit	See list of permitted projections in Section 64	Enclosed amenity area with washrooms	Yes
Amenity Area	Total: 15 m <sup>2</sup> per dwelling unit with a minimum of 6 m <sup>2</sup> per unit in excess of 15,376 m <sup>2</sup>	Total: 2,281 m <sup>2</sup>	Yes
Commuter: 100% of the amenity area required for the first 400 units		Commuter: 2,282 m <sup>2</sup>	Yes
General amenity area for the first 4 units must:	Be located at grade and in the rear yard; Be landscaped; Consist of at least 80% of the total amenity area; Be located at grade and in the rear yard and include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane.	Located at grade in the rear yard (along Oblats); Is landscaped; Has soft landscaping.	Yes
Parking	Required	Proposed	Compliance
Vehicle Parking Spaces	Residential: 135 spaces	Residential: 0 spaces	No
Amenity: 0.5 spaces/working unit, after the first 10 units	Vehicle: 2.72 spaces	Vehicle: 27 spaces	Yes
Water: 0.5 spaces/working unit, after the first 10 units	Total: 163 spaces	Total: 27 spaces	No
Motor Vehicle Parking Spaces	142 spaces	163 disabled spaces, 26 traditional spaces, 25 outdoor spaces	Yes
Minimum Width of Landscaped Buffer of Active Lot	3 m	0 m	No
Landscaped Area - Parking Lot	15%	16.2% (hard landscaping)	Yes
Minimum Width of Overlay	Double traffic lane - 6.0 m	6.7 m	Yes
Minimum Width of an Aisle Providing Access to Parking Space	0.0 m	0.7 m	Yes
Location of Parking	No parking space may be established and no general motor park a motor vehicle; If a required and provided front yard; If a required and provided corner side yard or; If in the extension of a required and provided corner side yard and front yard.	Proposed parking lot, along Springhurst Avenue in an existing condition; 2 proposed car share spaces	Yes

NO.	REVISION	DATE
9	ISSUED FOR APPROVAL	17/03/23
9	ISSUED FOR APPROVAL	24/01/23
8	ISSUED FOR APPROVAL	28/11/22
7	ISSUED FOR APPROVAL	28/07/22
6	ISSUED FOR APPROVAL	05/07/22
5	ISSUED FOR APPROVAL	16/05/22
4	ISSUED FOR REVIEW	29/03/22
3	ISSUED FOR REVIEW	12/01/22
2	ISSUED FOR REVIEW	28/08/21
1	ISSUED FOR REVIEW	26/04/21

Forum/SLP 15 Oblats Limited Partnership

**Forum**

SMART LIVING PROPERTIES

ARCHITECT OF RECORD:  
**WOODMAN ARCHITECT ASSOCIATES LTD.**

PLANNERS:  
**FOTENN**  
 FOTENN PLANNING + DESIGN

CONSULTANTS:  
 SURVEY: ANNIS, O'SULLIVA, VOLLEBEKK LTD.  
 STRUCTURAL: DM STRUCTURAL INC.  
 MECHANICAL: JAIN SUSTAINABILITY CONSULTANTS  
 CIVIL: WSP  
 ELECTRICAL: JAIN SUSTAINABILITY CONSULTANTS  
 LANDSCAPING: JAMES B. LENOX & ASSOCIATES LTD.

**15 OBLATS AVE. OTTAWA**

DRAWING:  
**SITE PLAN**

DATE: \_\_\_\_\_ JOB NO.: 2019  
 SCALE: A.D. - M.M. - A.S. DRAWING NO.: \_\_\_\_\_  
 DRAWN BY: A.D. - M.M. - A.S. REVIEWED BY: WOODMAN - S.P. SP01

**2 KEY PLAN**  
 N.T.S.