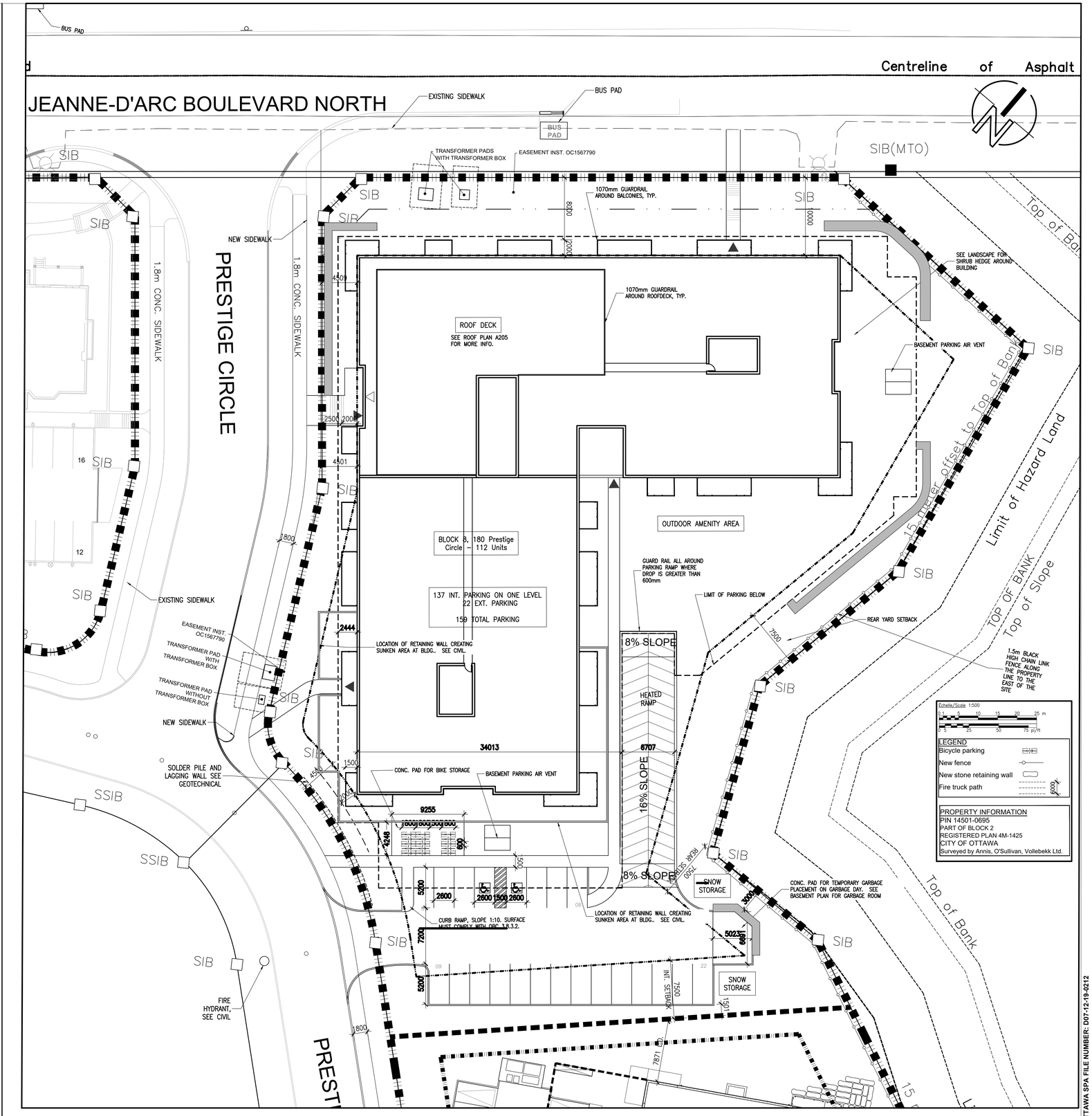
Appendix A

PL2 Stage 2: R5A[1409] Zoning Compliance Chart

Site Plan : 112 units - BLOCK 8, 180 Prestige Circle

Applicable sections from Bylaw 2008-250	Requirement		Provided	
Assumes that Jeanne d'Arc Boulevard is front lot line and the corner lot line is along Prestige Circle.				
Property area Block 8			**7,476.5**	**m²**
Table 164A - Apartment dwelling, low rise, Stacked				
Minimum Lot Width (m)	18.0		> 18.0	m
Minimum Lot Area (m^2)	540.0	m^2	> 540	m^2
Maximum Building Height (storeys) - exception R5A[1409]	10		4	
Minimum Front Yard Setback (m)	N/A	m	N/A	m
Minimum Corner Yard Setback (m)	4.5	m	4.5	m
Minimum Interior Side Yard Setback (m)	N/A	m	N/A	m
Minimum Rear Yard Setback (m) - exception R5A[1409]	7.5	m	>7,5	m
Minimum Setback from Jeanne d'Arc Boulevard (m) - exception R5A[1409]	10.0	m	>10	m
Minimum distance between apartment dwellings under 7 storeys and OS1 zone (m)	7.5	m	>7,5	m
Minimum required building spacing - exception R5A[1409]	3.0		> 3,0	m
City of Ottawa Zoning By-law 2021-277 amends Exception 1409				
Number of units provided			112.0	units
Area in ha			0.75765	ha
Max. number of units	150.0	/ha	147.8	/ha
Section 163(9)				
Mimum landscape area (% of site)	30.0%		47.2%	
Section 101 and 102				
Minum No. of parking spaces (total)	(ratio = 1.2) = 134		137	
Minum No. of visitor parking spaces (total)	(ratio = 0.2) = 22		22	
Total Parking (visitor and residential)	156		159	
Section 106				
Parking space width (m) per section 106 (3)(a)ii...applicable to 50% of resident spaces	2.4 min		2.4 min	
Parking space width (m)	2.6 min 2.75 max		2.6	
Minimum parking space depth (m)	5.2		5.2	
Section 107				
Driveway access : min width (m) one way	3.0	m	n.a	m
Driveway access : min width (m) two way	6.0	m	6.7	m
Section 110				
Minimum landcape area of parking lot (15%)	15	%	35.4%	
Minimum landscape buffer width of parking lot not abutting street (m)	1.5	m	1.5	m
...1.5 if fewer than 100 spaces; 3 meters if more than 100 spaces	1.5/3	m	3.0	m
Minimum landscape buffer width of parking lot abutting street (m)	3.0	m	3.0	m
Section 111				
Bicycle Parking Space Requirement (Total)	(ratio =0.5) = 56		56	
Section 137				
Total amenity area in sq. m per unit (min $6m^2$/unit)	672.0		3029.0	m^2
**Communal amenity area: 50% of total required 'total amenity area' in sq.m. (Total)	336.00		403.0	m^2
			**ground floor common areas	
Section 55 (Accessory Buildings)				
Min. Required Setback from an Int. Side Lot Line or Rear Lot Line not abutting a street				
....rear yard (m)	0.6	m	>0,6	m



SITE PLAN BLOCK 8

SCALE: 1:250

1 A100c

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite au préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorisation.
2. Les dimensions apparaissant aux documents devront êtres vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verify by the contractor before starting the work.
3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of other professionnals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

ARCHITECTURE DE PAYSAGE Landscape architect
Levstek Consultants
5871 Hugh Crescent, Ottawa, ON K0A 2W0
T 613 826 0518 larocquelevstek.com

CIVIL Civil
Stantec
400 - 1331 Clyde Avenue, Ottawa ON K2C 3G4
T 613 724 4337 stantec.com

ARCHITECTES Architect
NEUF architect(e)s
630, boul. René-Lévesque O. 32e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU Seal

NEUF ARCHITECT(E)S

BRIGIL

CLIENT Client

OUVRAGE Project

PETRIE'S LANDING BLOCK 8

EMPLACEMENT Location: ORLEANS, ON

NO PROJET No.: 10498.03

LEGAL DISCRIPTION OF PROPERTY
Part 3 Plan 4R-31527
Also know as Part of Block 2 Plan 4M-1425

NO	RÉVISION	DATE (aa.mm.jj)
A	City Block 8 SPA	2021-04-15
B	Issue to City	2021-06-10
C	ISSUED FOR PERMIT (Cancelled)	2021-08-30
D	ISSUED TO BRIGIL	2021-09-16
E	ISSUED FOR SPA	2021-09-23
E	FOR FULL BUILDING PERMIT	2021-10-01
F	ISSUED FOR SPA	2021-10-05

DESSINÉ PAR Drawn by: P. MCQ.

VÉRIFIÉ PAR Checked by: P. MCQ.

DATE (aa.mm.jj): 21.10.05

ÉCHELLE Scale: INDIQUÉE

TITRE DU DESSIN Drawing Title

Site Plan Block 8

RÉVISION Revision: F

NO. DESSIN Dwg Number: A100c

CITY OF OTTAWA SPA FILE NUMBER: D07-12-19-0212

#18062

I:\P_10400\10498.03\CAD\1049803_A100_Site_Plan.dwg