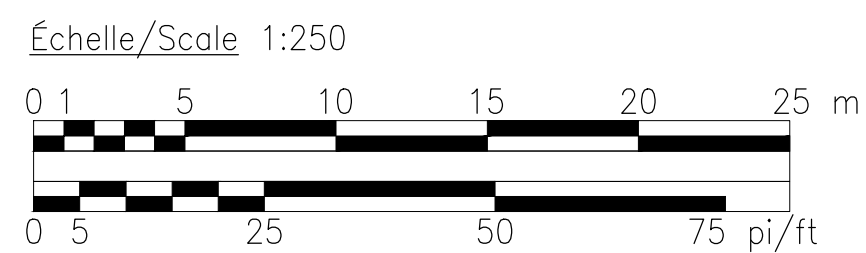


Appendix A
PL2 Stage 2: RSA[1409] Zoning Compliance Chart
Site Plan : 112 units - BLOCK 8, 180 Prestige Circle

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 m ²
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 RSA[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 RSA[1409]	7.5 m	>7.5 m
Minimum Setback from Jeanne d'Arc Boulevard (m) - exception RSA[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 RSA[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)		
Minimum landscape area (% of site)	30.0%	47.2%
Section 101 and 102		
Minimum No. of parking spaces (total)	(ratio = 1.2) = 134	137
Minimum 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 landscape 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)	0.5 m	>0.6 m



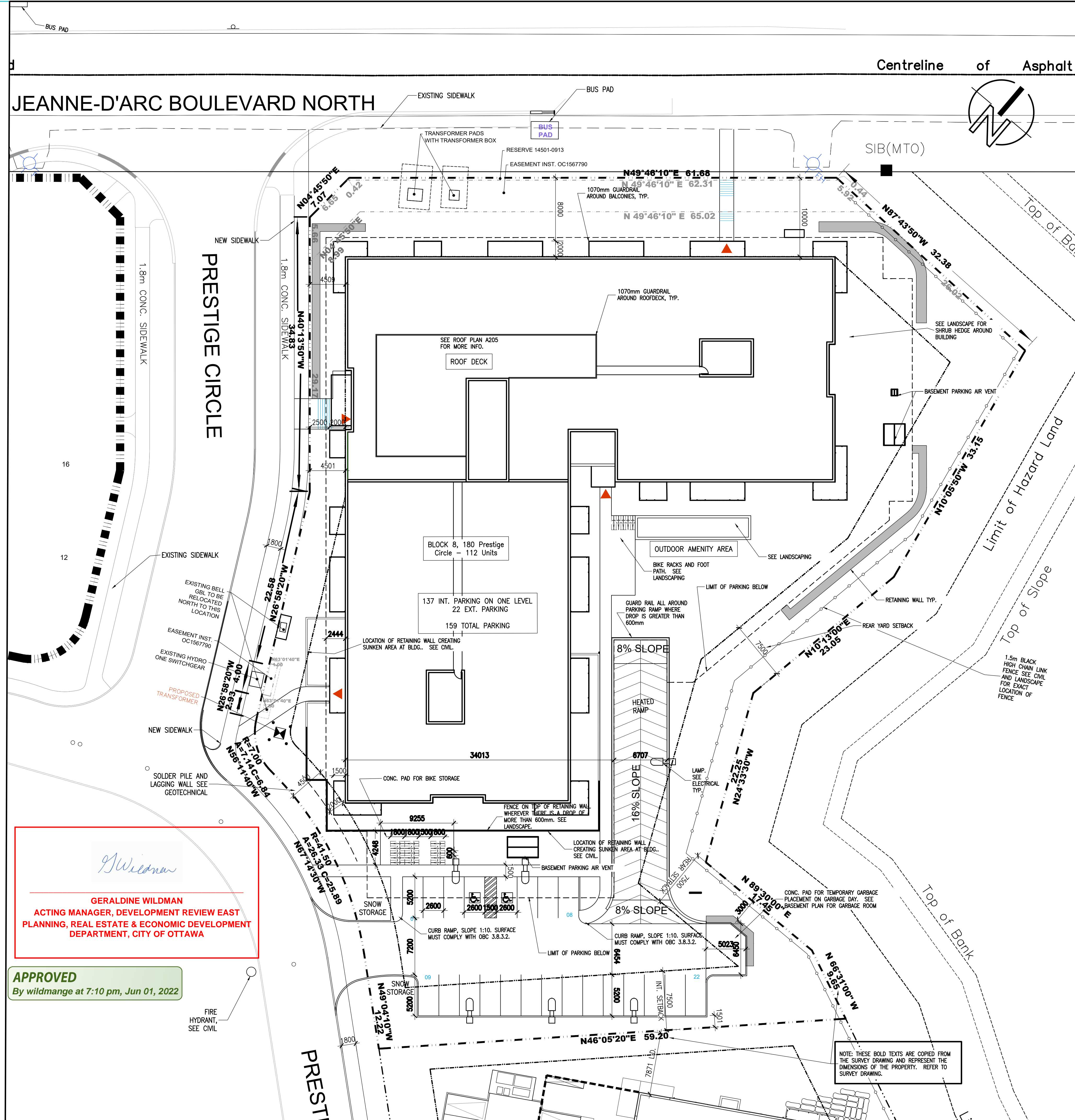
LEGEND

--- PROPERTY LINE
- - - SETBACK
- - - EASEMENT OR RESERVE

LEGEND

Bicycle parking	
New fence	
New stone retaining wall	
Fire truck path	

PROPERTY INFORMATION
 PIN 14501-0695
 PART OF BLOCK 2
 REGISTERED PLAN 4M-1425
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.



G. Wildman

GERALDINE WILDMAN
 ACTING MANAGER, DEVELOPMENT REVIEW EAST
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By wildmange at 7:10 pm, Jun 01, 2022

NOTE: THESE BOLD TEXTS ARE COPIED FROM THE SURVEY DRAWING AND REPRESENT THE DIMENSIONS OF THE PROPERTY. REFER TO SURVEY DRAWING.

SITE PLAN BLOCK 8
 SCALE: 1:250

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SCEAU Seal



NEUF
 ARCHITECTE(S)

BRIGIL
 CLIENT Client

OUVRAGE Project 180 Prestige Circle

PETRIE'S LANDING BLOCK 8

EMPLACEMENT Location NO PROJET No.
 ORLEANS, ON 10498.03

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

NO	REVISION	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
F	FOR FULL BUILDING PERMIT	2021-10-01
G	ISSUED FOR SPA	2021-10-05
H	ISSUED FOR TENDER	2021-10-15
J	ISSUED FOR SPA 4th	2022-01-14
K	ISSUED FOR SPA 5th REV.	2022-02-22
L	ISSUED FOR SPA	2022-02-25
M	ADDENDUM 1 (& COORDINATION)	2022-03-16
N	ISSUED FOR SPA	2022-03-28

DESSIN PAR Drawn by
 P. MCQ.

VERIFIÉ PAR Checked by
 P. MCQ.

DATE (aa.mm.jj) 22.03.28
 ÉCHELLE Scale INDIQUÉE

TITRE DU DESSIN Drawing Title
Site Plan Block 8

REVISION Revision NO DESSIN Dwg Number
M A100c

DDT-12-18-0212
 #18062