

SITE DATA

Block	Towns	Units	Area (sqm)
Block 1	12	36	596.99m ²
Block 2	12	36	596.99m ²
Block 3	8	24	444.81m ²
Block 4	8	24	444.81m ²
Block 5	12	36	596.99m ²
Block 6	12	36	596.99m ²
Block 7	6	18	321.90m ²
Block 8	12	36	596.99m ²
Block 9	12	36	596.99m ²
TOTAL	94	282	4,793.46m²

LOT COVERAGE

TOTAL LOT AREA:	12,703.69m ²
TOTAL GROSS BUILDING AREA* (GARBAGE & BIKE STORAGE INCLUDED):	4,993.32m ²
TOTAL LOT COVERAGE:	39.3%
TOTAL HARD LANDSCAPING AREA:	1,850.71m ²
TOTAL LOT COVERAGE:	30.3%
TOTAL SOFT LANDSCAPE AREA* (PARK EXCLUDED):	2,589.48m ²
TOTAL LOT COVERAGE:	20.4%
PARK AREA:	1,270.36m ²
TOTAL LOT COVERAGE:	10%

SURVEY INFORMATION

JD BARNES LTD.
2430 DON REID DRIVE SUITE 204
OTTAWA, ON
K1H 1E1, CANADA

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REAL PROPERTY REPORT
PART 1 - PLAN SHOWING
PART OF BLOCK A
REGISTERED PLAN M-44
CITY OF OTTAWA

SITE STATISTICS

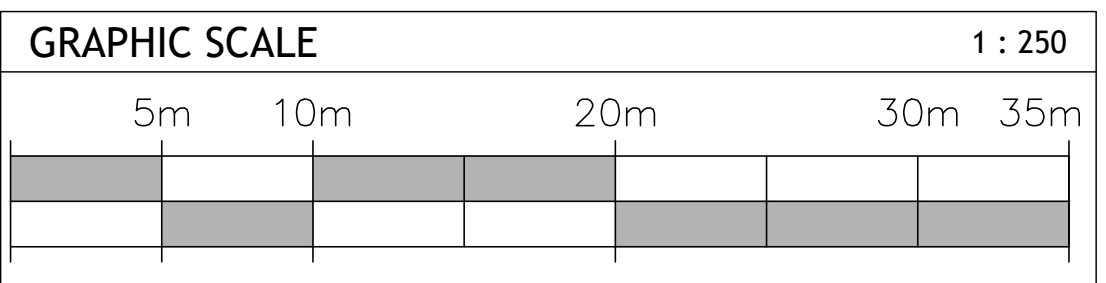
PLANNED UNIT DEVELOPMENT ZONING MECHANISM

ZONING:

DWELLING TYPE:	REQUIRED	PROPOSED
MIN. WIDTH OF PRIVATE DRIVEWAY	6.0m	6.0m
MIN. SEPARATION AREA BETWEEN BUILDINGS	1.2m MIN.	3.0m MIN.
SETBACKS		
MIN. LOT WIDTH		
MIN. LOT AREA		
MAX. BUILDING HEIGHT		

PARKING REQUIREMENTS - RESIDENTS
(PART 4 - PARKING, QUEUING AND LOADING PROVISIONS)

Category	Required	Provided
TOWNHOUSES PROVIDED	82 TOWNHOUSES	82 TOWNHOUSES
94 - 12(SEC. 101 3a)		
MIN. PARKING REQUIREMENTS - TABLE 101A		
TOWNHOUSE	0.75 PER DWELLING UNIT	82 X 0.75 = 61.5
REQUIRED 62 SPACES		PROVIDED 76 SPACES
VISITOR PARKING	82 TOWNHOUSES	82 TOWNHOUSES
94 - 12(SEC. 102 2)		
MIN. VISITOR PARKING SPACE RATES - TABLE 102		
TOWNHOUSE	0.1 PER DWELLING UNIT	82 X 0.1 = 8.2
REQUIRED 9 SPACES		PROVIDED 8 SPACES



CONSULTANTS

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HOBIN ARCHITECTURE INC.
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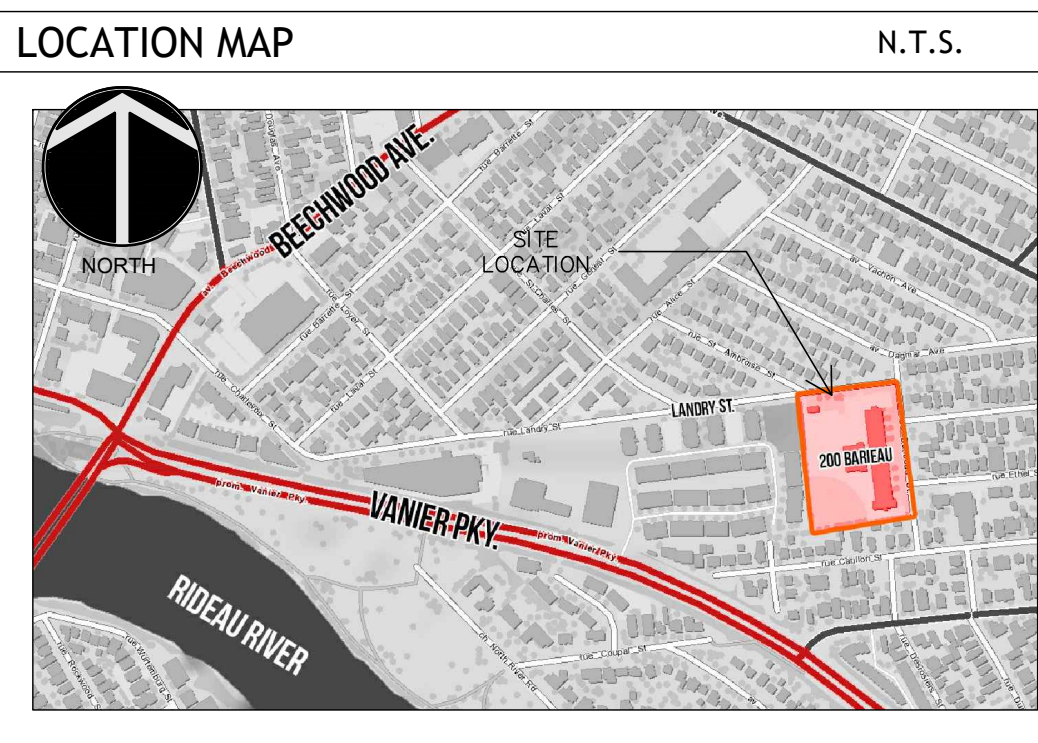
CIVIL - GRADING & SERVICING
NOVATECH
240 MICHAEL COWPLAND DR
SUITE 200,
OTTAWA, ON K2M 1P6

LANDSCAPE
URBANTYPOLOGY INC.
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no.	date	revision
<p>It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.</p> <p>All contractors must comply with all pertinent codes and by-laws.</p> <p>Do not scale drawings.</p> <p>This drawing may not be used for construction until signed.</p> <p>Copyright reserved.</p>		
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