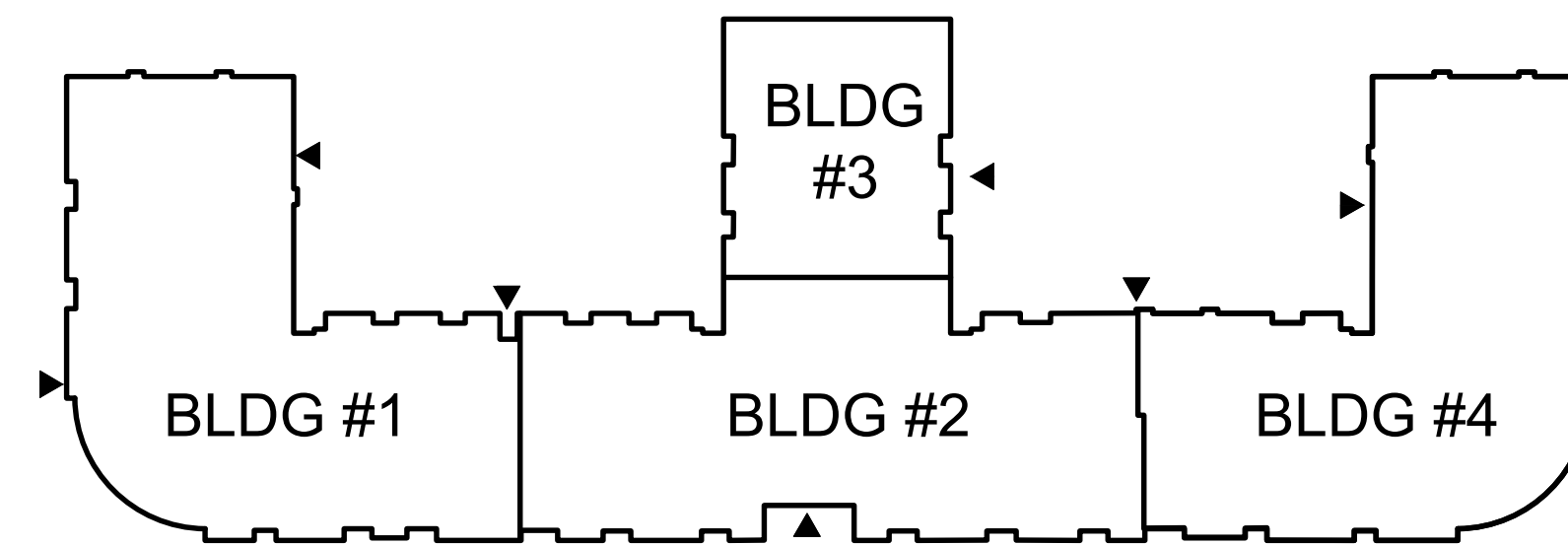


AVERAGE NUMBER OF BEDROOMS PER DWELLING UNIT									
NO. OF UNITS:	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL NUMBER OF UNITS	NUMBER OF BEDROOMS	% OF BEDROOMS
STUDIO	4*	9	9	9	9	9	49	49	11.3
ONE BEDROOM	17	22	22	22	22	22	127	127	29.4
TWO BEDROOM	8*	24	24	24	24	24	128	256	59.3
<b>TOTAL COMBINED</b>	<b>29*</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>55</b>	<b>304*</b>	<b>432</b>	<b>100%</b>
<b>AVERAGE NUMBER OF BEDROOMS</b>								<b>1.42</b>	

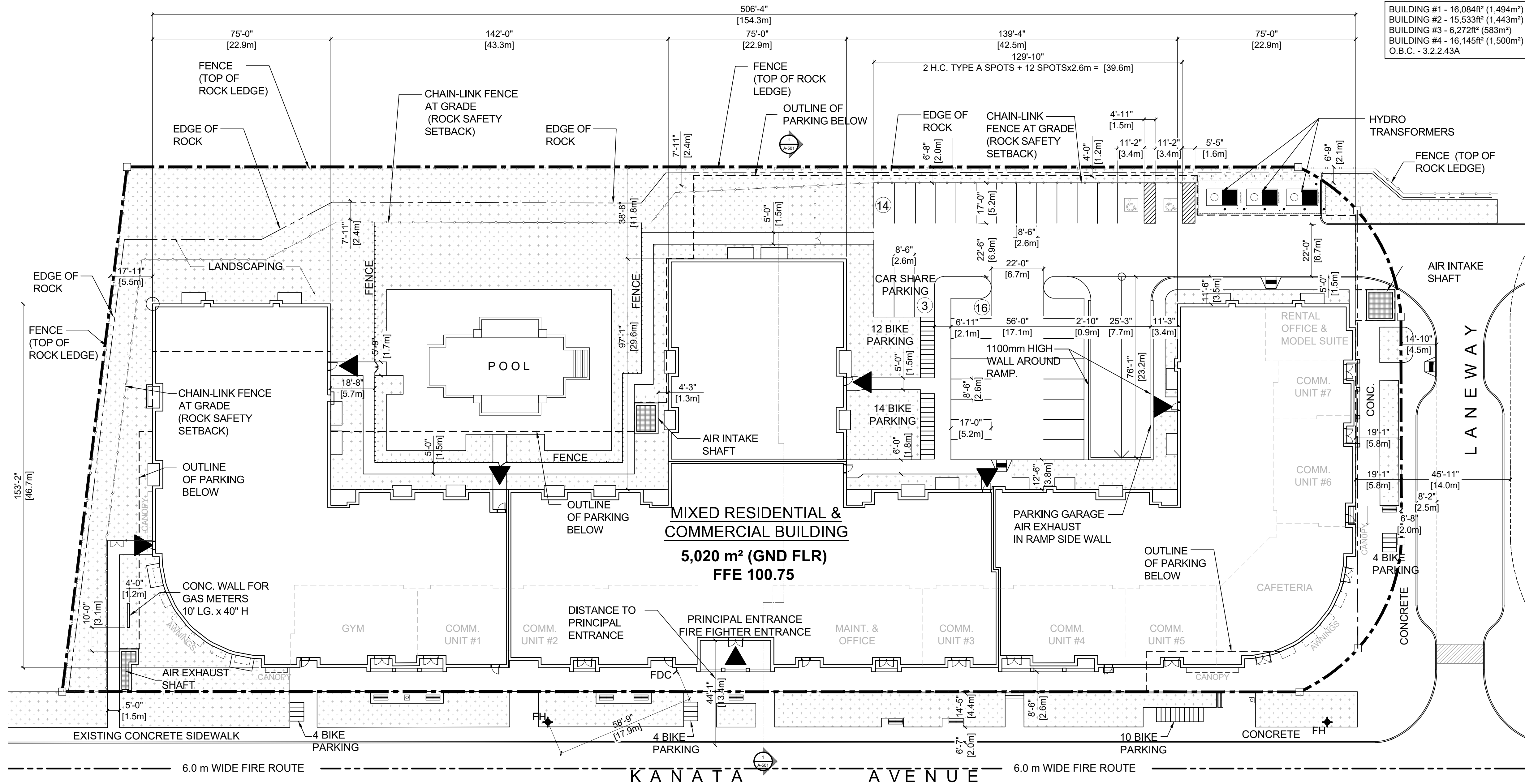
\*2 MODEL/GUEST UNITS NOT INCLUDED IN STATS (1 - STUDIO & 1 - TWO BEDROOM)

BARRIER FREE UNITS			
NO. OF UNITS = 304 x 15% = 46 UNITS REQ'D			
TYPE OF UNITS	# OF UNITS	REQ'D B.F. UNITS (15%)	PROVIDED B.F. UNITS
STUDIO	49*	7.35	21
ONE BEDROOM	127	19.05	6
TWO BEDROOM	128*	19.20	25
<b>TOTAL COMBINED</b>	<b>304*</b>	<b>45.60</b>	<b>52</b>

\*2 MODEL/GUEST UNITS NOT INCLUDED IN STATS



BUILDING #1 - 16,084m<sup>2</sup> (1,494m<sup>2</sup>)  
 BUILDING #2 - 15,533m<sup>2</sup> (1,443m<sup>2</sup>)  
 BUILDING #3 - 6,272m<sup>2</sup> (583m<sup>2</sup>)  
 BUILDING #4 - 16,145m<sup>2</sup> (1,500m<sup>2</sup>)  
 O.B.C. - 3.2.2.43A



CITY OF OTTAWA ZONING BY-LAW 2008-250		
MCS(2785) H(35) (MIXED-USE CENTRE ZONE)		
PROPOSED MID-RISE MIXED-USE DEVELOPMENT		
ZONING PROVISION	REQUIRED	PROVIDED
<b>MIXED-USE CENTRE ZONE PROVISIONS</b>		
LOT AREA (MIN.)	NO MINIMUM	11,135.1m <sup>2</sup>
LOT WIDTH (MIN.)	NO MINIMUM	+/- 158.7m
FRONT YARD SETBACK (MIN. / MAX.)	NO MINIMUM / MAXIMUM 3.5m	2.6 m
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.8 m (EAST) & 5.5 m (WEST)
REAR YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	11.8 m
FLOOR SPACE INDEX (MAX.)	2.3	2.3
GROSS FLOOR AREA NON-RESIDENTIAL (MIN.)	1250m <sup>2</sup>	1262m <sup>2</sup>
BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	21.2 m
WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIES
<b>PARKING PROVISIONS (AREA C)</b>		
PARKING SPACES (MIN.)	0.8 PER DWELLING UNIT = 244.8 3.4 PER 100m <sup>2</sup> GFA RETAIL = 27.4 10 PER 100m <sup>2</sup> GFA GYM = 15.4 10 PER 100m <sup>2</sup> GFA CAFE = 17.0	TOTAL = 377
VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 61.2	
TOTAL REQUIRED	TOTAL = 366	
ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 153 1 PER 250m <sup>2</sup> GFA RETAIL = 4 1 PER 250m <sup>2</sup> GFA CAFE = 1 1 PER 1500m <sup>2</sup> GFA GYM = 0	TOTAL = 244 INCLUDES 0.75 PER DWELLING UNIT
<b>AMENITY AREA PROVISIONS</b>		
TOTAL AMENITY AREA (MIN.)	6m <sup>2</sup> PER DWELLING UNIT = 1836m <sup>2</sup>	4,505 m <sup>2</sup>
COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 918 m <sup>2</sup>	3,238 m <sup>2</sup>

**GROSS FLOOR AREAS (GFA) - PER CITY ZONING DEFINITION**

COMMERCIAL (1ST FLR) = 1,262m<sup>2</sup> (13,584 ft<sup>2</sup>)

RESIDENTIAL (1ST FLR) = 2,197m<sup>2</sup> (23,649ft<sup>2</sup>)  
 RESIDENTIAL (2ND FLR) = 4,266m<sup>2</sup> (45,915ft<sup>2</sup>)  
 RESIDENTIAL (3RD FLR) = 4,266m<sup>2</sup> (45,915ft<sup>2</sup>)  
 RESIDENTIAL (4TH FLR) = 4,266m<sup>2</sup> (45,915ft<sup>2</sup>)  
 RESIDENTIAL (5TH FLR) = 4,266m<sup>2</sup> (45,915ft<sup>2</sup>)  
 RESIDENTIAL (6TH FLR) = 4,266m<sup>2</sup> (45,915ft<sup>2</sup>)

**TOTAL RES. & COMM. = 24,639 m<sup>2</sup> (265,216ft<sup>2</sup>)**

**AMENITY AREAS**

COMMUNAL  
 POOL/GRASS = 2,465m<sup>2</sup> (26,534ft<sup>2</sup>)  
 ROOF TOP = 397m<sup>2</sup> (4,273ft<sup>2</sup>)  
 GND FLR AMENITIES = 221m<sup>2</sup> (2,379ft<sup>2</sup>)

PRIVATE BALCONIES  
 GND FLOOR = 109m<sup>2</sup> (1,172ft<sup>2</sup>)  
 2ND FLOOR = 233m<sup>2</sup> (2,508ft<sup>2</sup>)  
 3RD FLOOR = 233m<sup>2</sup> (2,508ft<sup>2</sup>)  
 4TH FLOOR = 227m<sup>2</sup> (2,447ft<sup>2</sup>)  
 5TH FLOOR = 232m<sup>2</sup> (2,499ft<sup>2</sup>)  
 6TH FLOOR = 232m<sup>2</sup> (2,499ft<sup>2</sup>)

**TOTAL = 4,505m<sup>2</sup> (48,489ft<sup>2</sup>)**

**BUILDING AREA CALCULATIONS (PERIMETER) FOR BUILDING CODE**

U/G LEVEL 1 = 8,268m<sup>2</sup> (89,000ft<sup>2</sup>)  
 U/G LEVEL 2 = 2,934m<sup>2</sup> (31,577ft<sup>2</sup>)  
 GROUND FLR = 5,020m<sup>2</sup> (54,035ft<sup>2</sup>)  
 2ND FLR = 5,019m<sup>2</sup> (54,021ft<sup>2</sup>)  
 3RD FLR = 5,019m<sup>2</sup> (54,021ft<sup>2</sup>)  
 4TH FLR = 5,013m<sup>2</sup> (53,963ft<sup>2</sup>)  
 5TH FLR = 5,013m<sup>2</sup> (53,963ft<sup>2</sup>)  
 6TH FLR = 5,013m<sup>2</sup> (53,963ft<sup>2</sup>)  
 ROOF = 146m<sup>2</sup> (1,576ft<sup>2</sup>)



**APPROVED**  
 By Allison Hamlin at 9:16 am, Nov 18, 2022

*Allison Hamlin*

**ALLISON HAMLIN**  
 MANAGER (A), DEVELOPMENT REVIEW WEST  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

FLOOR	2.6m x 5.2m		2.4m x 5.2m		2.6m x 4.6m		BF TYPE 'A' SMALL CAR 3.4m x 5.2m	BF TYPE 'B' 2.6m x 5.2m	TOTAL
	31	0	0	2	0	2			
SITE	31	0	0	2	0	2			33
U/G LVL 1	188	64	1	2	2	2			257
U/G LVL 2	63	19	1	2	2	2			87
<b>TOTAL</b>	<b>290</b>	<b>83</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>4</b>			<b>377</b>

rev.	date	issued for	rev.	date	issued for
5	DEC. 09.21	SPA RESUBMISSION	10		
4	OCT. 27.21	RE-ZONING	9	JULY 6.22	SPA SUBMISSION
3	OCT. 20.21	UDRP	8	MAY.09.22	SPA SUBMISSION
2	JUNE 30.21	ZONING	7	MAR.11.22	PLANNING RESUBMISSION
1	JUNE 11.21	REVIEW	6	FEB. 22.22	FOUNDATION PERMIT

project: THE WOODS  
 address: KANATA AVE., OTTAWA  
 sheet name: SITE PLAN

project no.: 21-0044  
 sheet no.: A001



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D07-12-21-0098