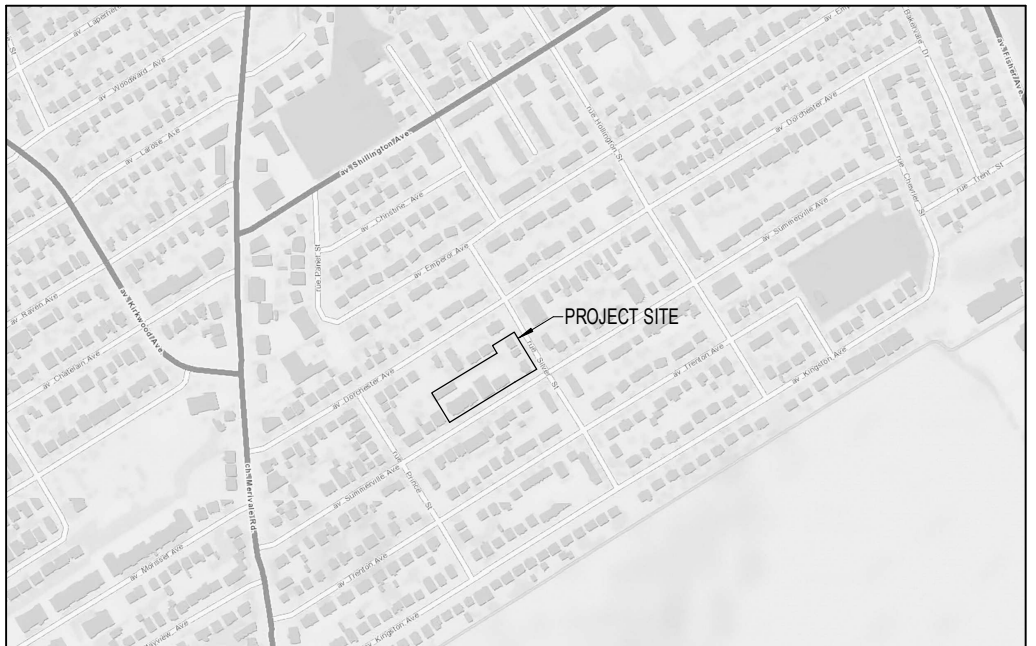
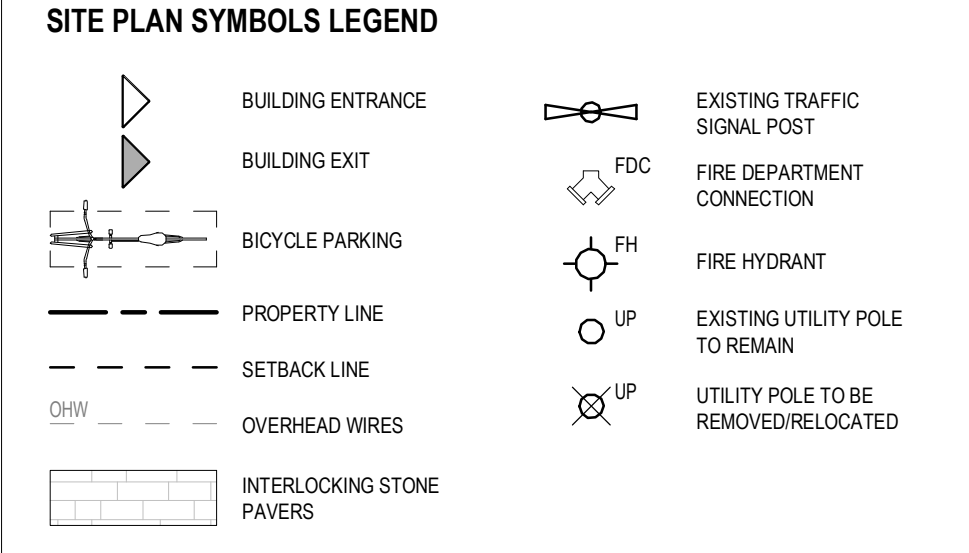


SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING
PART OF LOT 31
REGISTERED PLAN 294
CITY OF OTTAWA
J.D. BARNES LTD. 2022

SURVEY INFO
SCALE: 1 : 100



2 LOCATION PLAN
SP-01 SCALE: NTS

- KEYNOTE LEGEND**
- S1 ASPHALT
 - S2 SOFT LANDSCAPING
 - S3 EXISTING STRUCTURE TO BE DEMOLISHED
 - S4 EXISTING ASPHALT SIDEWALK
 - S5 PROPOSED ASPHALT SIDEWALK
 - S6 DEPRESSED CURB
 - S7 RAISED PLANTER
 - S8 EXISTING CHAIN LINK FENCE
 - S9 CANOPY ABOVE
 - S10 RETAINING WALL
 - S11 PLANTING BED
 - S12 PAVING STONES

GENERAL ARCHITECTURAL NOTES:

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1 SITE PLAN
SP-01 SCALE: 1 : 150

Site Statistics

Current Zoning Designation:	R4U(C)2812
Lot Width:	51.8m
Total Lot Area:	5349.4m ²
Average Existing Grade:	83.39m
Gross Floor Area:	3256.59m ²
Building Area:	216.22m ²
Floor Space Index:	N/A

Proposed Development - Planned Unit Development (96 Total Units)

Existing 3 Storey Low-Rise Apartment Building - 1305 Summerville Avenue (16 Units)	
Existing 3 Storey Low-Rise Apartment Building - 1295 Summerville Avenue (8 Units)	
Under Construction 4 Storey Low-Rise Apartment Building - 1291 Summerville Avenue (16 Units)	
Proposed 4 Storey Low-Rise Apartment Building - 1066 Silver Street (46 Units)	

Zoning Mechanism	Required	Provided
Minimum Lot Width T62A	15m	51.8m
Minimum Lot Area T62A	450m ²	5349.4m ²
Min. Front Yard Setback T44 (1d)	4.5m	4.5m
Corner Side Yard Setback T44 (1d)	4.5m	4.5m
Min. Interior Side Yard Setback T62 (1d)	1.5m	1.4m
Min. Rear Yard Setback T62 (1a), T44 (5b)	No Minimum	8.7m
Maximum Building Height T62A	11m	10.7m
Max. Projections into Height Limit Section 64	0.3m	0m

Parking Space Rates (Residents) 101 (Sch. 1A - Area X)	Required	Provided
1305 Summerville - 16 Units 0 spaces for first 12 units - Section 101(3)(a) 0.5 spaces/unit for 4 units - Table 101(R15) = 2 Spaces	24 Spaces (see breakdown below)	36 Spaces
1295 Summerville - 18 Units 0 spaces for first 12 units - Section 101(3)(a) 0.5 spaces/unit for 6 units - Table 101(R15) = 3 Spaces		
1291 Summerville - 16 Units 0 spaces for first 12 units - Section 101(3)(a) 0.5 spaces/unit for 4 units - Table 101(R15) = 2 Spaces		
1066 Silver - 46 Units 0 spaces for first 12 units - Section 101(3)(a) 0.5 spaces/unit for 34 units - Table 101(R15) = 17 Spaces		
Minimum Visitor Parking Rates 101 (Sch. 1A - Area X)	8 Spaces 0 spaces for first 12 units - Section 102(3) 0.1 spaces/unit for 84 units - Table 102	8 Spaces
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area X)	23 Spaces 0.5 spaces/unit for 46 units (11A)(b)(i)	37 Spaces
Landscaped Area 161 (b)	1604.8m ² (Lots ≥ 450m ² , minimum 30% of lot area)	1600.98m ²
Front Yard Soft Landscaping Table 161	93.25m ² (40% of front yard)	113.89m ²
Minimum 2-Bedroom Unit Rates 161 (14)(v)	12 Units (Minimum 25% of units)	16 Units
Front Facade Minimum Glazing 161 (g)	129.16m ² (25% of front facade)	239.21m ²
Facade Articulation / Balconies 161 (15)(v)(i)	N/A	Porches and balconies provided as required

OWNER
CONCORDE PROPERTIES
408 TWEEDSMUIR AVENUE
OTTAWA, ON, K1Z 5N5

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST., SUITE 300
OTTAWA, ON, K1N 5K5

SURVEYOR
J.D. BARNES LIMITED
62 STACIE DRIVE, SUITE 103
OTTAWA, ON, K2K 2A9

PLANNER
NOVATECH
240 MICHAEL COWPLAND DR
SUITE 200
OTTAWA, ON, K2M 1P6

CIVIL ENGINEER
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
OTTAWA, ON, K1T 4E9

LANDSCAPE ARCHITECT
RUHLAND & ASSOCIATES LTD.
1750 COURTWOOD CRESCENT
SUITE 200
OTTAWA, ON, K2C 2B5

PARKING SCH. (VEHICLE)

LEVEL	COUNT
LEVEL 01	44
TOTAL	44

PARKING SCH. (BICYCLE)

LEVEL	COUNT
LEVEL 01	37
TOTAL	37

SITE & PROJECT STATISTICS
SCALE: 1 : 1

UNIT COUNT

NAME	LVL 00	LVL 01	LVL 02	LVL 03	TOTAL COUNT	PERCENTAGE
1-BEDROOM	5	6	7	7	25	54%
1-BEDROOM + DEN	1	1	1	1	4	9%
2-BEDROOM	3	3	5	5	16	36%
STUDIO	1	0	0	0	1	2%
TOTAL	10	10	13	13	46	100%

RENTABLE AREA (RESIDENTIAL)

LEVEL	AREA	AREA (SF)
LEVEL 00	590.41 m ²	6355 SF
LEVEL 01	594.60 m ²	6402 SF
LEVEL 02	788.76 m ²	8490 SF
LEVEL 03	782.41 m ²	8422 SF
TOTAL	2756.17 m ²	29667 SF

AMENITY SCH. (PRIVATE)

LEVEL	NAME	AREA	AREA (SF)
LEVEL 00	TERRACE	102.89 m ²	1107 SF
LEVEL 01	BALCONY	23.73 m ²	255 SF
LEVEL 02	BALCONY	31.83 m ²	343 SF
LEVEL 03	BALCONY	33.77 m ²	363 SF
TOTAL		192.22 m ²	2069 SF

GROSS FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL 00	751.46 m ²	8089 SF
LEVEL 01	816.22 m ²	8786 SF
LEVEL 02	867.19 m ²	9277 SF
LEVEL 03	850.84 m ²	9158 SF
TOTAL	3275.71 m ²	35299 SF

ISSUE RECORD

5 ISSUED FOR SITE PLAN CONTROL	2024-03-05
4 ISSUED FOR COORDINATION	2024-02-14
3 ISSUED FOR COORDINATION	2024-01-24
2 ISSUED FOR COORDINATION	2023-11-29
1 ISSUED FOR COORDINATION	2023-10-16



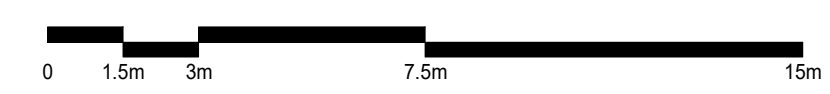
project1 studio
Project1 Studio Incorporated
[613.884.3939 | mail@project1studio.ca]

1066 SILVER
1066 Silver Street
Ottawa, ON K1Z 6H9

PROJ	SCALE	DRAWN	REVIEWED
2314	NOTED	BH	RMK

SITE PLAN

SP-01





2 LOCATION PLAN
SCALE: NTS

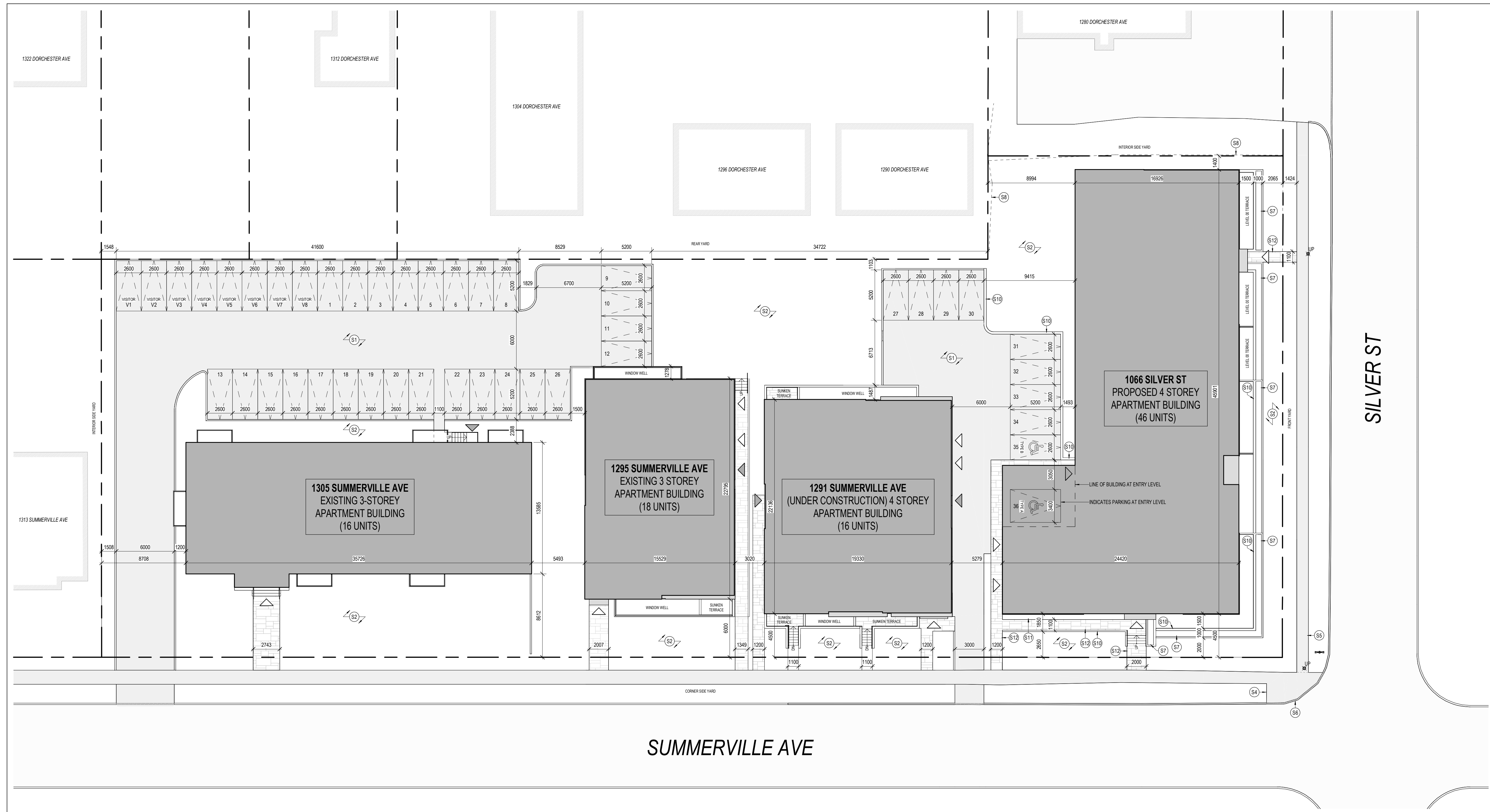
KEYNOTE LEGEND

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PUD PARKING STATISTICS

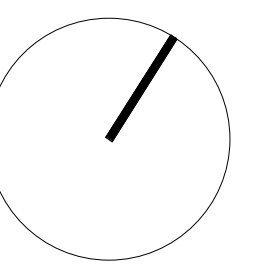
Total Number of Units: 96 Units
 Total Required Parking: 32 Spaces (24 Resident + 8 Visitor)
 Total Provided Parking: 44 Spaces (36 Resident + 8 Visitor)

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5	ISSUED FOR SITE PLAN CONTROL	2024-03-05
4	ISSUED FOR COORDINATION	2024-02-14
3	ISSUED FOR COORDINATION	2024-01-24

ISSUE RECORD



project1 studio

Project1 Studio Incorporated
 (613) 884-3939 | mail@project1studio.ca

1066 SILVER

1066 Silver Street
 Ottawa, ON K1Z 6H9

PROJ	SCALE	DRAWN	REVIEWED
2314	NOTED	BH	RMK

CONSOLIDATED SITE PLAN

SP-02

1 CONSOLIDATED SITE PLAN
SCALE: 1 : 200