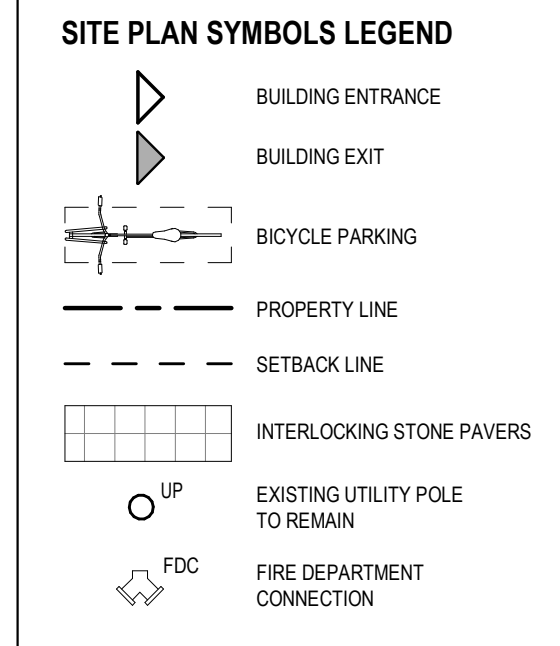


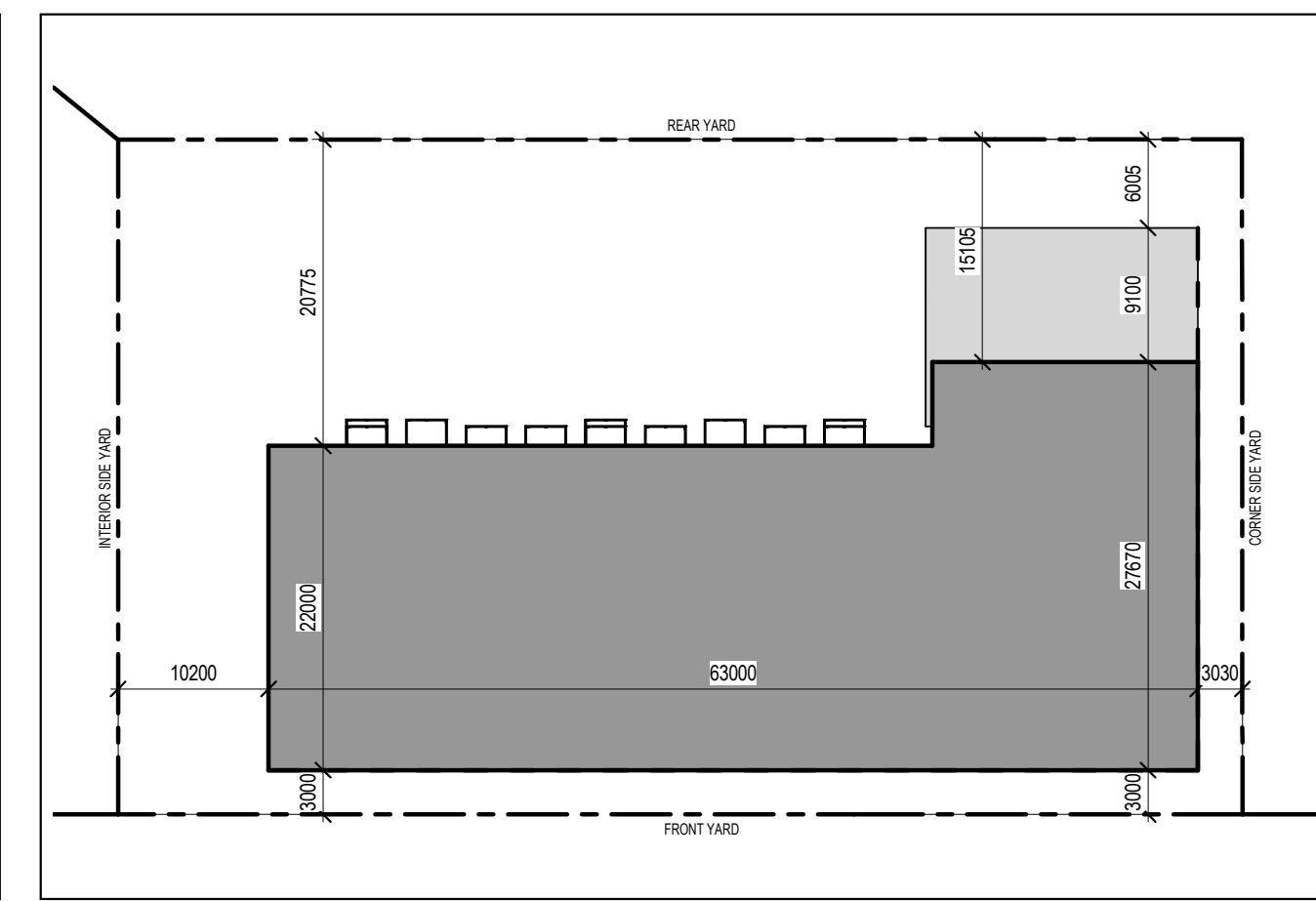
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
REGISTERED PLAN 217
(GEOGRAPHIC TOWNSHIP OF GLOUCESTER)
CITY OF OTTAWA
STANTEC GEOMATICS LTD.

SURVEY INFO
SCALE: 1 : 100



4 LOCATION PLAN
SCALE: N.T.S.

- 3 KEYNOTE LEGEND**
SCALE: N.T.S.
- ASPHALT
 - RAISED PLANTER
 - EXISTING CONCRETE SIDEWALK
 - FIRE DEPARTMENT CONNECTION
 - RETAINING WALL WITH PAINTED STEEL GUARDS
 - CONCRETE WALKWAY
 - INTERLOCKING STONE PAVERS
 - SOFT LANDSCAPING
 - DEPRESSED CURB
 - TERRACED PLANTER
 - CONCRETE RAMP WITH HERRINGBONE & SNOW MELTING
 - EV CAR CHARGING STATION
 - CURB TRANSITION

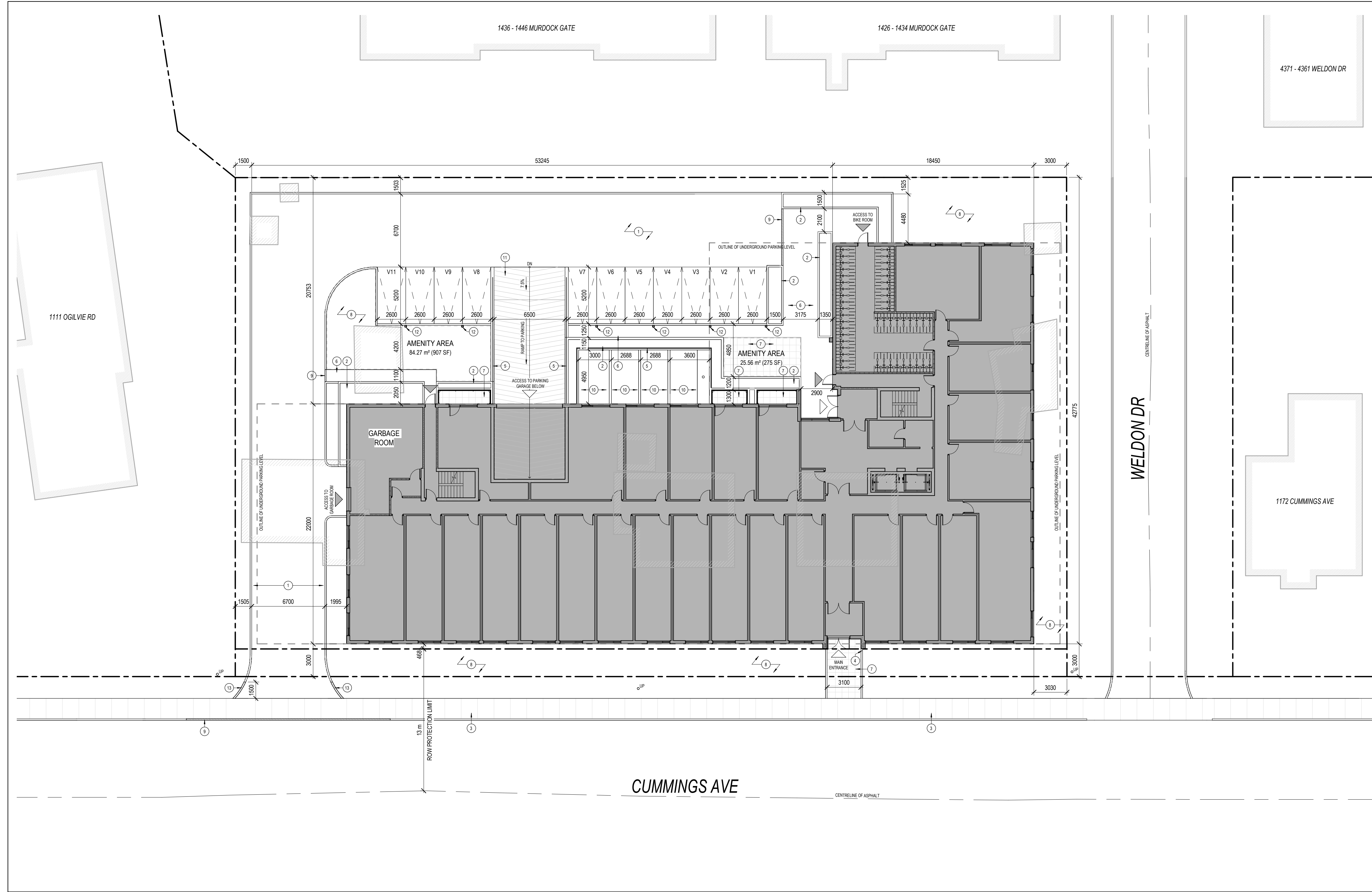


2 ZONING SETBACK SCHEDULE
SCALE: 1 : 500

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KEY PLAN



1 SITE PLAN
SCALE: 1 : 200

Site Statistics

Current Zoning Designation:	T01 (Transit Oriented Development Zone)
Lot Width:	76.2m
Total Lot Area:	3487.7m ²
Average Existing Grade:	71.27m
Gross Floor Area:	11484.6m ²
Floor Space Index:	3.29
Proposed Unit Count:	188 Residential Units

Proposed Development - 6 Storey Mid-Rise Apartment Building

Zoning Mechanism	Required	Provided
Minimum Lot Width Table 195(5)	No Minimum	76.2m
Minimum Lot Area Table 195(5)	No Minimum	3487.7m ²
Min. Front Yard Setback Table 195(5)(i)	2m	3m
Corner Side Yard Setback Table 195(5)(j)	3m	3m
Min. Interior Side Yard Setback Table 195(5)(k)	No Minimum	1.5m
Min. Rear Yard Setback Table 195(5)(l)	6m	6m
Maximum Building Height Table 195(5)(m)	20m	18.3m
Min. Residential Units per Hectare Section 196(14)(g)(i)	52 Units 150 units / hectare	188 Units
Parking Space Rates 101(1)(Area X) 101(1)(c)(i)	81 Spaces No Parking for 12 units, then 0.5 / unit 10% reduction for Below Grade Parking	38 Resident Spaces (56 Total Spaces, 18 visitor)
Minimum Visitor Parking Rates 102(2)(Area X) Table 102	18 Spaces No Parking for 12 units, then 0.1 / unit	18 Spaces (11 at grade + 7 underground)
Bicycle Parking Rates Table 111A 111(1)	84 Spaces 0.5 spaces / unit for 188 units Min. 50% at Grade	184 Spaces (at grade + 90 underground)
Outdoor Communal Space at Grade Section 195(8)	69.75m ² (2% of total lot area)	82.41m ²
Total Amenity Area Table 127(4)(i)	1128m ² 6m ² / unit for 188 units	1325.34m ²
Communal Amenity Area Table 137(4)(iii)	564m ² Min. 50% of Total Amenity Area	1097.74m ²

4 SITE & PROJECT STATISTICS
SCALE: 1 : 1

UNIT COUNT

NAME	LVL 01	LVL 02	LVL 03	LVL 04	LVL 05	LVL 06	TOTAL COUNT	PERCENTAGE
1-BEDROOM	17	17	17	17	17	17	102	54%
1-BEDROOM + DEN	1	1	1	1	1	1	6	3%
2-BEDROOM	2	5	5	5	3	3	23	12%
STUDIO	7	10	10	10	10	10	57	30%
TOTAL	27	33	33	33	31	31	188	100%

AMENITY AREAS (COMMUNAL)

LEVEL	NAME	AREA	AREA (SF)
LEVEL P1	INDOOR AMENITY	333.91 m ²	3594 SF
AVG. GRADE	AMENITY AREA	109.83 m ²	1182 SF
LEVEL 05	AMENITY - LEVEL 05 TERRACE	78.88 m ²	847 SF
T.O. ROOF	AMENITY - ROOFTOP TERRACE	575.32 m ²	6193 SF
TOTAL		1097.74 m ²	11816 SF

LEASABLE FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL 01	1185.96 m ²	12766 SF
LEVEL 02	1486.98 m ²	16006 SF
LEVEL 03	1474.52 m ²	15872 SF
LEVEL 04	1462.67 m ²	15744 SF
LEVEL 05	1293.62 m ²	13924 SF
LEVEL 06	1293.21 m ²	13920 SF
TOTAL	8196.96 m ²	88231 SF

AMENITY AREAS (PRIVATE)

LEVEL	AREA	AREA (SF)
LEVEL 01	15.34 m ²	165 SF
LEVEL 02	37.12 m ²	400 SF
LEVEL 03	41.71 m ²	449 SF
LEVEL 04	40.54 m ²	436 SF
LEVEL 05	67.28 m ²	721 SF
LEVEL 06	35.61 m ²	383 SF
TOTAL	227.60 m ²	2450 SF

GROSS FLOOR AREA

LEVEL	AREA	AREA (SF)
LEVEL P1	2094.06 m ²	22540 SF
LEVEL 01	1646.89 m ²	17727 SF
LEVEL 02	1633.74 m ²	17585 SF
LEVEL 03	1621.28 m ²	17461 SF
LEVEL 04	1609.42 m ²	17324 SF
LEVEL 05	1438.99 m ²	15489 SF
LEVEL 06	1433.41 m ²	15429 SF
TOTAL	11477.77 m ²	123546 SF

PARKING SCH. (BICYCLE)

LEVEL	COUNT
LEVEL P1	90
LEVEL 01	94
TOTAL	184

PARKING SCH. (VEHICLE)

LEVEL	COUNT
LEVEL P1	45
AVG. GRADE	11
TOTAL	56

- 5 REISSUED FOR SITE PLAN CONTROL 2023-08-22
- 4 ISSUED FOR SITE PLAN CONTROL 2023-04-12
- 3 ISSUED FOR COORDINATION 2023-03-31
- 2 ISSUED FOR COORDINATION 2023-03-15
- 1 ISSUED FOR COORDINATION 2023-03-02

ISSUE RECORD



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1184 Cummings Avenue
Gloucester, ON

PROJ SCALE DRAWN REVIEWED
2231 NOTED BH RK

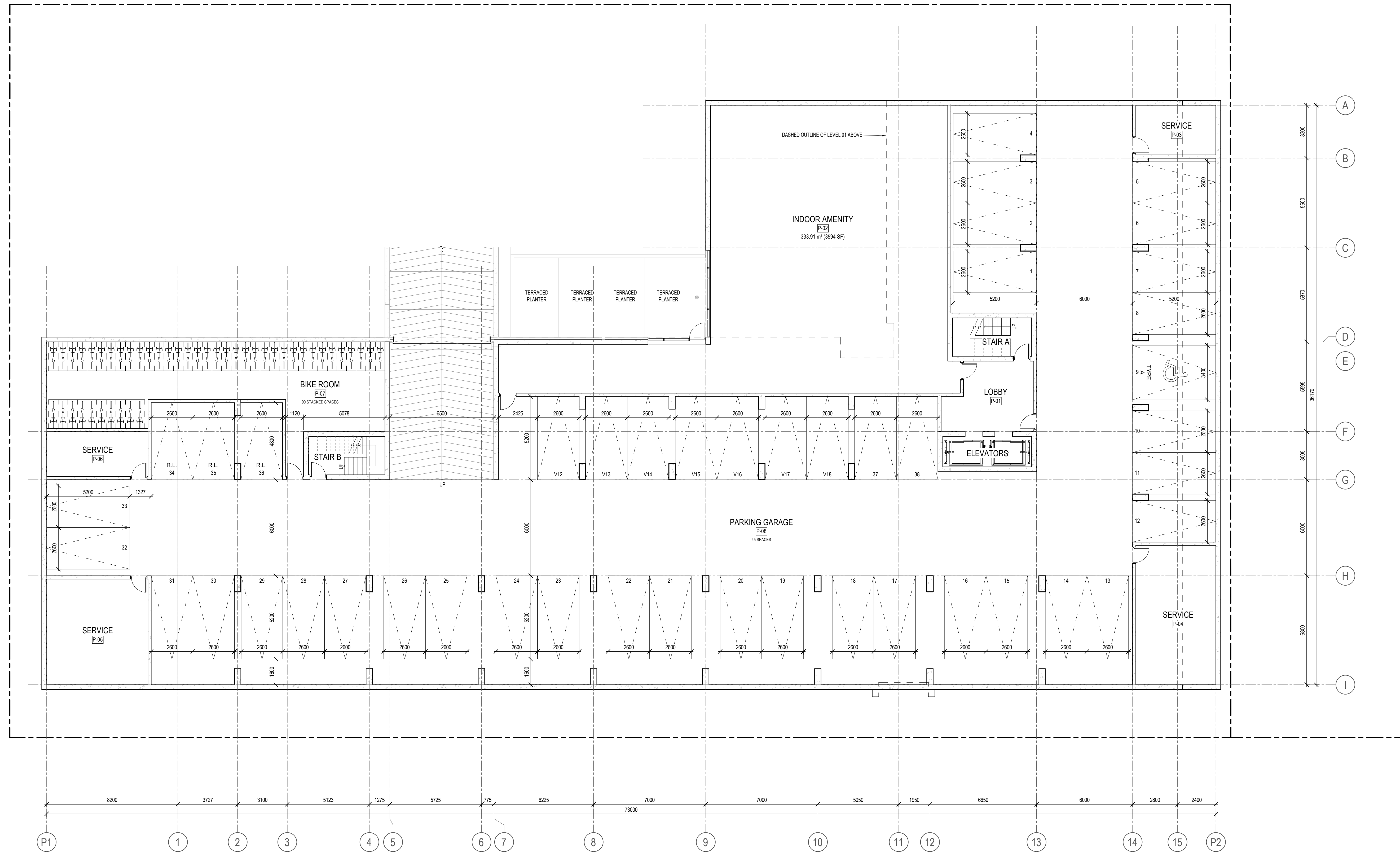
SITE PLAN

SP-01

NOTE
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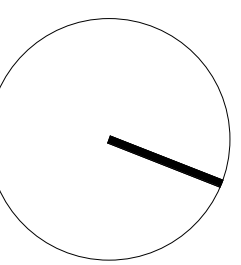
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KEY PLAN



- | | | |
|---|------------------------------|------------|
| 5 | ISSUED FOR SITE PLAN CONTROL | 2023-08-22 |
| 4 | ISSUED FOR SITE PLAN CONTROL | 2023-04-12 |
| 1 | ISSUED FOR COORDINATION | 2023-03-02 |

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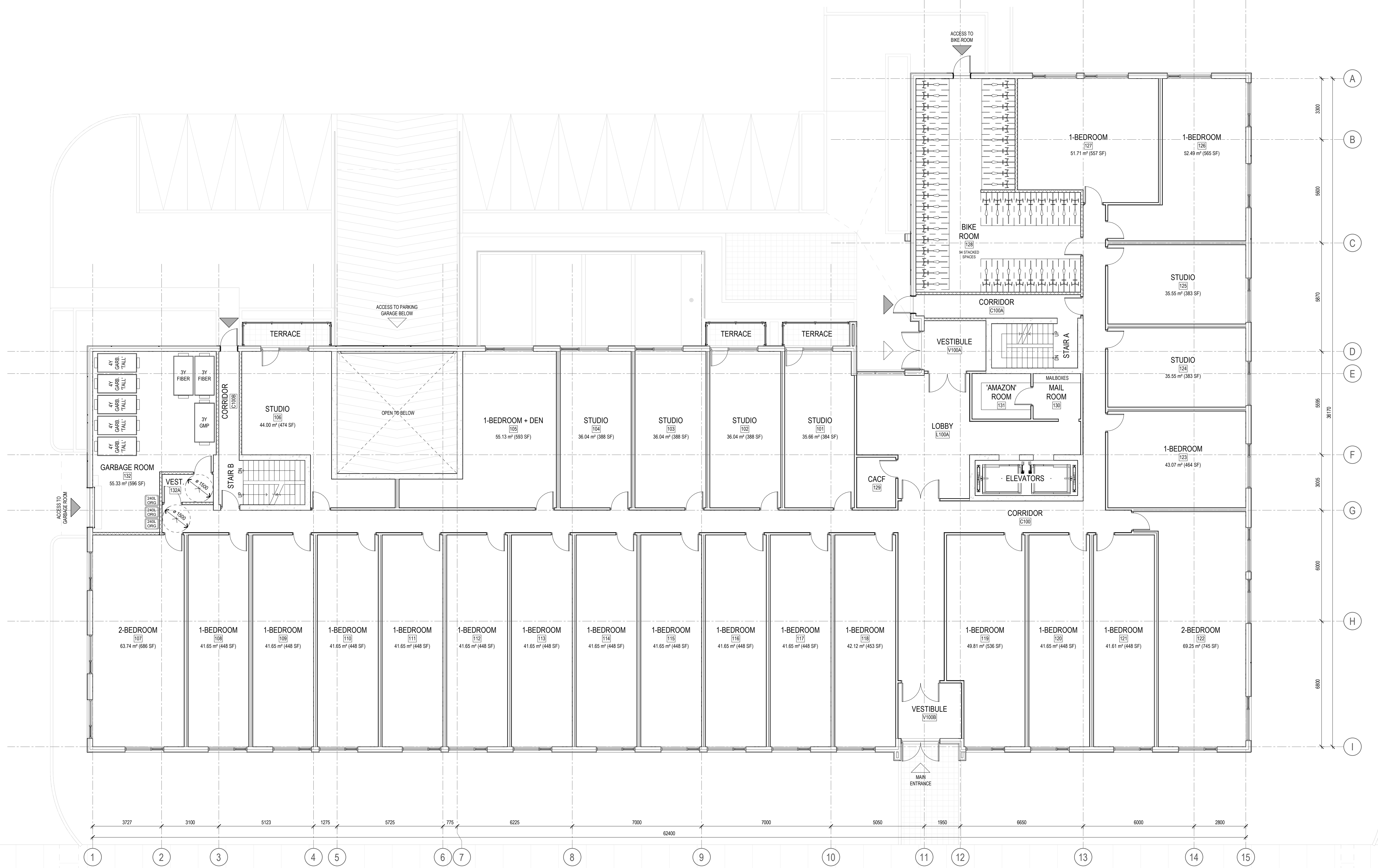
FLOOR PLAN - LEVEL P1

A100

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KEY PLAN



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4	ISSUED FOR SITE PLAN CONTROL	2023-04-12
1	ISSUED FOR COORDINATION	2023-03-02

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2231	1 : 100	BH	RK

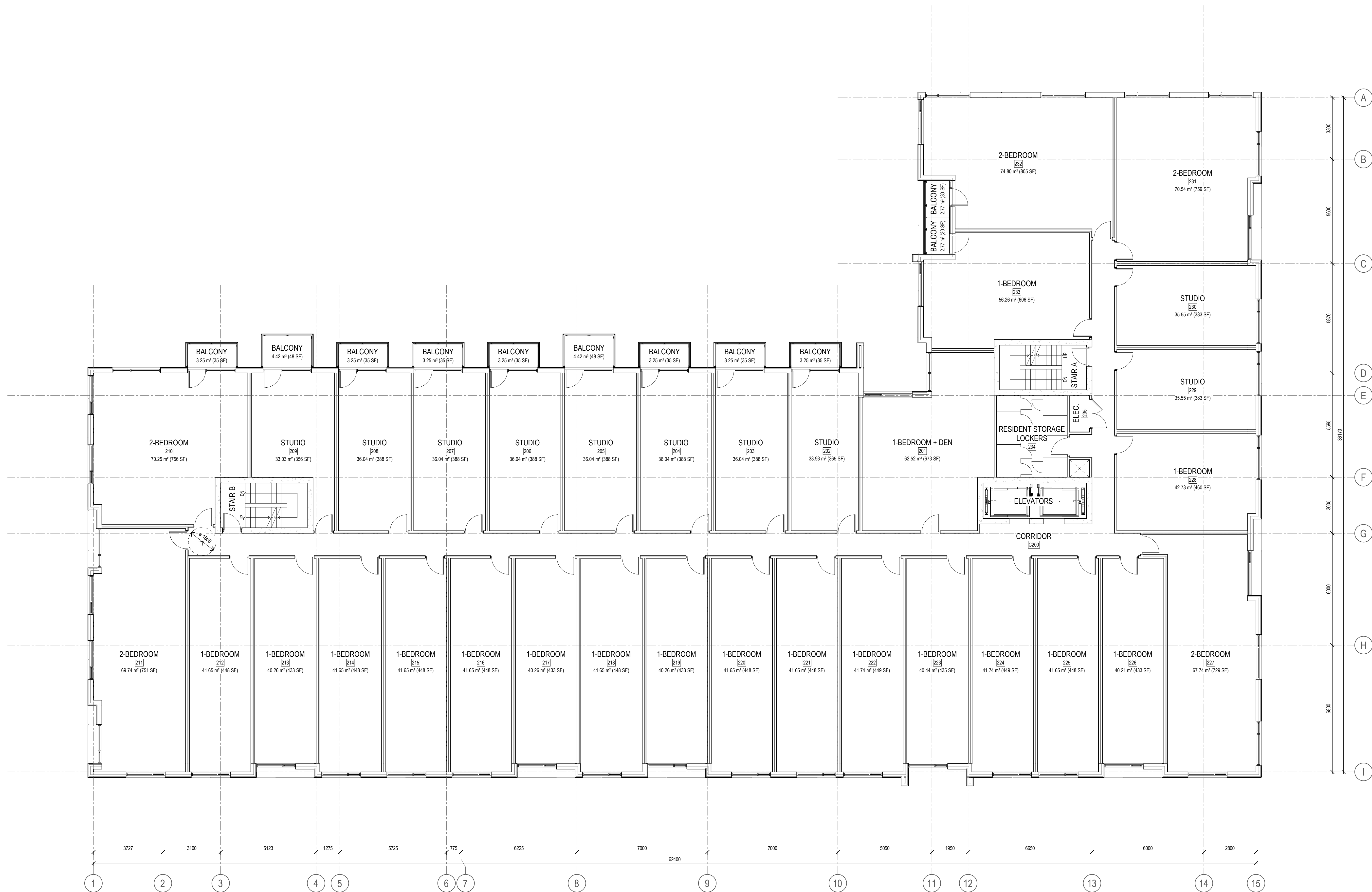
FLOOR PLAN - LEVEL 01

A101

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KEY PLAN



- ISSUE RECORD
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| 1 | ISSUED FOR COORDINATION | 2023-03-02 |

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2231	1 : 100	BH	RK

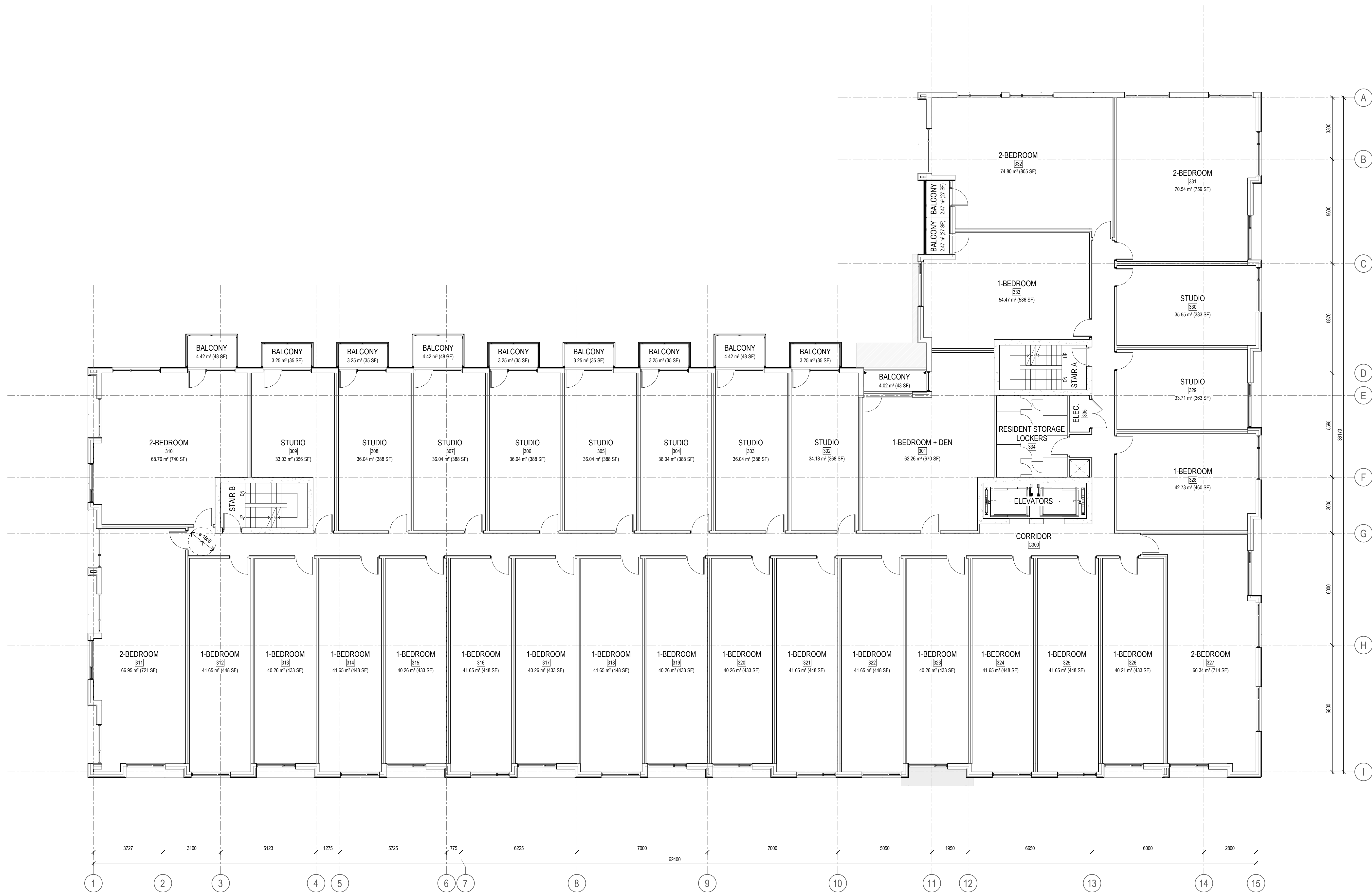
FLOOR PLAN - LEVEL 02

A102

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KEY PLAN



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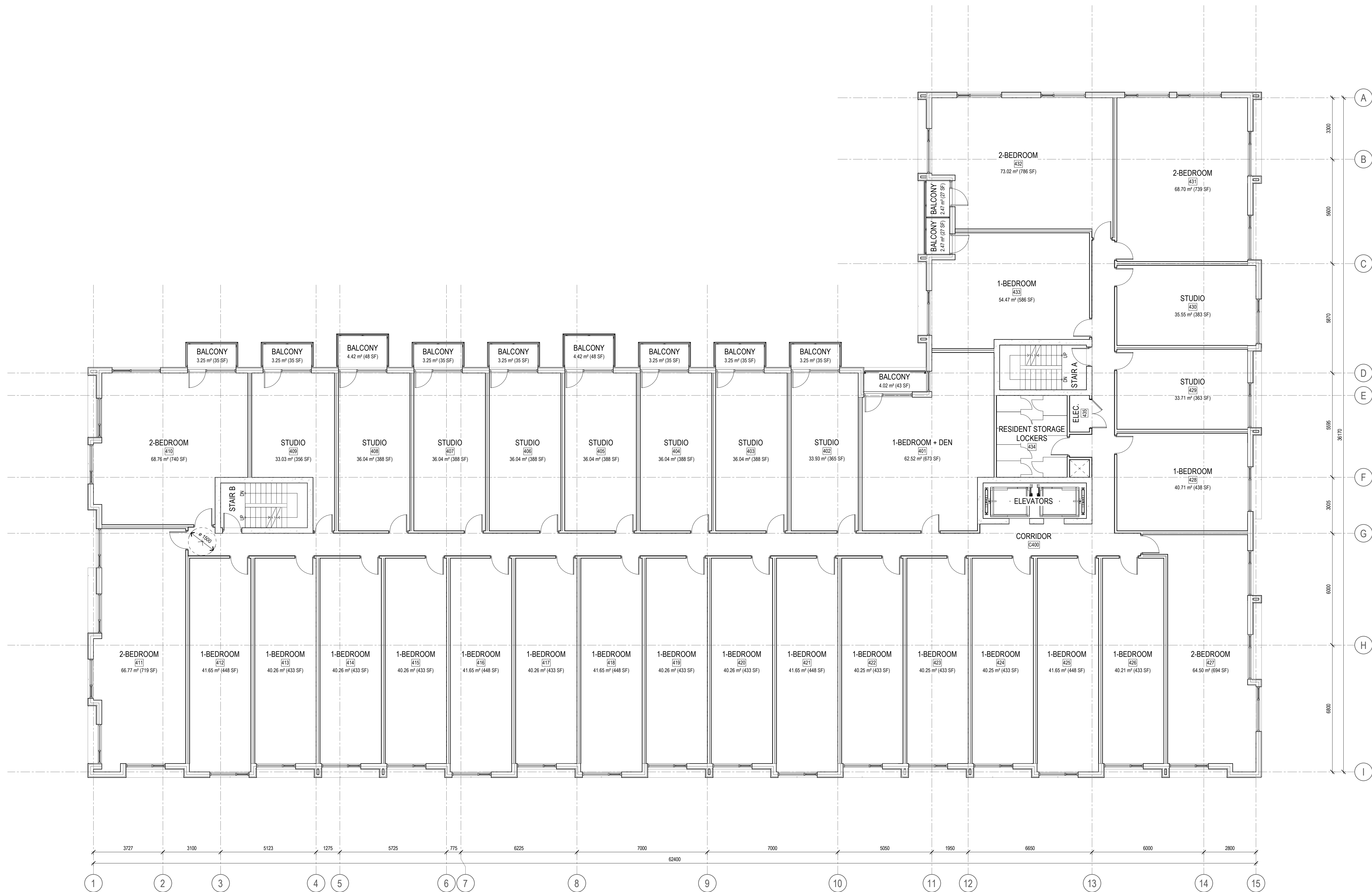
FLOOR PLAN - LEVEL 03

A103

NOTE
FOR INFORMATION ONLY

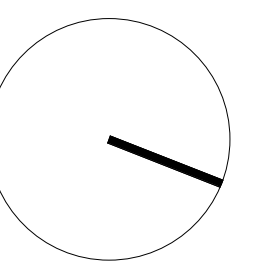
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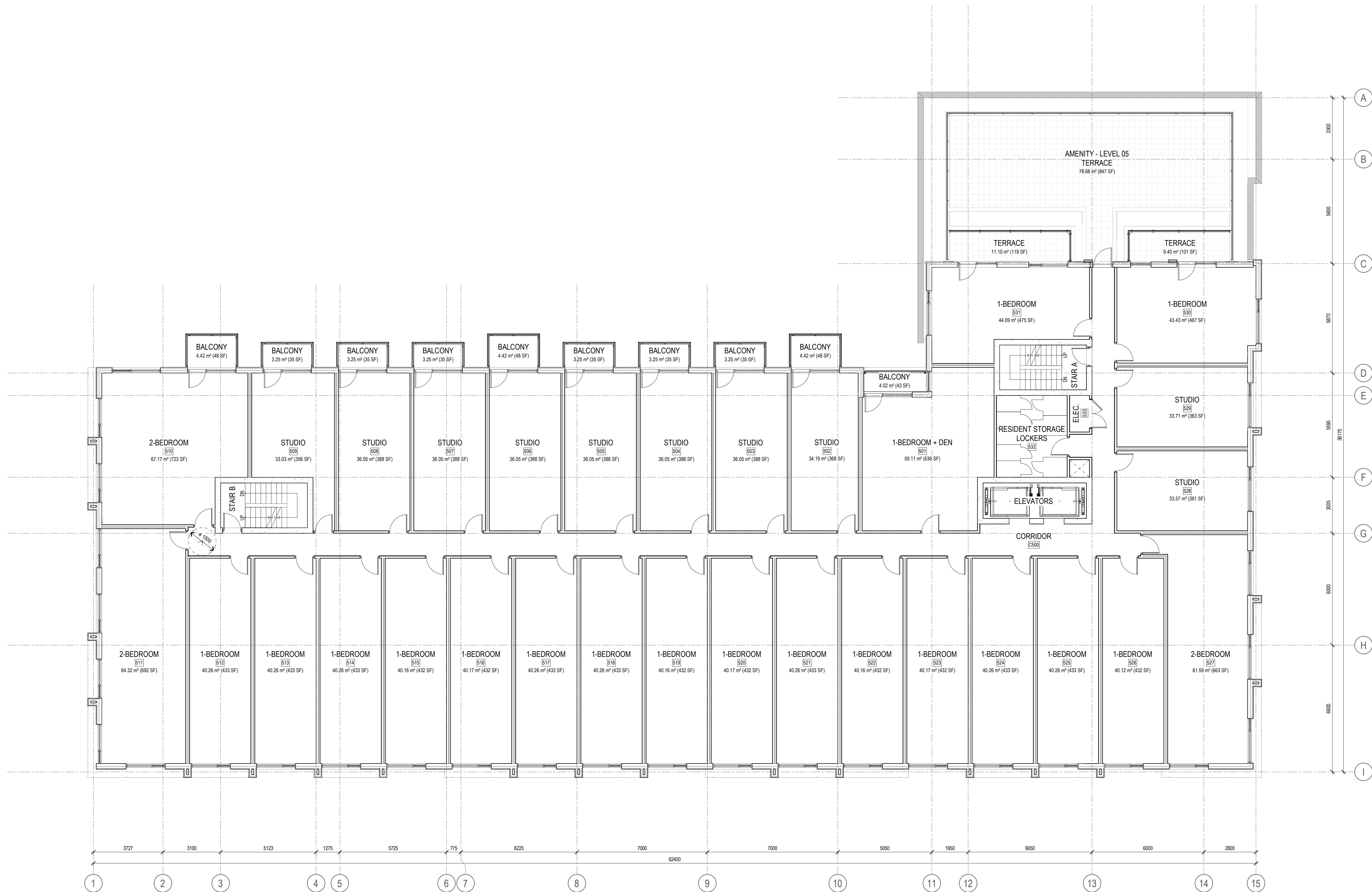
PROJ 2231 SCALE 1:100 DRAWN BH REVIEWED RK

FLOOR PLAN - LEVEL 04

A104

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2231	1 : 100	BH	RK

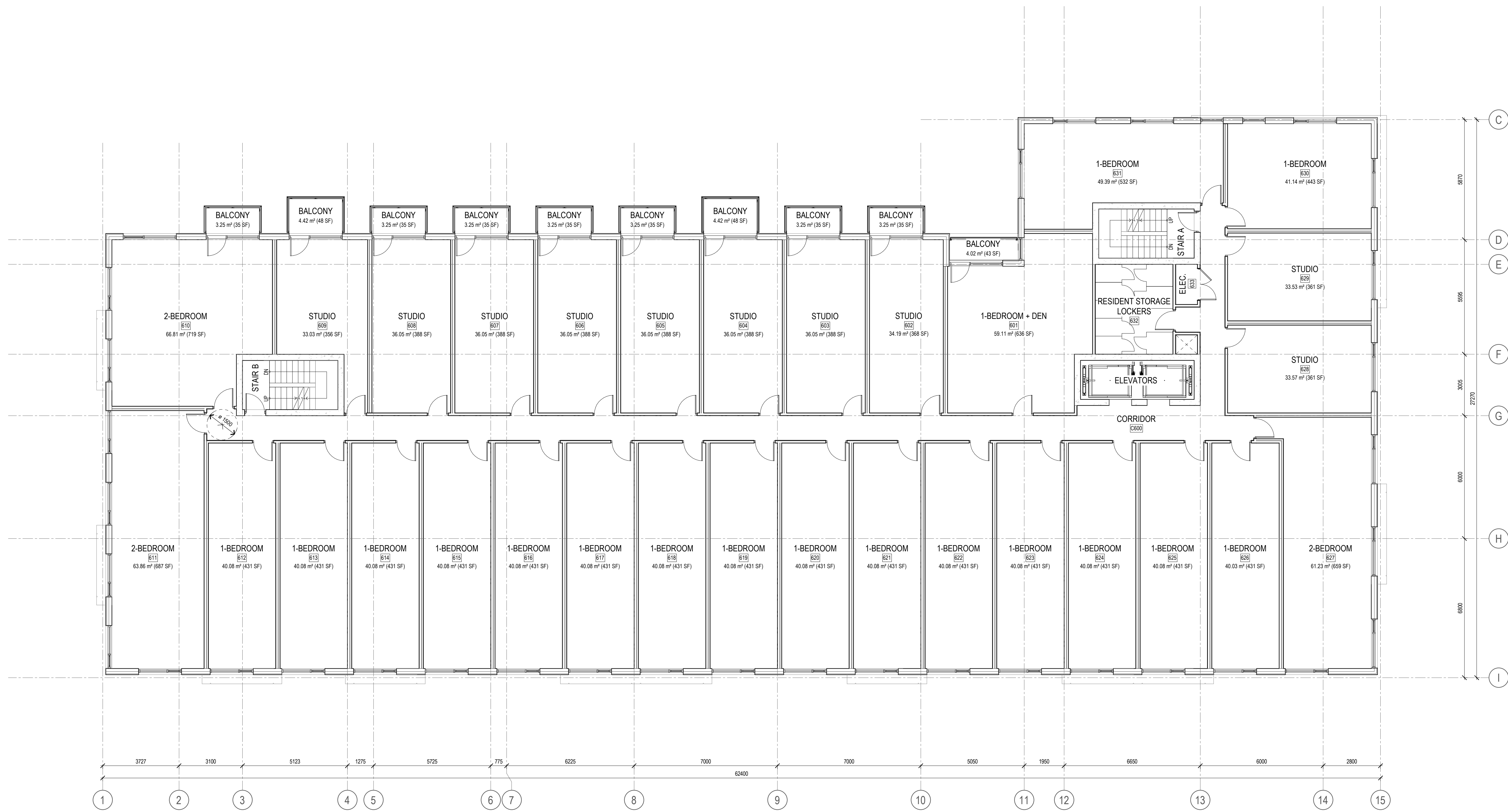
FLOOR PLAN - LEVEL 05

A105

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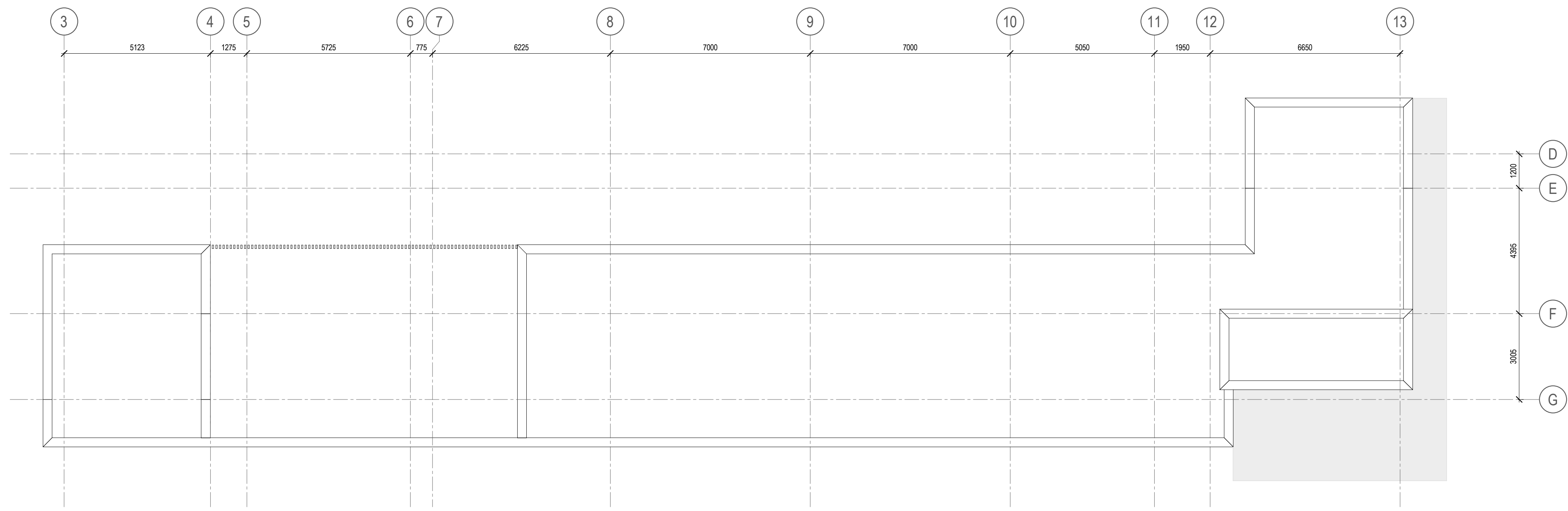
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PROJ	SCALE	DRAWN	REVIEWED
2231	1 : 100	BH	RK

FLOOR PLAN - LEVEL 06

A106

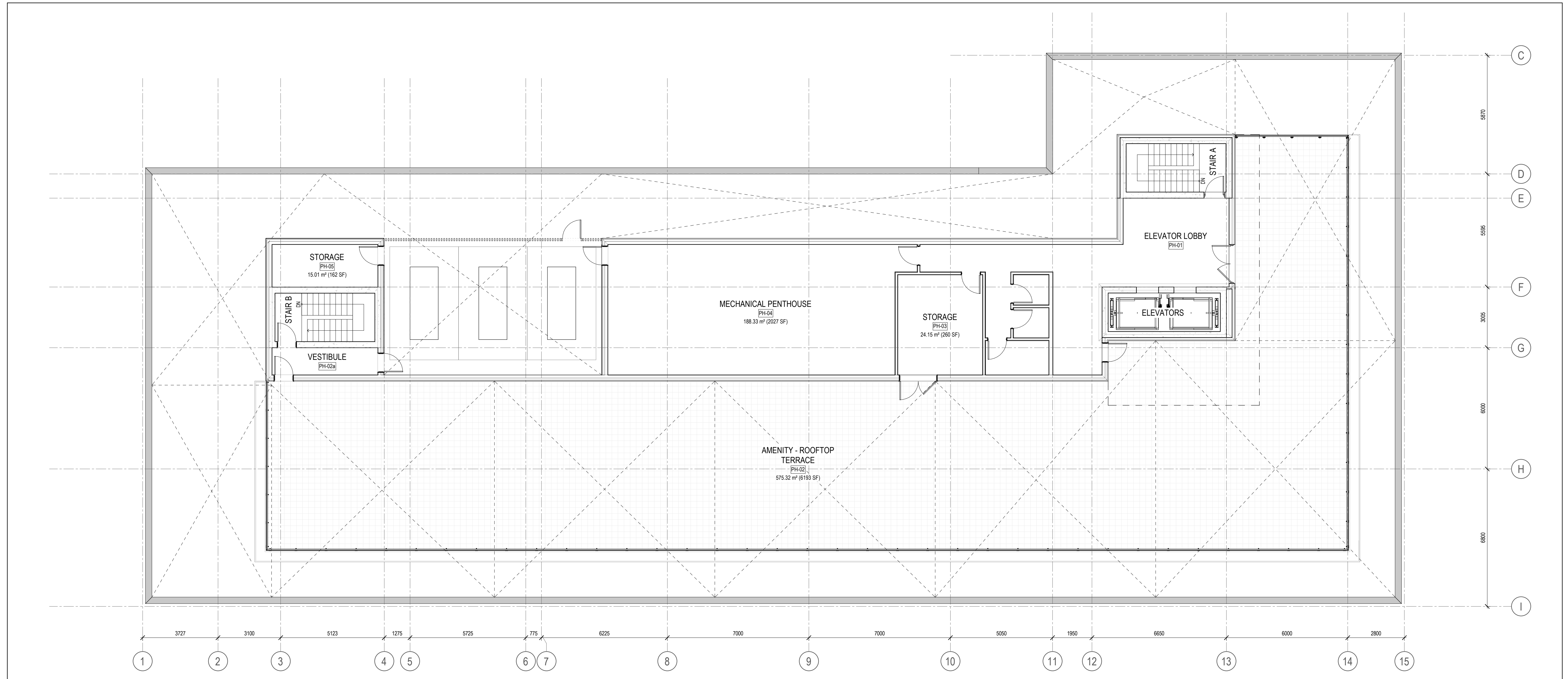


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KEY PLAN

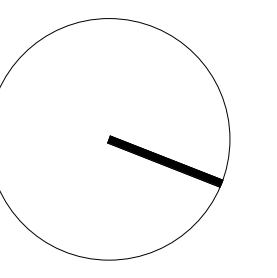
2 T.O. PENTHOUSE ROOF
A107 SCALE: 1 : 100



1 ROOF PLAN
A107 SCALE: 1 : 100

- | | | |
|---|------------------------------|------------|
| 5 | ISSUED FOR SITE PLAN CONTROL | 2023-08-22 |
| 4 | ISSUED FOR SITE PLAN CONTROL | 2023-04-12 |
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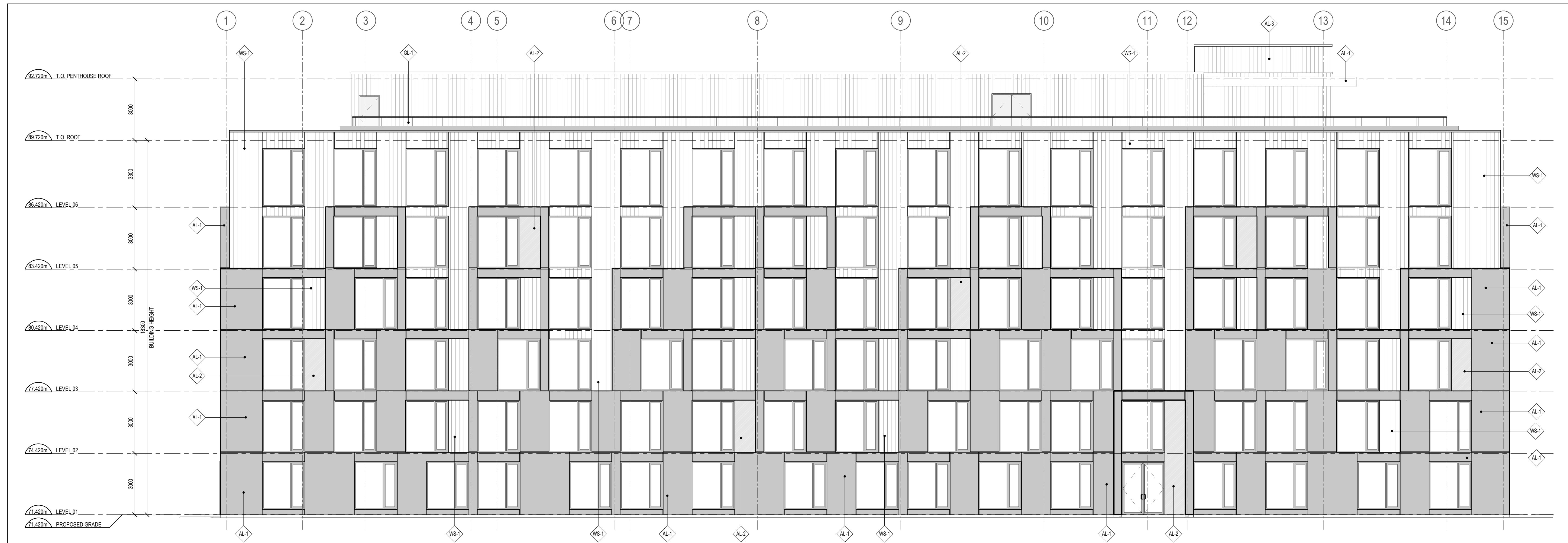
PROJ	SCALE	DRAWN	REVIEWED
2231	NOTED	BH	RK

ROOF PLANS

A107



1 SOUTH ELEVATION
A201 SCALE: 1:100



2 EAST ELEVATION
A201 SCALE: 1:100

CLADDING LEGEND:

	ALUMINUM PANEL BLACK
	ALUMINUM PANEL COPPER
	ALUMINUM PANEL LIGHT GREY
	ALUMINUM LOUVRES LIGHT GREY
	WOOD SIDING CEDAR WOODGRAIN
	ALUMINUM AND GLASS RAILING
	FRITTED ALUMINUM PANEL COPPER FINISH

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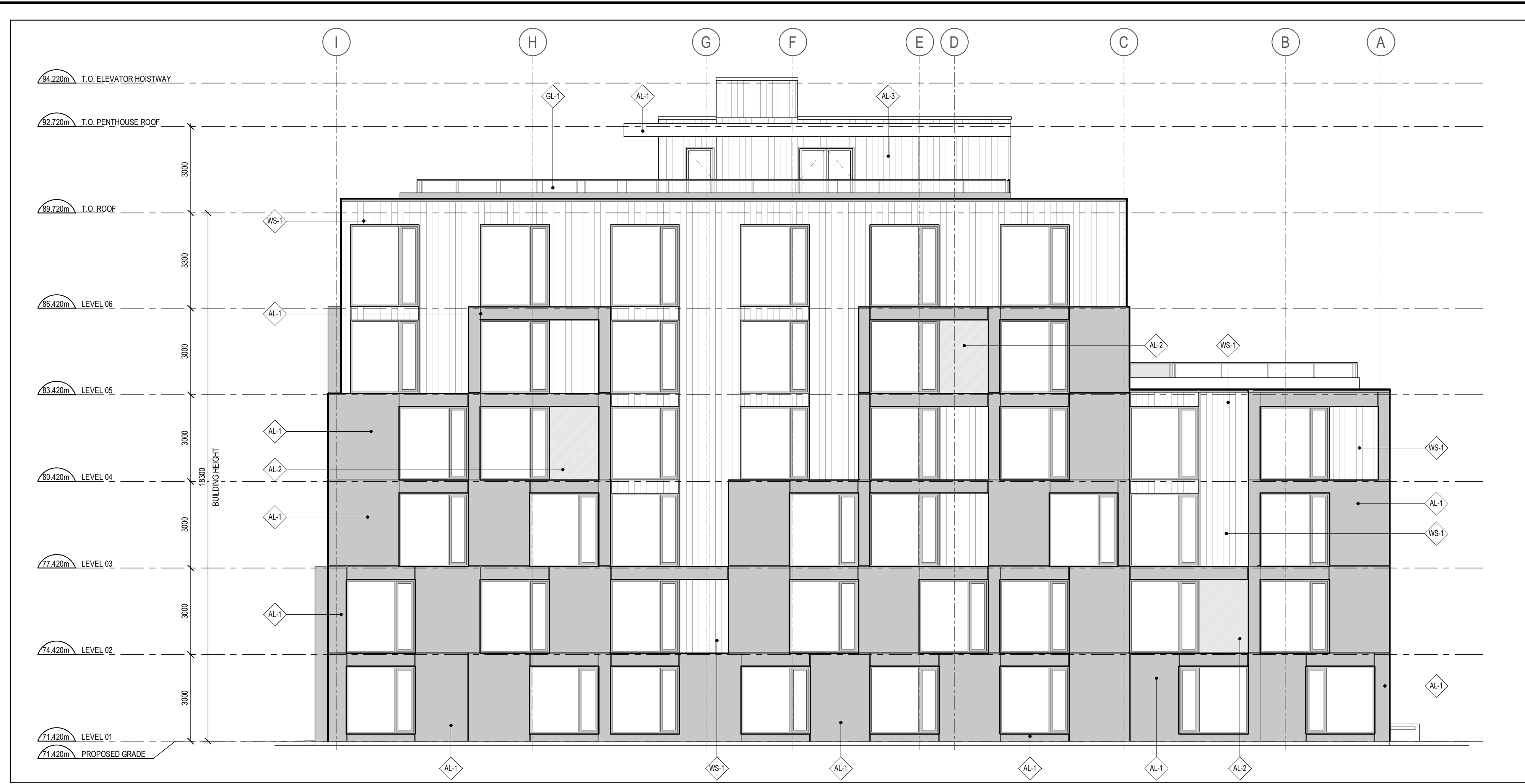
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SOUTH AND EAST ELEVATIONS

A201



1 NORTH ELEVATION
A202 SCALE: 1 : 100



2 WEST ELEVATION
A202 SCALE: 1 : 100

CLADDING LEGEND:

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[Symbol]	AL-2	ALUMINUM PANEL COPPER
[Symbol]	AL-3	ALUMINUM PANEL LIGHT GREY
[Symbol]	AL-4	ALUMINUM LOUVRES LIGHT GREY
[Symbol]	WS-1	WOOD SIDING CEDAR WOODGRAIN
[Symbol]	GL-1	ALUMINUM AND GLASS RAILING
[Symbol]	GL-2	FRITTED ALUMINUM PANEL COPPER FINISH

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NORTH AND WEST ELEVATIONS

A202