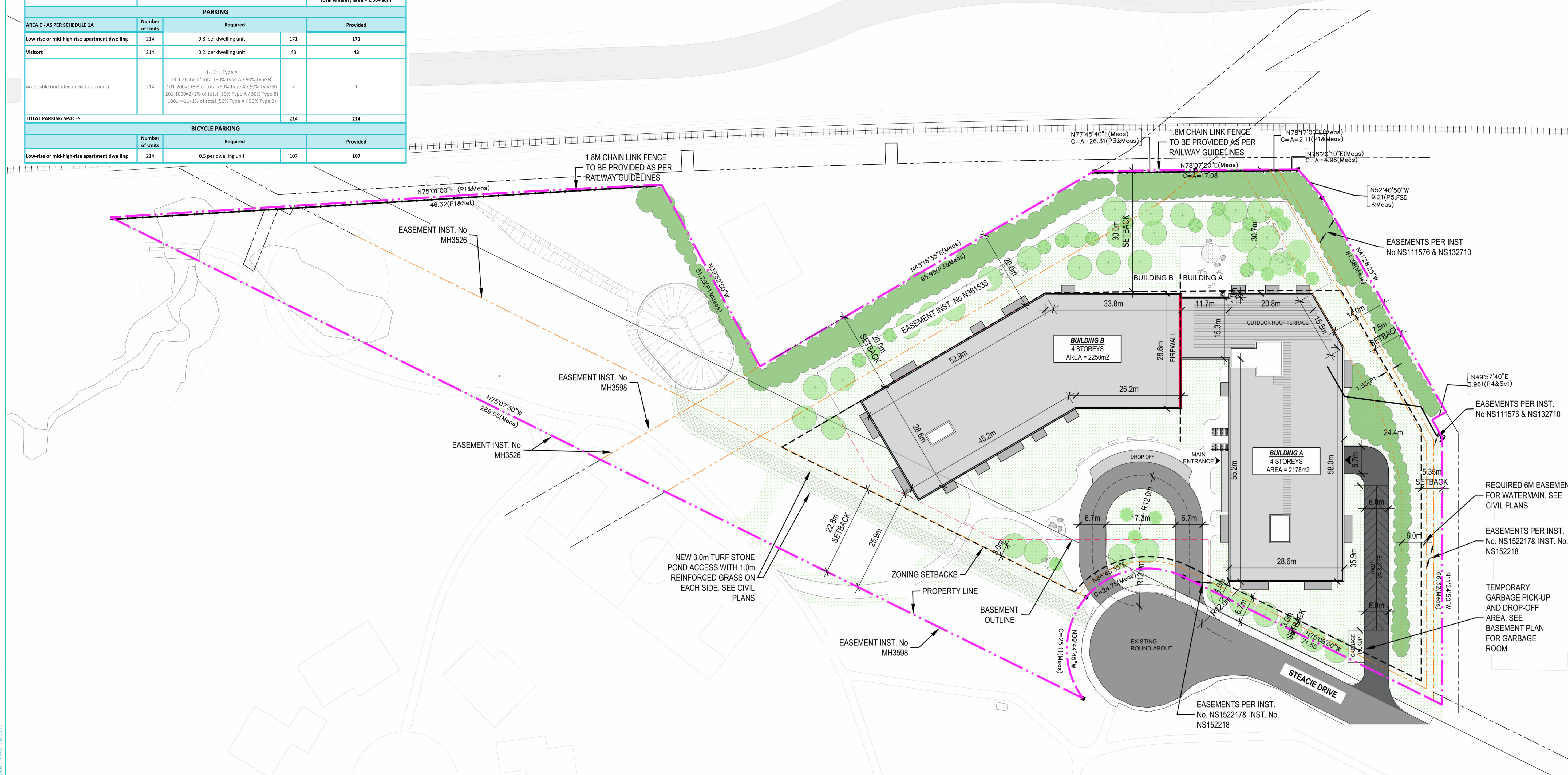
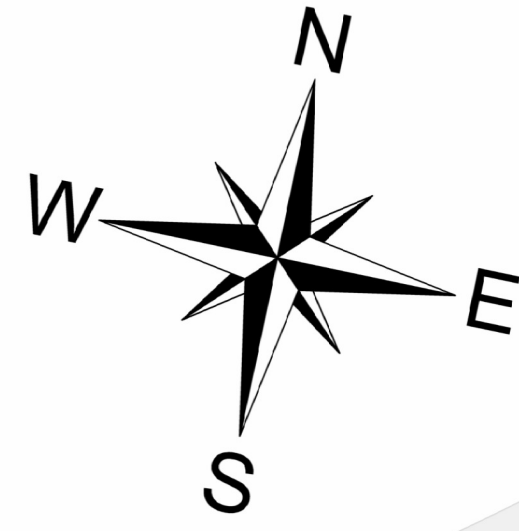


ZONING MATRIX			
100 STEACIE DRIVE, KANATA, OTTAWA			
Bylaw 2008-250			
Zoning - R4Y(2809) 5463-h			
Required (By-law)		Proposed	
Lot area (sq.m)	22,475.22	22,475.22	
Gross floor area of the building (sq.m)	15,128	15,128	
Min. lot width (m)	18	95.5	
Min. lot area (sq.m)	450	22475.2	
Min. landscaped area	30%	76.6%	
Building Height (m)	16 m	13 m	
SETBACKS			
Exception No 2809, as per schedule 5463 - see below			
Minimum Front Setback (m)			Provided as per schedule 5463
Minimum Side Setback (m)			
Minimum Interior Setback (m)			
Minimum Rear Yard Setback (m)			
AMENITY			
Total Amenity area required: 6sqm/dwelling unit (66qm*214=1,284 sqm)		Private Amenity (Balconies)= 630 sqm.	
Communal area: Min. 50% of the required total amenity area (1,284sqm / 2 = 642 sqm.)		Communal Interior Amenity = 270 sqm.	
		Communal Exterior amenity = 475 sqm.	
		Total Amenity area = 1,384 sqm.	
PARKING			
AREA C - AS PER SCHEDULE 1A	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling	214	0.8 per dwelling unit	171
Visitors	214	0.2 per dwelling unit	43
Accessible (included in visitors count)	214	1-12=1 Type A 13-100=4% of total (50% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+2% of total (50% Type A / 50% Type B) 1001+=1+1% of total (50% Type A / 50% Type B)	7
TOTAL PARKING SPACES		214	214
BICYCLE PARKING			
Low-rise or mid-high-rise apartment dwelling	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling	214	0.5 per dwelling unit	107

13264 - STEACIE DRIVE - PROJECT STATISTICS													Date	2024-07-15	
Buildings A & B													Ratio efficacité	UNTES TOTALS TOTAL UNITS	
Aire brute par plancher (construction) / Gross area per floor (construction)	Esaces de stationnement interieur / Parking spaces	Esaces de stationnement de vélos / Bicycle Parking	Aire Commerciale / Commercial Area	Aire d'agrément interieur / Interior Amenity Area	Aire non-vendable / Non sellable area	Aire Résidentielle Brute / Gross Residential Area	Ratio efficacité	UNTES TOTALS	TOTAL UNITS						
m ² / m ²	pi ² / ft ²		m ² / m ²	pi ² / ft ²	m ² / m ²	pi ² / ft ²									
TOTAL	24674	265589	214	107	0	0	279	3003	1795	19323	15638	168324		214	
ABOVE GRADE	17712	190650	0	107											
UNDER GRADE	6962	74938	214	0											
PCV	15638	168324	2	2											
Ratio		88%	1.00	0.50		0.0%		1.6%		10.1%		88.3%			
4th Floor	4428	47663			0	0	0	0	338	3643	4090	44020	0.92	56	
3rd Floor	4428	47663			0	0	0	0	338	3643	4090	44020	0.92	56	
2nd Floor	4428	47663			0	0	0	0	338	3643	4090	44020	0.92	56	
Ground Floor	4428	47663			0	0	0	279	3003	780	8396	3369	36264	0.76	46
Basement 1	6962	74938	214												



NOTES GÉNÉRALES / General Notes

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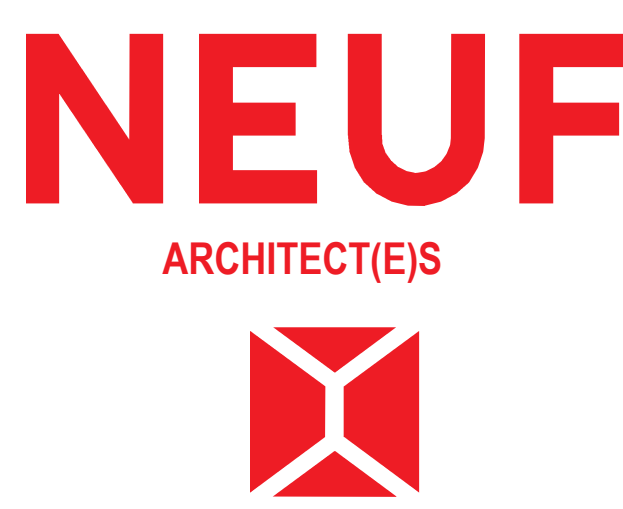
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OUVRAGE / Project
STEACIE DRIVE

EMPLACEMENT / Location
 100 STEACIE DRIVE,
 KANATA, OTTAWA

NO. REVISION / DATE (aa-mm-jj)
 1 SITE PLAN APPLICATION 2024-07-24

DESSINE PAR / Drawn by
 AT/CB

VERIFIÉ PAR / Checked by
 FP

DATE (aa-mm-jj) / ÉCHELLE / Scale
 2024-01-01 1:750

TITRE DU DESSIN / Drawing Title
SITE PLAN

NO. DESSIN / Drawing Number
1 A101

NOTES:

- FOR PEDESTRIAN WALKING AREAS AND SURFACE MATERIALS REFER TO LANDSCAPE PLAN LP-1 BY SITEFORM
- PROPERTY BOUNDARY INFORMATION AND PIN DERIVED FROM PLAN OF SURVEY DATED APRIL 11th, 2006 BY FARLEY, SMITH AND DENIS SURVEYING LTD., PLAN 4R-21324
- PIN 04511 - 0007
- FOR WATERMAIN AND HYDRO INFORMATION WAS DERIVED FROM "SKETCH SHOWING UNDERGROUND WATERMAIN AND HYDRO AT EASTERLY PORTION OF 100 STEACIE DRIVE CITY OF OTTAWA" BY ANNIS, O'SULLIVAN, VOLLEBEK LTD., DATED OCTOBER 8th, 2019, JOB No. 177023-19 BRIGIL, P/L1 C 3 MA SKETCH/DI