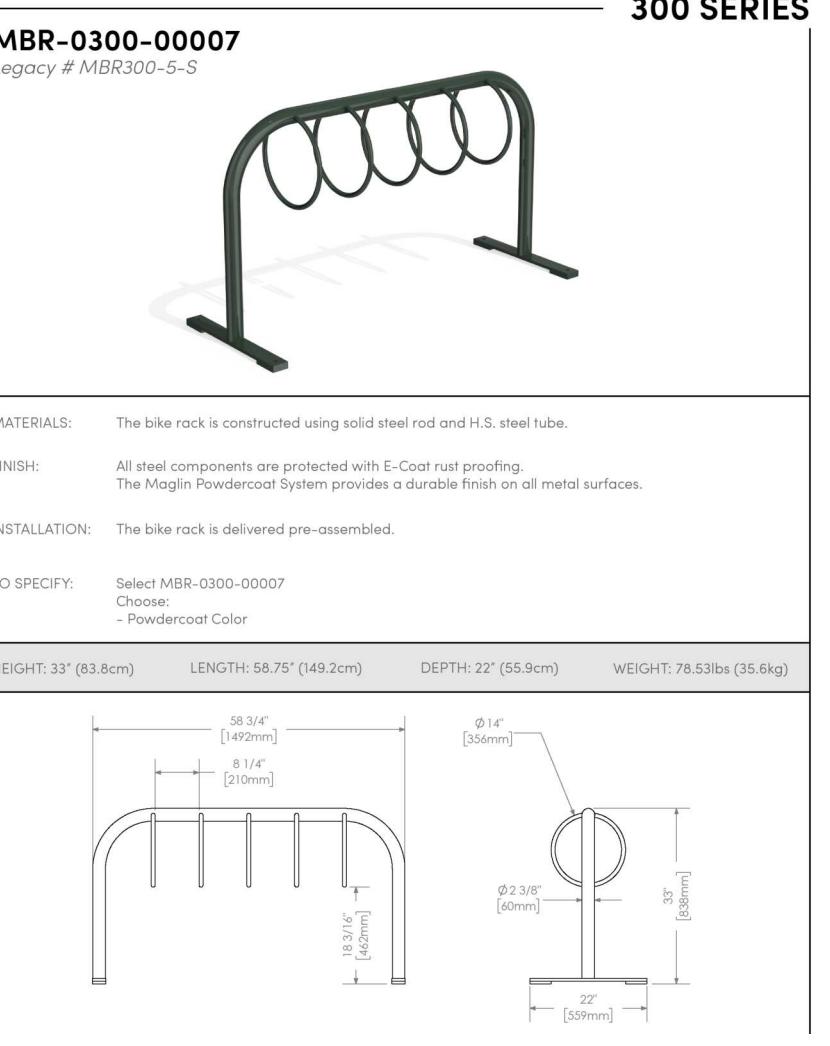


ZONING MATRIX			
100 STEACIE DRIVE, KANATA, OTTAWA			
Bylaw 2008-250			
Zoning – R4Y(280) 5463-h			
Required (By-law) Proposed			
Lot area (sq.m)	22,475.22	22,475.22	
Gross floor area of the building (sq.m)		15,426	
Min. lot width (m)	18	55.5	
Min. lot area (sq.m)	450	22,475.2	
Min. landscaped area	30%	76.6%	
Building Height (m)	16 m	14.4m	
SETBACKS			
Minimum Front Setback (m)	Exception No 2809, as per schedule 5463 - see below		
Minimum Side Setback (m)	Provided as per schedule 5463		
Minimum Interior Setback (m)			
Minimum Rear Yard Setback (m)			
AMENITY			
Amenity Areas	Total Amenity area required : 8sqm/dwelling unit (6sqm+196+1,176 sqm) Communal area: Min. 50% of the required total amenity area (1,176sqm / 2 = 588 sqm.)	Private Amenities (Balconies) = 1188 sqm. Communal Interior Amenity = 312.50 sqm. Communal Exterior Amenity = 330 sqm. Total Amenity area = 1,830.50 sqm.	
PARKING			
AREA C - AS PER SCHEDULE 1A	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling		0.8 per dwelling unit	157
Visitors		0.2 per dwelling unit	39
Accessible (included in visitors count)	196	1.13+1.1 Type A 13-100=4% of total 150% Type A / 50% Type B) 101-200=1+3% of total (50% Type A / 50% Type B) 201-1000=2+7% of total (50% Type A / 50% Type B) 1001+11+1% of total (50% Type A / 50% Type B)	2
TOTAL PARKING SPACES	196	196	196
BICYCLE PARKING			
	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling	196	0.5 per dwelling unit	98



Waste Management Building A+B		
Total number of Units: 196		
Required		
Stream Guideline Number of Bins Cubic Yards Required		
Garbage 0.05 cubic yard per unit, rounded up 10,388		
0.018 cubic yards per unit FEL GMP 3,528		
Recycling 0.038 cubic yards per unit FEL Fibre 7,448		
Organics 240L bin per 50 units 3,92		
Total Required 21,364		
Provided		
Stream Guideline Number of Bins Cubic Yards Provided		
Garbage 3 12		
4 yard Bins 1 4		
Recycling GMP 2 8		
Recycling FEL fibre		
Organics 4		
Total Provided 10 24		

Nom de Projet : 13264 - Steacie Drive			Préparé par : NEUF architectes			Plans émis le :		
Date : 25/06/2025			Date : 2025-04-06			Vérifié par Brigil - Odile Guérin		
Date : 25/06/2025			Plans émis le :			Vérifié par Brigil - Odile Guérin		
Vérifié par Brigil - Odile Guérin			Plans émis le :			Vérifié par Brigil - Odile Guérin		
PCT Total (PCB + PCs)			PCT Total (PCB + PCs)			PCT Total (PCB + PCs)		
PCB Above grade			PCB Above grade			PCB Above grade		
PCB Under grade			PCB Under grade			PCB Under grade		
PCV Under grade			PCV Under grade			PCV Under grade		
PCV Above grade			PCV Above grade			PCV Above grade		
PCV Total (PCB + PCs)			PCV Total (PCB + PCs)			PCV Total (PCB + PCs)		
Area above ground (construction)			Area above ground (construction)			Area above ground (construction)		
Area below ground (construction)			Area below ground (construction)			Area below ground (construction)		
Area above ground (excavation)			Area above ground (excavation)			Area above ground (excavation)		
Area below ground (excavation)			Area below ground (excavation)			Area below ground (excavation)		
Area above ground (excavation + construction)			Area above ground (excavation + construction)			Area above ground (excavation + construction)		
Area below ground (excavation + construction)			Area below ground (excavation + construction)			Area below ground (excavation + construction)		
Area above ground (excavation + construction + backfill)			Area above ground (excavation + construction + backfill)			Area above ground (excavation + construction + backfill)		
Area below ground (excavation + construction + backfill)			Area below ground (excavation + construction + backfill)			Area below ground (excavation + construction + backfill)		
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