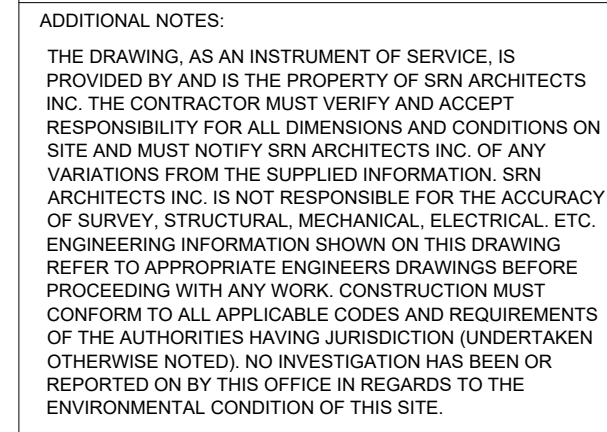


[illegible]

**PLAN OF SURVEY OF  
BLOCK 140  
REGISTERED PLAN 4M-1544  
CITY OF OTTAWA  
SURVEYED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.**

**CIVIL ENGINEER:**  
DAVID SCHAEFER ENGINEERING LTD.  
120 IBER ROAD, UNIT 103  
STITTVILLE, ON K4S 1E9

**PRELIMINARY, NOT FOR  
CONSTRUCTION**  
ALL AREAS CALCULATIONS ARE  
PRELIMINARY

[illegible]

PROJECT: **Abbott's Run**  
Block 13  
Ottawa, Ontario

|                  |              |
|------------------|--------------|
| DATE: 2025-06-27 | SCALE: 1:250 |
|------------------|--------------|

|                  |                  |
|------------------|------------------|
| DRAWN BY: AB     | CHECKED BY: GF   |
| DATE: 10/10/2018 | DATE: 10/10/2018 |

|                 |                 |
|-----------------|-----------------|
| PROJECT NUMBER: | DRAWING NUMBER: |
| S25016          | A100            |



| PROVISION                                                     |  | REQUIRED                                          | PROPOSED                                                                                                                                                      | COMPLIANCE |
|---------------------------------------------------------------|--|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>NET LOT AREA</b> (excludes dedication)                     |  | NO MINIMUM                                        | 13932 545 m <sup>2</sup>                                                                                                                                      | N/A        |
| <b>DEDICATION AREA</b> (easement):                            |  | NO MINIMUM                                        | N/A                                                                                                                                                           | N/A        |
| <b>GROSS LOT AREA</b> (includes dedication):                  |  | NO MINIMUM                                        | 13932 545 m <sup>2</sup>                                                                                                                                      | N/A        |
| <b>BUILDING AREA</b>                                          |  | NO MINIMUM                                        | 3593 023 m <sup>2</sup>                                                                                                                                       | N/A        |
| <b>LOT COVERAGE</b> (building area/net lot area):             |  | NO MINIMUM                                        | 3593 023 m <sup>2</sup>                                                                                                                                       | N/A        |
| <b>GROSS FLOOR AREA</b>                                       |  | NO MINIMUM                                        | 10642 193 m <sup>2</sup>                                                                                                                                      | N/A        |
| <b>NET F.S.I.</b> (gross floor area/net lot area):            |  | 2.0 MAX                                           | 0.76                                                                                                                                                          | YES        |
| <b>GROSS F.S.I.</b> (gross floor area/gross lot area):        |  | N/A                                               | 0.76                                                                                                                                                          | N/A        |
| <b>BUILDING HEIGHTS</b> (max height of roof):                 |  |                                                   |                                                                                                                                                               |            |
| STACKED DWELLINGS:                                            |  | 12.00 m                                           | 11.62m (MID-POINT)                                                                                                                                            | YES        |
| <b>SETBACKS :</b>                                             |  |                                                   |                                                                                                                                                               |            |
| MIN. FRONT YARD (WEST):                                       |  | 3.00 m                                            | 5.75 m                                                                                                                                                        | YES        |
| MIN. INTERIOR SIDE YARD (NORTH):                              |  | 7.00m                                             | 7.50 m                                                                                                                                                        | YES        |
| MIN. REAR YARD (EAST):                                        |  | 3.00m                                             | 6.06 m                                                                                                                                                        | YES        |
| MIN. CORNER SIDE YARD (SOUTH):                                |  | 3.00m                                             | 4.50 m                                                                                                                                                        | YES        |
| <b>NUMBER OF STACKED TOWNHOUSE UNITS :</b>                    |  |                                                   | <b>124 SUITES</b>                                                                                                                                             |            |
| 2 BED INTERIOR:                                               |  | NO MINIMUM                                        | <b>76 SUITES</b>                                                                                                                                              |            |
| 3 BED END:                                                    |  | NO MINIMUM                                        | <b>48 SUITES</b>                                                                                                                                              |            |
| <b>TOTAL PARKING SPACES :</b>                                 |  |                                                   | <b>136 PS</b>                                                                                                                                                 |            |
| RESIDENT PARKING SPACES (STACKED-TOWNS):                      |  |                                                   |                                                                                                                                                               |            |
|                                                               |  | 1.5 SPACES/UNIT + 10% MIN. 112 SP                 | 124                                                                                                                                                           | 1:1        |
| VISITOR PARKING SPACES (STACKED-TOWNS)                        |  |                                                   |                                                                                                                                                               |            |
| (INCLUDES BARBERS FREE P.S.)                                  |  | 1.5 SPACES/UNIT + 10% MIN. 12 SP                  | 12                                                                                                                                                            | 0.1:1      |
| BARRIER FREE PARKING SPACES DESIGNATED FOR VISITORS:          |  | 0                                                 | 1                                                                                                                                                             | N/A        |
| <b>BICYCLE SPACES (STACKED-TOWNS):</b>                        |  |                                                   |                                                                                                                                                               |            |
| BICYCLE SPACES :                                              |  | 1.5 SPACES/UNIT + 10% MIN. 62                     | 62                                                                                                                                                            | YES        |
| <b>TOTAL LANDSCAPE :</b>                                      |  | 30%                                               | 6182 615m <sup>2</sup><br>(44.38% OF NET LOT AREA)                                                                                                            | YES        |
| <b>LANDSCAPED OPEN SPACE AREA :</b>                           |  |                                                   |                                                                                                                                                               |            |
| SOFT LANDSCAPE AREA :                                         |  | N/A                                               | 3321 554m <sup>2</sup><br>(53.72% OF LANDSCAPING)                                                                                                             | N/A        |
| HARD LANDSCAPE AREA :                                         |  | N/A                                               | 2861.061m <sup>2</sup><br>(46.28% OF LANDSCAPING)                                                                                                             | N/A        |
| <b>LANDSCAPED PARKING AREA :</b>                              |  |                                                   |                                                                                                                                                               |            |
| TOTAL PARKING AREA :                                          |  | N/A                                               | 4628.855m <sup>2</sup>                                                                                                                                        | N/A        |
| PAVED PARKING AREA :                                          |  | 88% MAX                                           | 3793 092m <sup>2</sup><br>(70.11 % OF PARKING AREA)                                                                                                           | YES        |
| LANDSCAPED PARKING AREA :                                     |  | 15% MIN                                           | 1616 762 m <sup>2</sup><br>(29.88 % OF PARKING AREA)                                                                                                          | YES        |
| <b>AMENITY:</b>                                               |  |                                                   |                                                                                                                                                               |            |
| TOTAL AMENITY AREA:                                           |  |                                                   | LOWER PORTAL = 19 889 m <sup>2</sup> X 24 END UNITS<br>UPPER PORTAL = 16 839 m <sup>2</sup> X 36 RT UNIT<br>UPPER BALCONY AREA 6,839m <sup>2</sup> X 62 UNITS |            |
| (6 m <sup>2</sup> PER METRO UNIT INCLUDES PRIVATE + COMMUNAL) |  | 124 UNITS X 2 m <sup>2</sup> = 248 m <sup>2</sup> | 157 045 m <sup>2</sup> TOTAL AMENITY AREA<br>-PRIVATE 157 045 m <sup>2</sup> + COMMUNAL 430 729m <sup>2</sup>                                                 | YES        |
| COMMUNAL AMENITY AREA:                                        |  |                                                   | AREA WEST OF BUILDING 6<br>+ 430 729m <sup>2</sup> TOTAL COMMUNAL AREA                                                                                        | YES        |
| 50% OF (REQUIRED)                                             |  | 744 m <sup>2</sup> = 372 m <sup>2</sup>           |                                                                                                                                                               |            |

