

ZONING GFA SUMMARY

| | GFA PER FLOOR | | # OF FLOORS | TOTAL GFA | |
|------------------|----------------------|------------------------|-------------|-----------------------|-------------------------|
| LEVEL 1 | 823 m ² | 8,860 ft ² | 1 | 823 m ² | 8,860 ft ² |
| LEVEL 2-5 | 3,872 m ² | 41,673 ft ² | 4 | 15,486 m ² | 166,690 ft ² |
| LEVEL 6-9 | 2,345 m ² | 25,236 ft ² | 4 | 9,378 m ² | 100,945 ft ² |
| LEVEL 10-13 | 731 m ² | 7,865 ft ² | 4 | 2,923 m ² | 31,462 ft ² |
| LEVEL 14 | 532 m ² | 5,724 ft ² | 1 | 532 m ² | 5,724 ft ² |
| ZONING GFA TOTAL | | | | 29,142 m ² | 313,681 ft ² |

*AS PER SECTION 54 (DEFINITIONS-GROSS FLOOR AREA)
CITY OF OTTAWA ZONING BY-LAW

PROJECT STATISTICS

| | | | |
|-----------------------|--|----------------|------------------------|
| SITE AREA | = 196,682 ft ² (18,272 m ²) | FOOTPRINT AREA | = 4,785 m ² |
| 10% PARKLAND PROVIDED | = 19,668 ft ² (1,829 m ²) | LOT COVERAGE | = 26.2% |
| TOTAL UNITS | = 413 | OPEN SPACE | = 73.8% |

GFA SUMMARY (NOT INCLUDING PARKING)

| | GFA PER FLOOR | | # OF FLOORS | TOTAL GFA | |
|-------------|----------------------|------------------------|-------------|-----------------------|-------------------------|
| LEVEL 1 | 4,785 m ² | 51,510 ft ² | 1 | 4,785 m ² | 51,510 ft ² |
| LEVEL 2-5 | 4,574 m ² | 49,229 ft ² | 4 | 18,294 m ² | 196,918 ft ² |
| LEVEL 6-9 | 2,816 m ² | 30,310 ft ² | 4 | 11,263 m ² | 121,239 ft ² |
| LEVEL 10-13 | 905 m ² | 9,740 ft ² | 4 | 3,619 m ² | 38,958 ft ² |
| LEVEL 14 | 905 m ² | 9,740 ft ² | 1 | 905 m ² | 9,740 ft ² |
| TOTAL GFA | | | | 38,867 m ² | 418,364 ft ² |

GFA SUMMARY - PARKING (UNDERGROUND)

| | # OF FLOORS | TOTAL GFA | |
|------------|-------------|-----------------------|-------------------------|
| P1 PARKING | 1 | 10,187 m ² | 109,656 ft ² |

NET RES AREA SUMMARY

| | NET RES AREA PER FLOOR | | # OF FLOORS | TOTAL NET RES AREA | | EFF. |
|--------------------|------------------------|------------------------|-------------|-----------------------|-------------------------|--------|
| LEVEL 1 | 867 m ² | 9,329 ft ² | 1 | 867 m ² | 9,329 ft ² | 18.11% |
| LEVEL 2-5 | 4,044 m ² | 43,529 ft ² | 4 | 16,176 m ² | 174,115 ft ² | 88.42% |
| LEVEL 6-9 | 2,458 m ² | 26,460 ft ² | 4 | 9,833 m ² | 105,842 ft ² | 87.30% |
| LEVEL 10-13 | 773 m ² | 8,322 ft ² | 4 | 3,092 m ² | 33,286 ft ² | 85.44% |
| LEVEL 14 | 561 m ² | 6,036 ft ² | 1 | 561 m ² | 6,036 ft ² | 61.97% |
| TOTAL NET RES AREA | 8,703 m ² | 93,676 ft ² | | 30,529 m ² | 328,608 ft ² | |

AMENITY AREA SUMMARY (COMMUNAL)

| | | TOTAL AMENITY AREA |
|---|------------------------------------|---|
| LEVEL 1 | OUTDOOR AMENITY - NORTH TERRACE | 223 m ² 2,396 ft ² |
| LEVEL 1 | OUTDOOR AMENITY - COURTYARD | 2,549 m ² 27,438 ft ² |
| LEVEL 1 | INDOOR AMENITY - LEVEL 1 | 3,396 m ² 36,556 ft ² |
| LEVEL 14 | INDOOR AMENITY - SALON PANORAMIQUE | 220 m ² 2,364 ft ² |
| TOTAL AMENITY AREA PROVIDED | | 6,387 m ² 68,753 ft ² |
| TOTAL AMENITY AREA REQUIRED = 6 m ² X 413 UNITS = 2,478 m ² | | |
| *50% OF REQUIRED AMENITY AREA IS COMMUNAL = 1,239 m ² | | |

PARKING SUMMARY

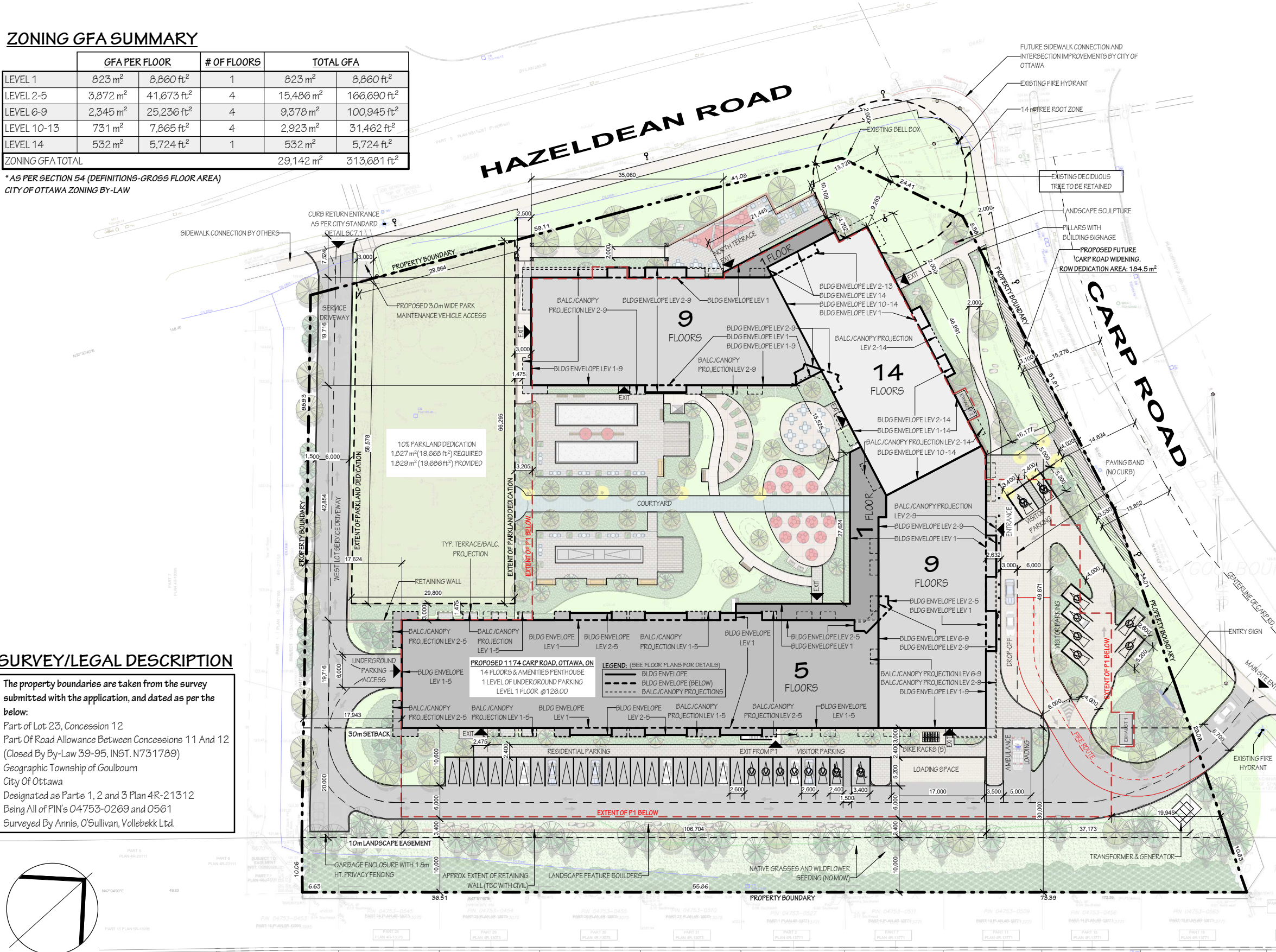
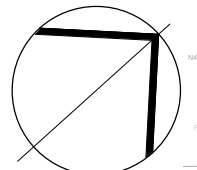
| TOTAL SURFACE LEVEL PARKING | | TOTAL UNDERGROUND PARKING (P1) | |
|--|----|--------------------------------|-----|
| VISITOR PARKING 5200x2600 | 12 | RES. PARKING 5200X2400 SMALL | 3 |
| BF VISITOR PARKING 5200x2400 | 2 | RES. PARKING 5500X2400 SMALL | 13 |
| BF VISITOR PARKING 5200x3400 | 2 | RES. PARKING 5500X2750 | 259 |
| RES. PARKING 5200X2600 | 21 | | 275 |
| | 37 | | |
| TOTAL RESIDENTIAL PARKING = 296 SPACES | | TOTAL ACCESSIBLE PARKING = 4 | |
| TOTAL VISITOR PARKING = 16 SPACES | | | |
| TOTAL PARKING COUNT = 312 | | | |

BICYCLE PARKING SUMMARY

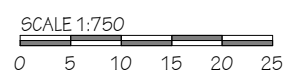
| | |
|-----------------------------------|--------------------------------------|
| TOTAL SURFACE LEVEL PARKING = 5 | TOTAL UNDERGROUND PARKING (P1) = 110 |
| TOTAL BICYCLE PARKING COUNT = 115 | |

SURVEY/LEGAL DESCRIPTION

The property boundaries are taken from the survey submitted with the application, and dated as per the below:
Part of Lot 23, Concession 12
Part Of Road Allowance Between Concessions 11 And 12 (Closed By By-Law 39-95, INST. N731789)
Geographic Township of Goulbourn
City Of Ottawa
Designated as Parts 1, 2 and 3 Plan 4R-21312
Being All of PIN's 04753-0269 and 0561
Surveyed By Annis, O'Sullivan, Vollebakk Ltd.



LOW RISE RESIDENTIAL



CARP & HAZELDEAN

1174 Carp Rd, Ottawa, ON K2S 1B9

Developer/Owner: LE GROUPE MAURICE, 300 Bd Wilfrid-Lavigne, Gatineau, QC J9H 0K4
Architect: HOBIN ARCHITECTURE INC, 63 Pamilla St, Ottawa, ON K1S 3K4

SITE PLAN

SITE PLAN

SCALE 1 : 750

February 14, 2025