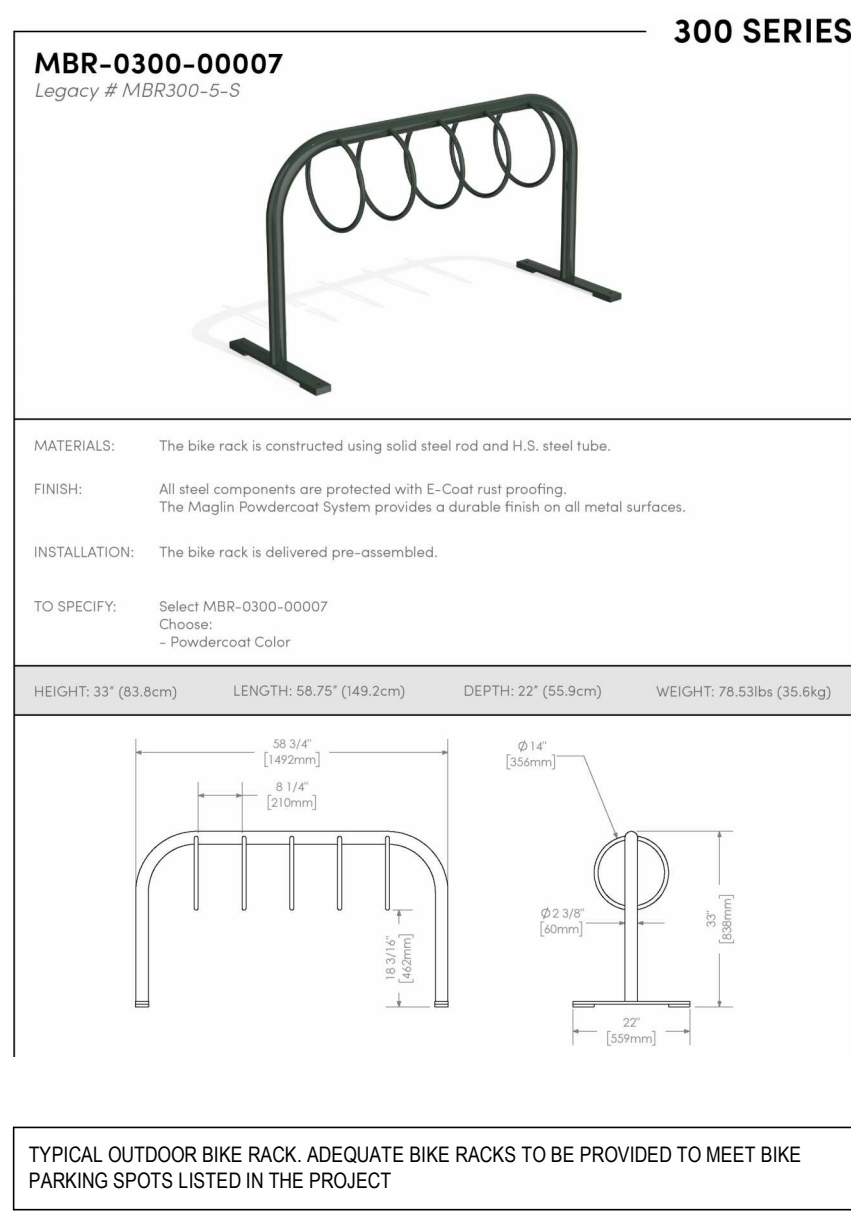
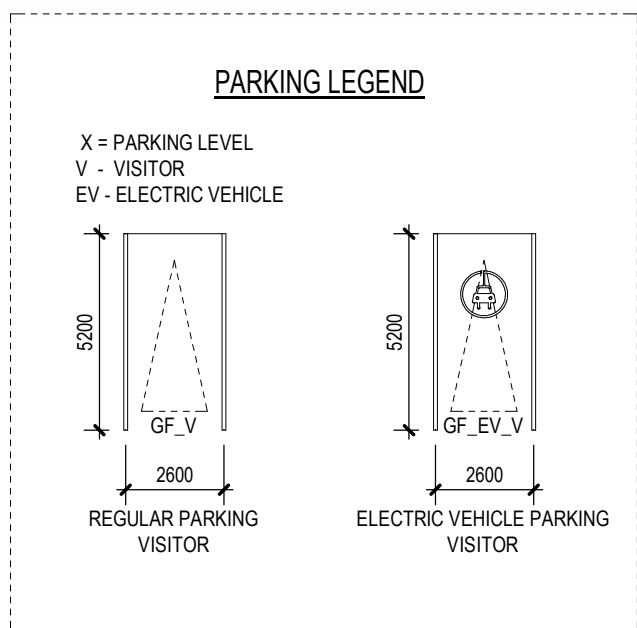


ZONING MATRIX			
100 STEACIE DRIVE, KANATA, OTTAWA			
Bylaw 2008-250			
Zoning - R4(2809) S463-h			
	Required (By-law)	Proposed	
Lot area (sq.m)	22 475.22	22 475.22	
Gross floor area of the building (sq.m)	18	95.5	
Min. lot width (m)	450	22475.2	
Min. landscaped area	30%	76.6%	
Building Height (m)	16 m	14.4m	
SETBACKS			
Minimum Front Setback (m)	Exception No 2809, as per schedule S463 - see below		
Minimum Side Setback (m)	Provided as per schedule S463		
Minimum Interior Setback (m)	Provided as per schedule S463		
Minimum Rear Yard Setback (m)	Provided as per schedule S463		
AMENITY			
Amenity Areas	Total Amenity area required : 6sqm/dwelling unit (6sqm x 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	1-12+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) 1000+11+1% of total (50% Type A / 50% Type B)	2
TOTAL PARKING SPACES		196	196
BICYCLE PARKING			
Area C - AS PER SCHEDULE 1A	Number of Units	Required	Provided
Low-rise or mid-high-rise apartment dwelling	196	0.5 per dwelling unit	98



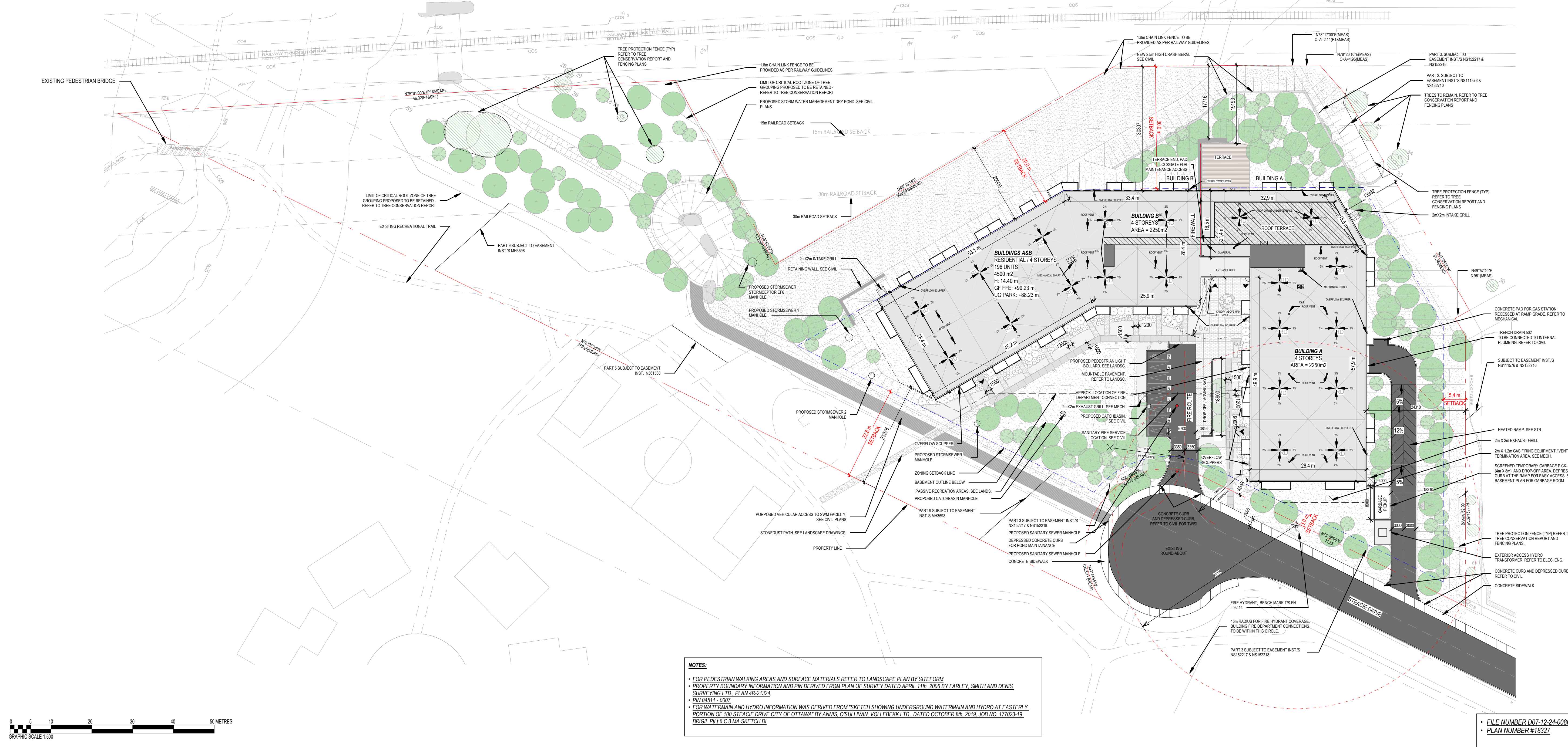
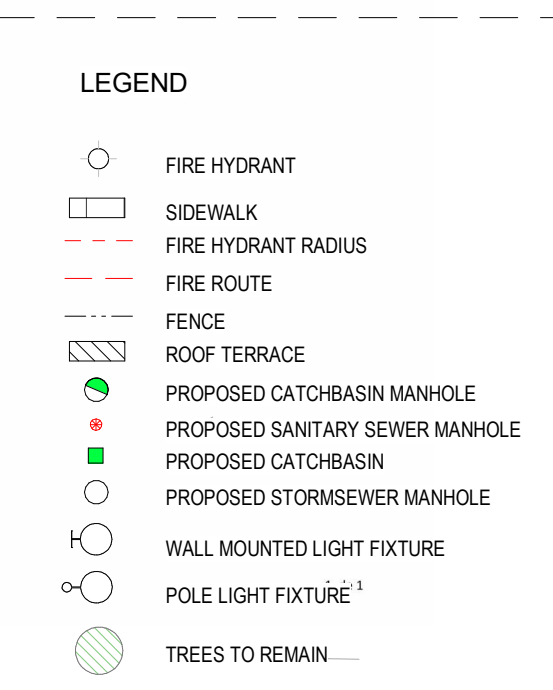
Waste Management Building A+B			
Total number of Units		196	
Stream	Guideline	Number of Bins	Cubic Yards Required
Garbage	0.053 cubic yard per unit, rounded up		10,388
Recycling	0.018 cubic yards per unit FEL GMP		3,528
Organics	0.038 cubic yards per unit FEL Fibre		7,448
	240L bin per 50 units	3,92	
Total Required			21,364
Stream	Guideline	Number of Bins	Cubic Yards Provided
4 yard Bins	Garbage	3	12
	Recycling GMP	1	4
	Recycling FEL Fibre	2	8
240L Bins	Organics	4	
Total Provided		10	24



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Notes: Nom de Projet: 13264 - Steacie Drive Date: 25-06-2025 Préparé par: NEUF architectes Plans émis le: 2023-04-16 Date: 2023-04-16 Vérifié par: Olivier Gauthier

Area	Area (sq.m)	Area (sq.ft)	Area (sq.m)	Area (sq.ft)	Area (sq.m)	Area (sq.ft)	Area (sq.m)	Area (sq.ft)	Area (sq.m)	Area (sq.ft)	Area (sq.m)	Area (sq.ft)
PCB Total (PCB + PCB)	24,124.16	259,671	188	98	127	0.00	0	312.50	3,364	1,708.90	18,933	15,874.70
PCB Above grade	17,946.10	193,170	0	0	0	0.00	0	136.60	1,468	1,408	15,000.00	162,630
PCB Under grade	6,178.10	66,501	188	98	127	0.00	0	383.37	4,137	4,456.50	43,833	47,166.50
PCV Plans Carrière Ventée	15,874.70	170,874						383.37	4,137	4,456.50	43,833	47,166.50
PCV			88.4%	0.58	0.65	0.00%	0	1.74%	9.90%	98%	91.36%	98
Appareils au sol / Roof	130.00	1,408						0	136.60	1,408	15,000.00	162,630
Surélevé	3,606.07	47,780						0	383.37	4,137	4,456.50	43,833
au étage	4,456.07	47,780						0	383.37	4,137	4,456.50	43,833
sur le toit	4,456.07	47,780						0	383.37	4,137	4,456.50	43,833
Relevé de terrasse	4,456.07	47,780						0	383.37	4,137	4,456.50	43,833
Total 1	6,178.10	66,501	188	98	127	0.00	0	312.50	3,364	1,708.90	18,933	15,874.70



NOTES GÉNÉRALES / General Notes

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MÉCANIQUE ÉLECTRIQUE / Mechanical/Electrical
GWAL
668 Woodward Drive, Ottawa, ON, K2C 3R8
613.271.1773 www.gwal.com

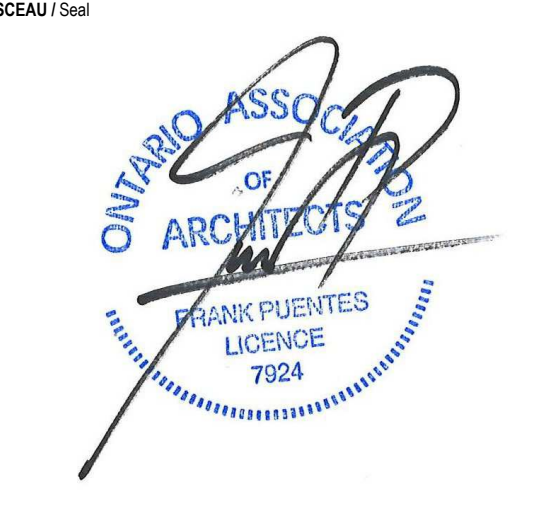
STRUCTURE / Structure
Leroux + Cyr
133 Boulevard Henri-Bourassa Est, Montreal, QC, H3L 1B7
438.381.7773 www.leroux.com

ARCHITECTURE DE PAYSAGE / Landscape Architect
Siteform Inc. Landscape Architecture
155 Glen Street, Ottawa, K2P 1L4
613.736.4537 www.siteform.com

CIVIL / Civil
Stantec Consulting Ltd
400 - 1331 Clyde Avenue, Ottawa, ON
613.722.4500 www.stantec.com

ARCHITECTES / Architect
NEUF Architectes Inc.
630, boul. René-Lévesque O., 20e étage, Montréal QC H3B 1S6
1 514 847 1117 www.neuf.ca

SCÉAU / Seal



NEUF
ARCHITECT(E)S

CLIENT / Client
brigit
A 98 Los Street, Gatineau QC J8Y 3R7
T: 819-243-7392 Email: A.Rivard@brigit.com; anthonyjohnston@brigit.com

OUVRAGE / Project
STEACIE DRIVE

EMPLACEMENT / Location
100 STEACIE DRIVE,
KANATA, OTTAWA, ON

NO PROJET / No
13264

NO	REVISION	DATE (aa-mm-jj)
1	SITE PLAN APPLICATION	2024.07.24
2	SITE PLAN APPLICATION	2024.12.02
3	SITE PLAN APPLICATION	2025.07.11
4	EXCAVATION PERMIT	2025.07.18
5	EXCAVATION PERMIT	2025.09.26
6	SPA RESUBMISSION	2025.11.28
7	PERMIT APPLICATION	2025.12.22
8	SPA RESUBMISSION	2026.03.02
9	SPA RESUBMISSION	2026.03.23

DESSINÉ PAR / Drawn by
AT/SN

VÉRIFIÉ PAR / Checked by
FP

DATE / Date
2023-01-01

ÉCHELLE / Scale
As

TITRE DU DESSIN / Drawing Title
indicated

SITE PLAN

DESIGNÉ PAR / Drawn by
AT/SN

VÉRIFIÉ PAR / Checked by
FP

DATE / Date
2023-01-01

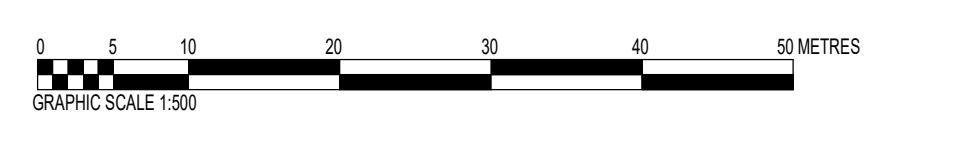
ÉCHELLE / Scale
As

TITRE DU DESSIN / Drawing Title
indicated

SITE PLAN

REVISION / Revision
9

NO. DESSIN / Drawing Number
A101



FILE NUMBER 007-12-24-0086
PLAN NUMBER #18327