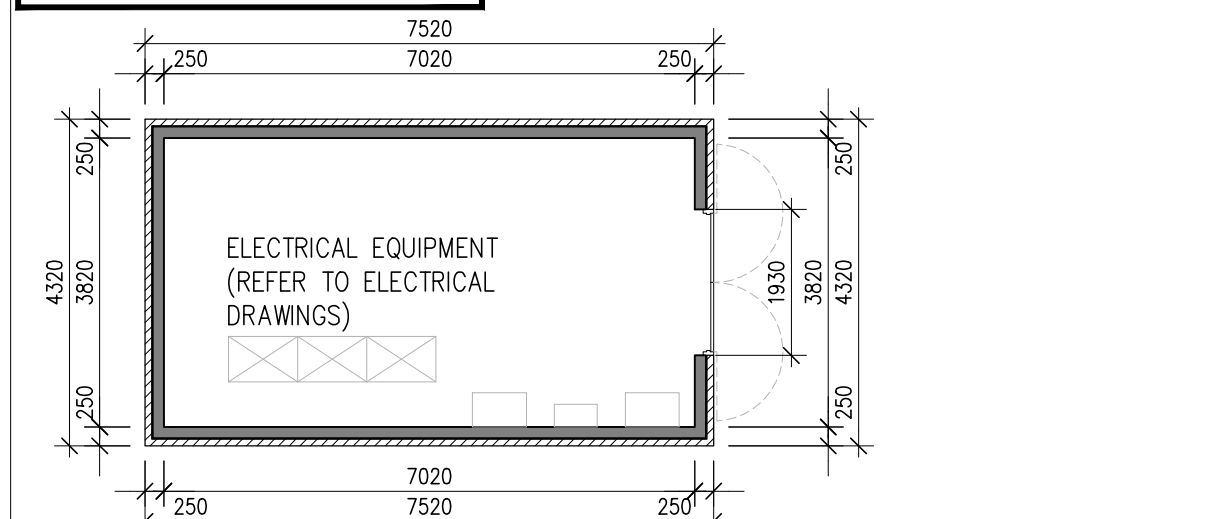
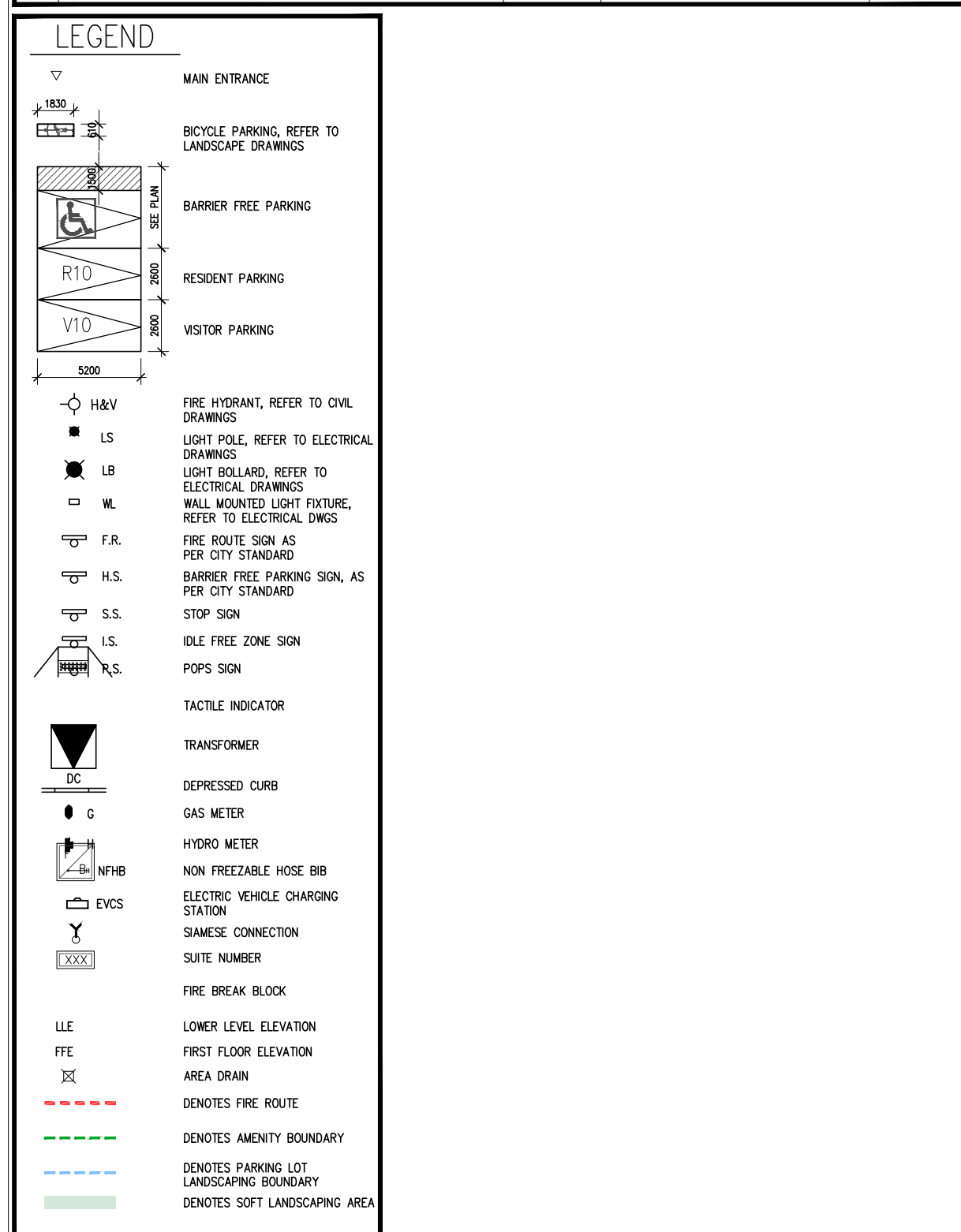
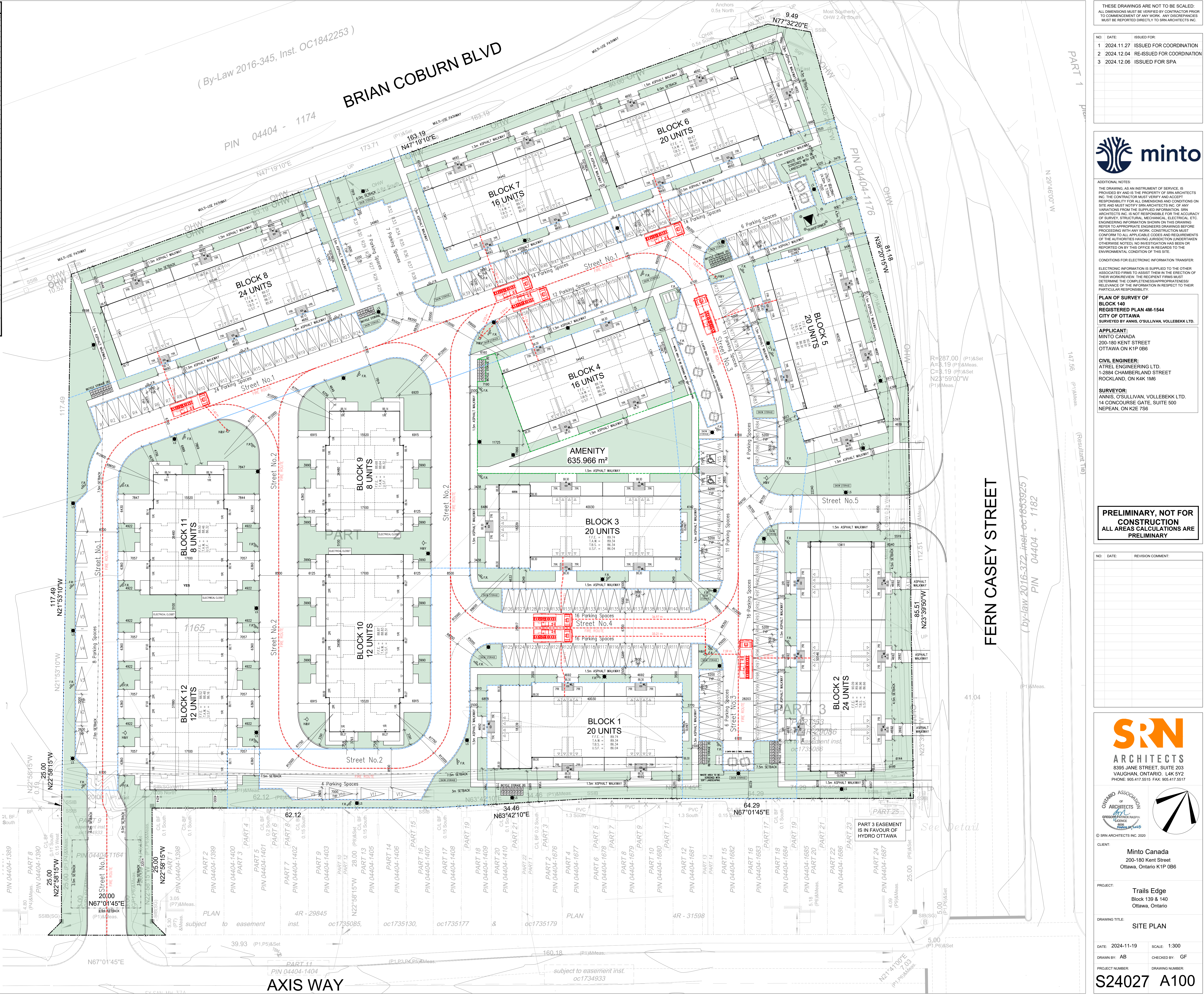
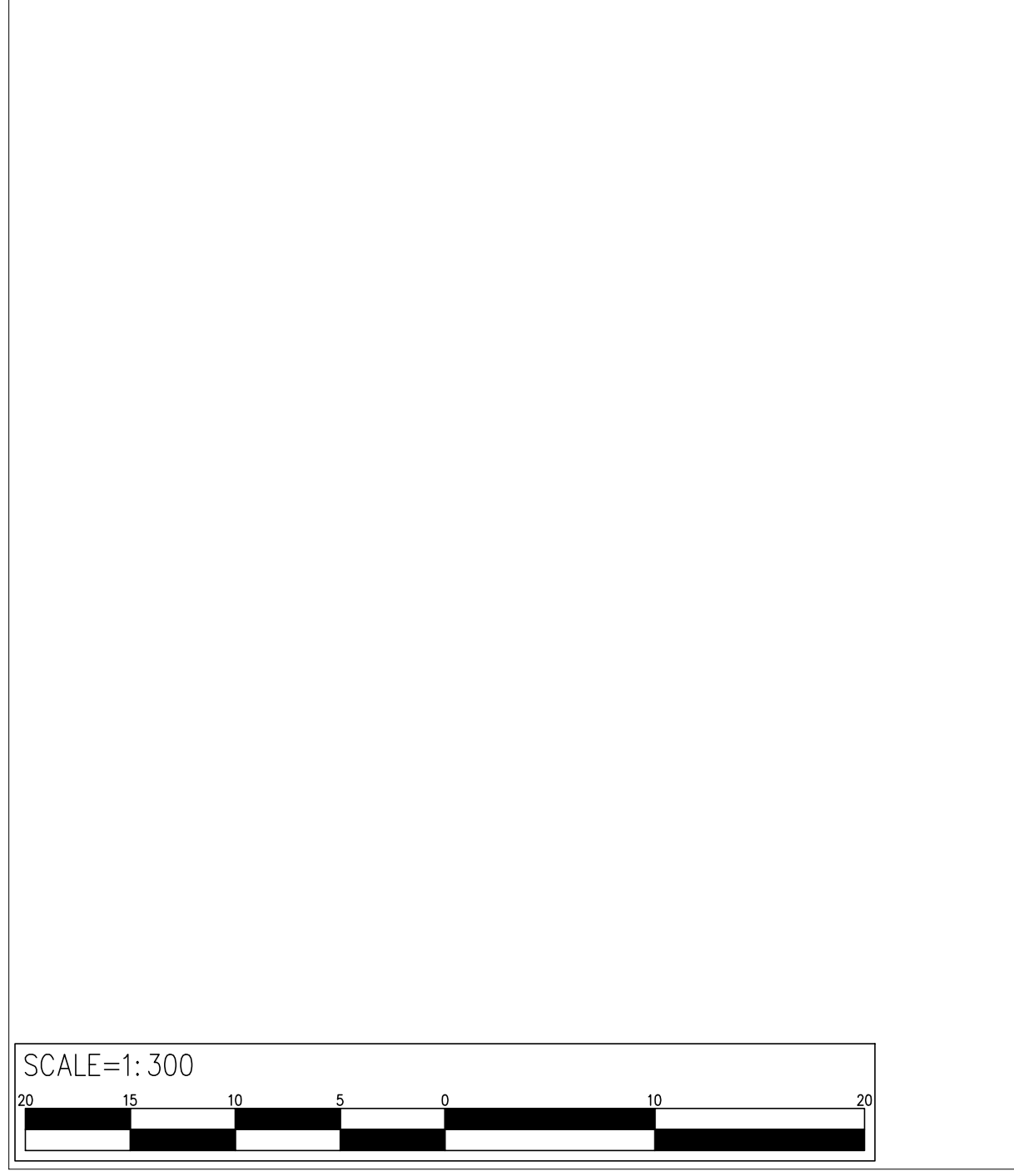


SITE STATISTICS			
PROVISION	REQUIRED	PROPOSED	COMPLIANCE
NET LOT AREA (includes dedication)	1400 m ²	27315.280 m ²	YES
DEDICATION AREA (municipal park)	NO MINIMUM	N/A	N/A
GROSS LOT AREA (includes dedication)	NO MINIMUM	27315.280 m ²	N/A
BUILDING AREA	NO MINIMUM	6884.303 m ²	N/A
LOT COVERAGE (including area for lot area)	NO MINIMUM	25.2%	N/A
GROSS FLOOR AREA	NO MINIMUM	20633.179 m ²	N/A
NET F.S.I. (gross floor area/lot area)	NO MINIMUM	0.76	N/A
GROSS F.S.I. (gross floor area/gross lot area)	NO MINIMUM	0.76	N/A
BUILDING HEIGHTS (midpoint of roof)			
STACKED DWELLINGS:	13.50 m	11.11 m (MID-POINT)	YES
BACK-TO-BACK TOWNHOUSE:	13.50 m	10.34 m (MID-POINT)	YES
RETRAIRES:			
MIN. FRONT YARD (SOUTH):	6.00 m	32.01 m	YES
MIN. CORNER SIDE YARD (EAST):	4.50 m	6.38 m	YES
MIN. INTERIOR SIDE YARD (WEST):	2.50 m (6.00 m)	N/A	YES
MIN. INTERIOR SIDE YARD (ABUTTING REAR YARD (WEST)):	7.50 m	6.69 m	NO
MIN. INTERIOR SIDE YARD (ABUTTING REAR YARD (SOUTH)):	7.50 m	4.00 m	NO
MIN. REAR YARD (NORTH):	6.00 m	6.58 m	YES
NUMBER OF STACKED TOWNHOUSE UNITS:		96 SUITES	
2 BED INTERIOR:		64 SUITES	
NUMBER OF BACK-TO-BACK TOWNHOUSE UNITS:		24 SUITES	
2 BED INTERIOR:		16 SUITES	
TOTAL NUMBER OF UNITS:		206 SUITES	
TOTAL PARKING SPACES:		80 PS	RATIO
RESIDENT PARKING SPACES (BACK-TO-BACK TOWNS):	1 SPACE/UNIT + 100/M ²	40	1:1
VISITOR PARKING SPACES (BACK-TO-BACK TOWNS):	N/A	0	N/A
TOTAL PARKING SPACES:		174 PS	
RESIDENT PARKING SPACES (STACKED TOWNS):	1.5 SPACE/UNIT + 100/M ² (80% MIN. 100 PS)	160	1:1
VISITOR PARKING SPACES (STACKED TOWNS):	1.5 SPACE/UNIT + 100/M ² (80% MIN. 100 PS)	16	0.1:1
BARRIER FREE PARKING SPACES DEDICATED FOR VISITORS:	1	2	N/A
BICYCLE SPACES (METRO TOWNS):			
BICYCLE SPACES:	1.5 SPACE/UNIT + 100/M ² (80% MIN. 100 PS)	80	YES
TOTAL LANDSCAPE:	35%	12438.12 m ²	YES
LANDSCAPED OPEN SPACE AREA:			
LANDSCAPE AREA:	N/A	6519.860 m ² (23.4% OF LANDSCAPING)	N/A
HARD LANDSCAPE AREA:	N/A	5918.260 m ² (21.5% OF LANDSCAPING)	N/A
LANDSCAPED PARKING AREA:			
TOTAL PARKING AREA:	N/A	10395.285 m ²	N/A
PAVED PARKING AREA:	85% MAX	6482.701 m ² (62.36% OF PARKING AREA)	YES
LANDSCAPED PARKING AREA:	15% MIN	3912.584 m ² (37.64% OF PARKING AREA)	YES
AMENITY:			
TOTAL AMENITY AREA:	10 UNITS/1500 m ² + 1000 m ² (1500 m ² MIN. 1000 m ²)	635.966 m ²	YES
COMMUNAL AMENITY AREA:	50% OF REQUIRED	317.983 m ² (50% OF TOTAL AMENITY AREA)	YES



1 UTILITY BUILDING
SCALE: 1:100



THESE DRAWINGS ARE NOT TO BE SCALED.
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

NO.	DATE	ISSUED FOR
1	2024.11.27	ISSUED FOR COORDINATION
2	2024.12.04	RE-ISSUED FOR COORDINATION
3	2024.12.06	ISSUED FOR SPA



ADDITIONAL NOTES:

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CONDITIONS FOR ELECTRONIC INFORMATION TRANSFER:

ELECTRONIC INFORMATION IS SUPPLIED TO THE OTHER ASSOCIATED FIRMS TO ASSIST THEM IN THE ERECTION OF THEIR WORK. HOWEVER, THE RECIPIENT FIRMS MUST DETERMINE THE COMPLETENESS/APPROPRIATENESS/RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR PARTICULAR RESPONSIBILITY.

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

APPLICANT:
MINTO CANADA
200-180 KENT STREET
OTTAWA ON K1P 0B6

CIVIL ENGINEER:
ATREL ENGINEERING LTD.
1-2884 CHAMBERLAND STREET
ROCKLAND, ON K4K 1M6

SURVEYOR:
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCOURSE GATE, SUITE 500
NEPEAN, ON K2E 7S6

PRELIMINARY, NOT FOR CONSTRUCTION
ALL AREAS & CALCULATIONS ARE PRELIMINARY

NO.	DATE	REVISION COMMENT:
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SRN ARCHITECTS
8395 JANE STREET, SUITE 203
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905-417-5515 FAX: 905-417-5517



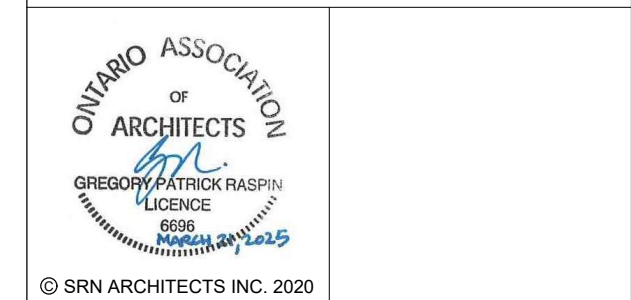
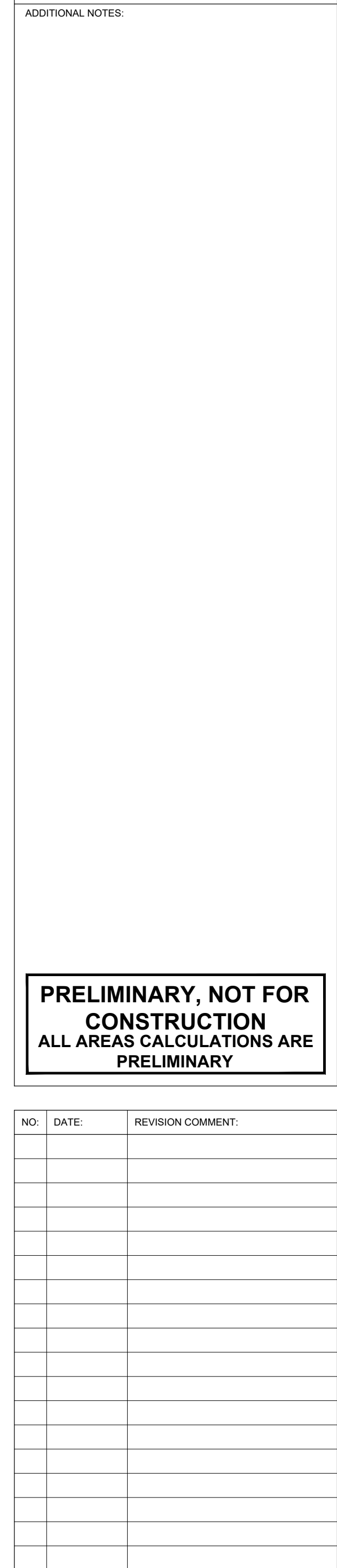
Minto Canada
200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT: Trails Edge
Block 139 & 140
Ottawa, Ontario

DRAWING TITLE: SITE PLAN

DATE: 2024-11-19	SCALE: 1:300
DRAWN BY: AB	CHECKED BY: GF
PROJECT NUMBER:	DRAWING NUMBER:

S24027 A100

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PROJECT: Trails Edge
Block 139 & 140
Ottawa, Ontario

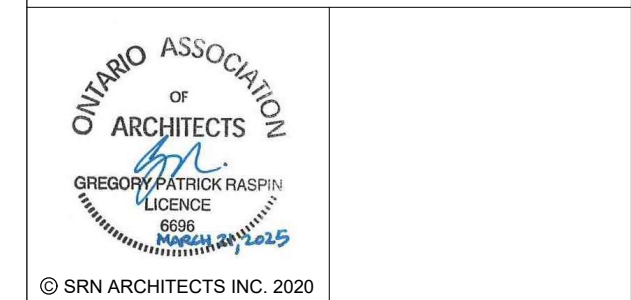
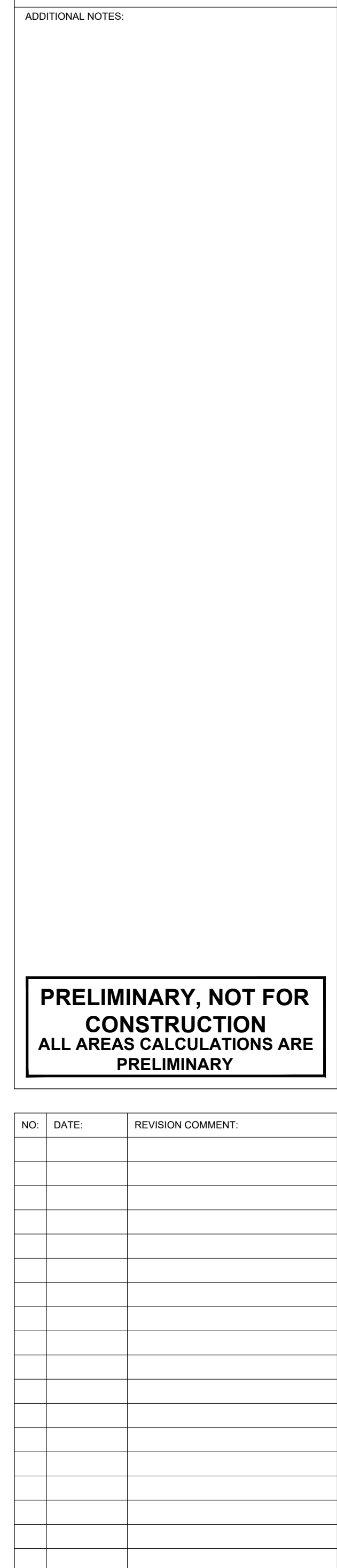
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DRAWN BY: AB	CHECKED BY: GF
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S24027	B401
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NO:	DATE:	ISSUED FOR:
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2	2024.12.04	RE-ISSUED FOR COORDINATION
3	2024.12.06	ISSUED FOR SPA



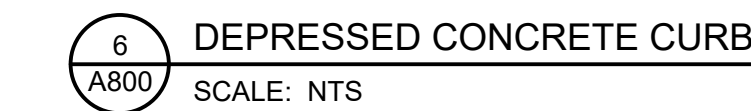
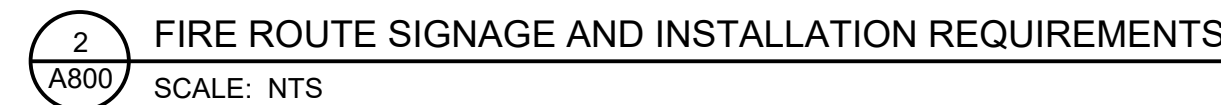
PROJECT: Trails Edge
Block 139 & 140
Ottawa, Ontario

DATE: 2025-03-13	SCALE: 1:65
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DRAWN BY: AB	CHECKED BY: GF
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S24027	B402
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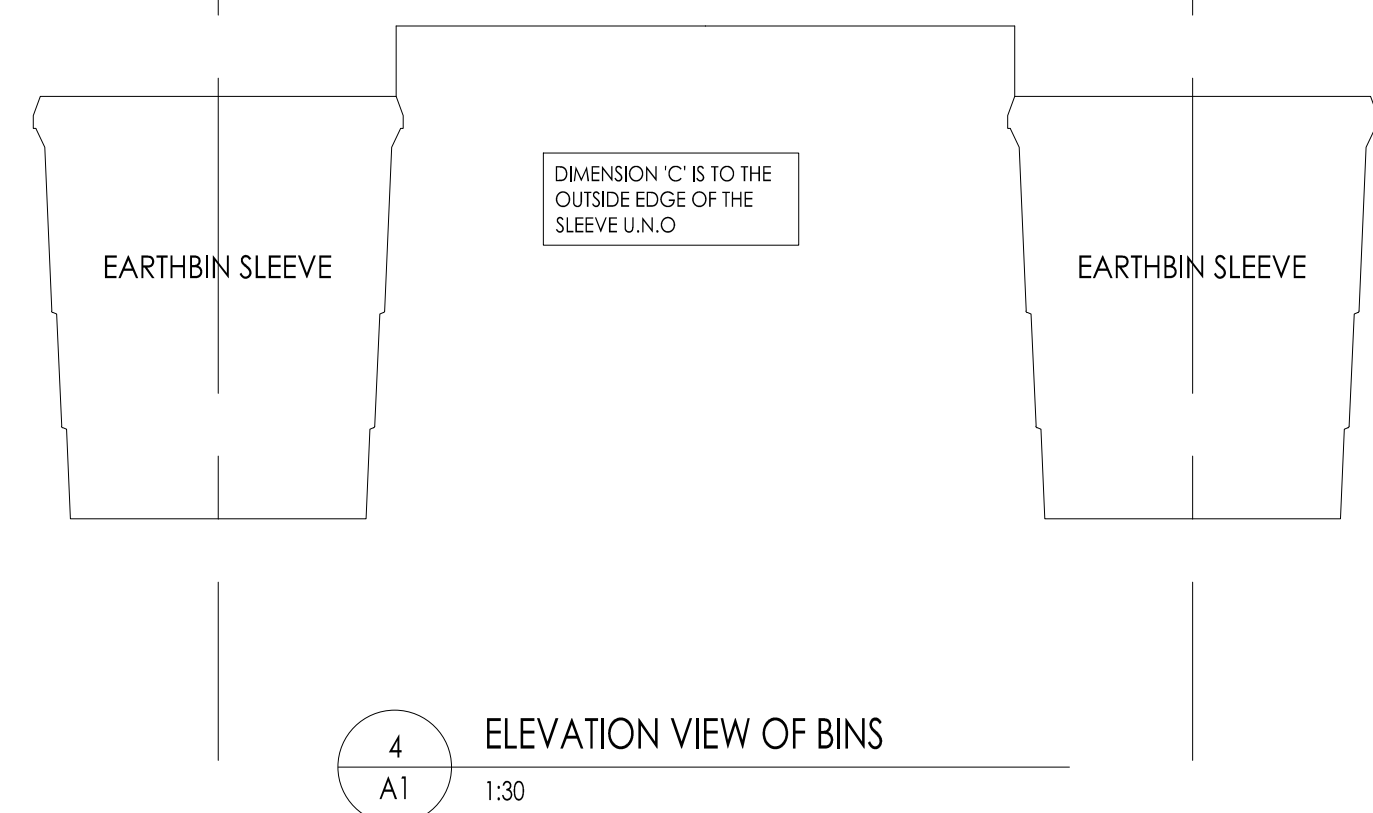
NO:	DATE:	ISSUED FOR:
1	2024.11.27	ISSUED FOR COORDINATION
2	2024.12.04	RE-ISSUED FOR COORDINATION
3	2024.12.06	ISSUED FOR SPA

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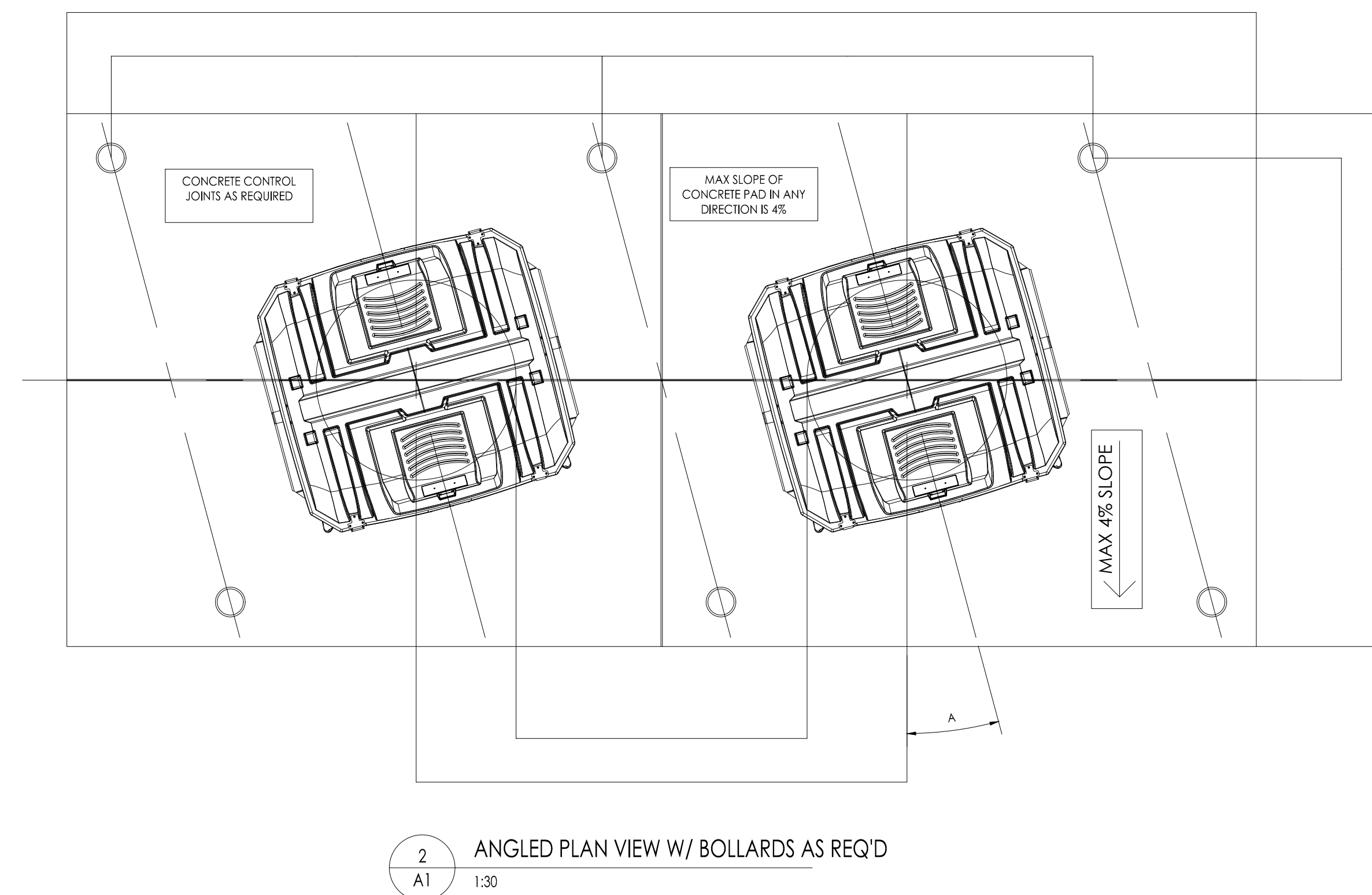
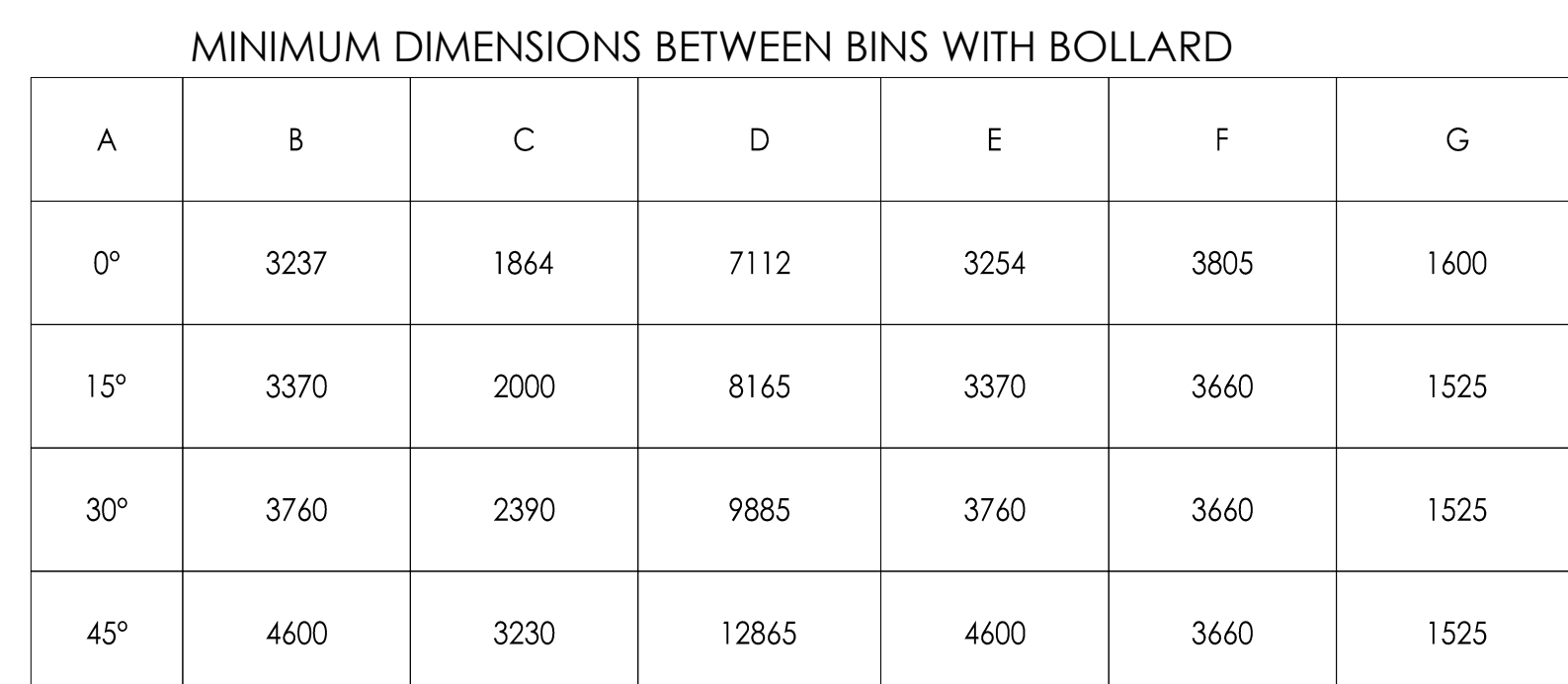
PROJECT: Trails Edge
Block 139 & 140
Ottawa, Ontario

PROJECT NUMBER:	DRAWING NUMBER:
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A	B	C	D
0°	2645	1275	5290
15°	2740	1365	6290
30°	3055	1685	7290
45°	3865	2495	8290



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NO:	DATE:	ISSUED FOR:
1	2024.11.27	ISSUED FOR COORDINATION
2	2024.12.04	RE-ISSUED FOR COORDINATION
3	2024.12.06	ISSUED FOR SPA



ADDITIONAL NOTES

**PRELIMINARY, NOT FOR
CONSTRUCTION**
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PRELIMINARY

[illegible]

CLIENT:

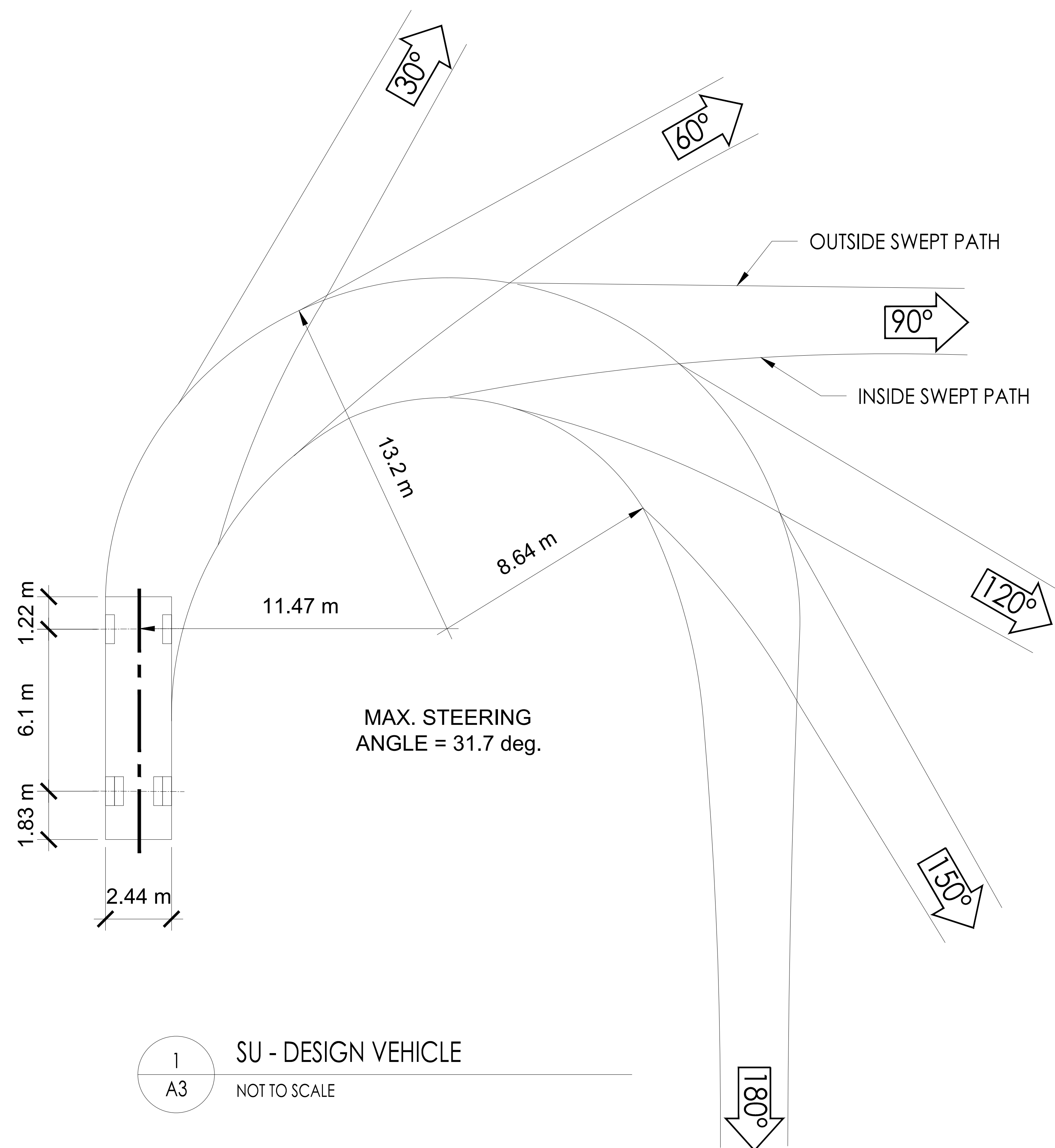
Minto Canada
200-180 Kent Street
Ottawa, Ontario K1P 0B6

PROJECT: Trails Edge
Block 139 & 140
Ottawa, Ontario

DRAWING TITLE:
SITE PLAN DETAILS

DATE: 2025-03-13	SCALE: AS NOTED
DRAWN BY: AB	CHECKED BY: GF
PROJECT NUMBER:	DRAWING NUMBER:

S24027 A800B



1 SU - DESIGN VEHICLE
A3 NOT TO SCALE

[illegible][illegible]

PROJECT: Trails Edge
Block 139 & 140
Ottawa, Ontario

DATE: 2025-03-13	SCALE: AS NOTED
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S24027 A800C

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