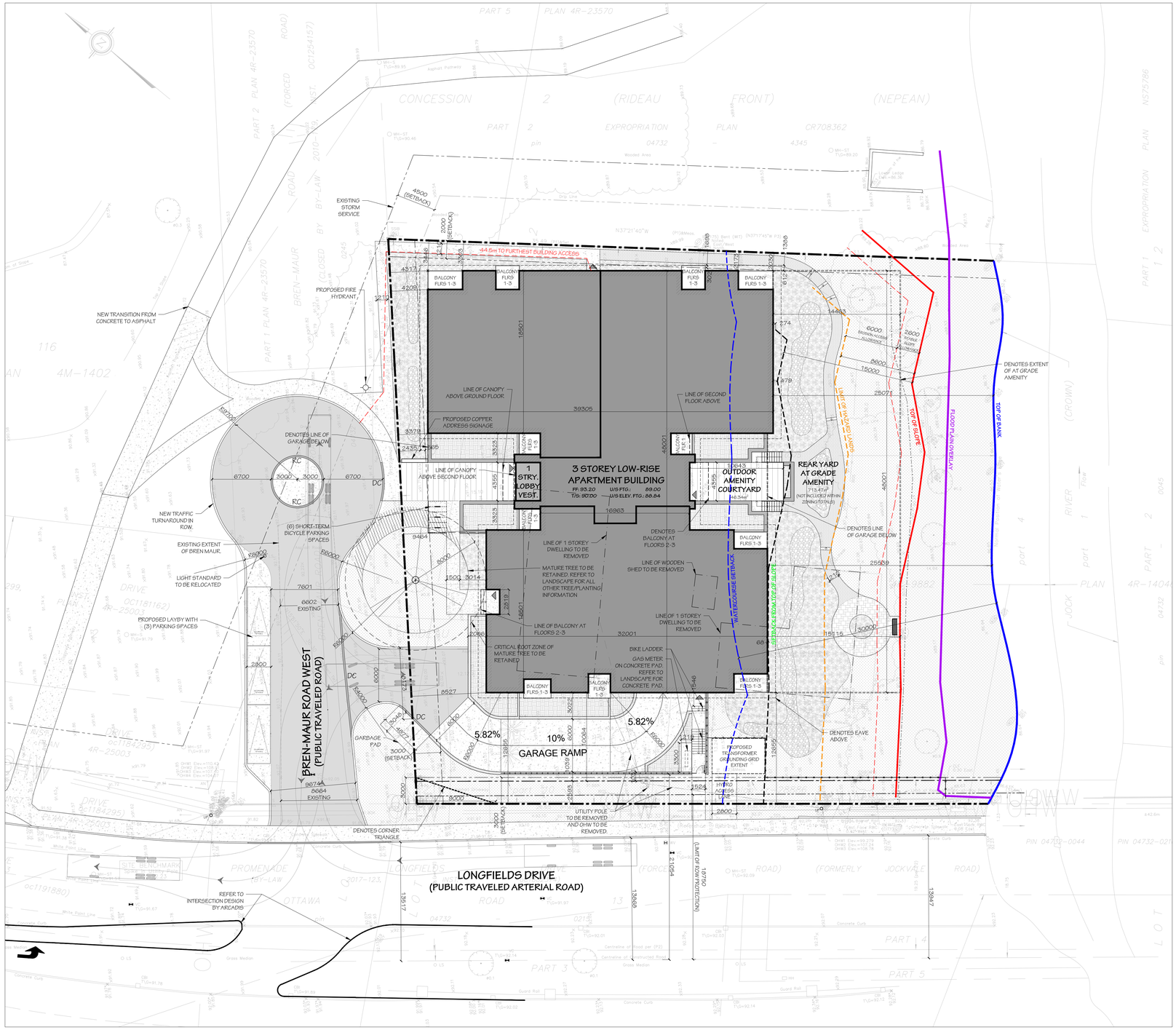

SURVEY INFORMATION TAKEN FROM:

SURVEYORS REAL PROPERTY REPORT
PART 1 PLAN OF PART OF LOTS 12 AND 13
CONCESSION 2 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF NEPEAN
CITY OF OTTAWA

ANNIS O'SULLIVAN VOLLEBEKK LTD. 2024

ZONING SUMMARY *(ZONING BY-LAW 2008-250)*

R4Z *(SECTIONS 161-162, TABLE 162A)*

		REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)		18 m MIN.	61.8 m
MINIMUM LOT AREA (m^2)		450 m^2 MIN.	4,233.9 m^2
MINIMUM FRONT YARD (m)		3.0 m MIN.	3.3 m
MINIMUM CORNER SIDE YARD (m)		3.0 m MIN.	12.6 m
MINIMUM INTERIOR SIDE YARD (m)		3 m MIN. (FOOTNOTE 8 DOES NOT APPLY)	2 m
MINIMUM REAR YARD (m)		15 m MIN.	25 m
MAXIMUM BUILDING HEIGHT (m)		15 m MAX	13.63 m
PERMITTED PROJECTIONS INTO YARDS *(SECTION 65, TABLE 65)*			
(2) EAVES, EAVE-THROUGHS AND GUTTERS	FRONT YARD	1m *(MAX PROJ.)* 0.3m *(MIN. TO PROP.)*	0.6m 2.4 m
	IN. SIDE YARD	1m *(MAX PROJ.)* 0.3m *(MIN. TO PROP.)*	0.7m 1.3 m
(8) (c)	IN. SIDE YARD	2m *(MAX PROJ.)* 1m *(MIN. TO PROP.)*	0.31m 1.6 m
PARKING, QUEUING AND LOADING PROVISIONS *(SECTIONS 100-114)*			
MINIMUM PARKING SPACE RATES *(TABLE 101)*			
(R11) DWELLING LOW-RISE APARTMENT		(35 UNITS X 1.2) = 42 SPACES	43 SPACES
MINIMUM VISITOR PARKING SPACE RATES *(TABLE 102)*			
APARTMENT DWELLING LOW-RISE OR MID-HIGH-RISE		(35 UNITS X 0.2) = 7 SPACES	2 SPACES (-5 SPACES)
BICYCLE PARKING SPACE RATES *(TABLE 111a)*			
(b) (i)		(35 UNITS X 0.5) = 18 SPACES	26 SPACES (VERTICAL=11, STAND=13, LR=1, SIZE=1, LR=1)
RESIDENTIAL PROVISIONS *(SECTIONS 120-146)*			
AMENITY AREA *(TABLE 137) (S) LOW-RISE APARTMENT DWELLING)*			
TOTAL AMENITY AREA		(35 UNITS X 6m²) = 210m^2	334.4m^2
TOTAL COMMUNAL AMENITY AREA	INTERIOR	(50% OF REQ. TOTAL) 105m^2	31.06m^2
	EXTERIOR		40.34m^2
TOTAL PRIVATE AMENITY AREA	INTERIOR	N/A	0m^2
	EXTERIOR		257m^2

SITE STATISTICS

SITE COVERAGE	
TOTAL LOT AREA (m^2)	4,233.9 m^2
BUILDING AREA (m^2 / % LOT COVERAGE)	1,639 m^2 / 38.3%
VEHICULAR SURFACE AREA (m^2 / % LOT COVERAGE)	254 m^2 / 5.9%
TOTAL HARD LANDSCAPING AREA (m^2 / % LOT COVERAGE)	315.9 m^2 / 7.3%
TOTAL SOFT LANDSCAPING AREA (m^2 / % LOT COVERAGE)	1,910 m^2 / 44.6%
TOTAL ARCHITECTURAL ELEMENTS (m^2 / % LOT COVERAGE)	165 m^2 / 3.9%
TOTAL OPEN LANDSCAPE SPACE (m^2 / % LOT COVERAGE)	2,390.9 m^2 / 55.5%

SOLID WASTE STORAGE AND DISPOSAL

TYPE	REQUIRED	PROVIDED
GARBAGE	(35 UNITS X 0.231) .8 YARDS	8 YARDS (2x4yard)
RERIE	(35 UNITS X 0.0821) .3 YARDS	3 YARDS (1x3yard)
G.M.F	(35 UNITS X 0.0218) 1 YARD	2 YARD (1x2yard)
ORGANICS	1 X 240L CART	1 X 240L CART

BUILDING STATISTICS

BUILDING AREAS	
GROSS FLOOR AREA	4,354.0 m^2
LEASABLE FLOOR AREA	3,741.0 m^2
BUILDING AREA	1,639 m^2
BELOW GRADE AREA (PARKING GARAGE)	1,743.5 m^2
TOTAL AMENITY AREA	1,072.0 m^2
UNIT BREAKDOWN	
1 - BED	7 (20%)
1 - BED + DEN	1 (3%)
2 - BED	3 (8%)
2 - BED	24 (69%)
TOTAL	35 (100%)
PARKING AND LOCKERS	
VEHICLE PARKING	47 (41 RESIDENT - 6 VISITOR)
BIKE PARKING	20
STORAGE LOCKERS	26

DRAWING LEGEND

PROPERTY LINE
SETBACK
DEPRESSED CURB
ROLL CURB
UTILITY POLE
ENTRY/EXIT POINT
CONCRETE RETAINING WALL / UPSTAND
CONCRETE PLANTER
DRYSTACK PLANTER
PRECAST PAVERS
LARGE FORMAT PRECAST PAVERS
RIVER STONE
PLANTING. REFER TO LANDSCAPE
STONE DUST PATH
CONCRETE PATH/ RAMP/ STEP
GRASS
FLAGSTONE
ESCARPMENT (EXISTING VEGETATION)
ASPHALT
2.4m TALL PRIVACY FENCE
1.1m TALL PICKET GUARD
WILDLIFE EXCLUSION FENCE

ZONING SUMMARY *(ZONING BY-LAW 2026-250)*

N4B *(SECTION 801, TABLES 801A + 801B + 802)*

		REQUIRED	PROVIDED
MINIMUM LOT WIDTH (m)		7.5 m MIN.	61.8 m
MIN. LOT WIDTH PER PRINCIPAL VERT. ATTACHED UNIT (m^2)		4.5 m MIN.	61.8 m
MINIMUM FRONT YARD (m)		3.0 m MIN.	3.3 m
MINIMUM EXTERIOR SIDE YARD (m)		3.0 m MIN.	12.6 m
MINIMUM TOTAL INTERIOR SIDE YARD (m)		1.8 m MIN.	2 m
MAXIMUM BUILDING WIDTH (m)		N/A	48.00 1 m
MINIMUM REAR YARD (m)		6 m MIN.	25 m
MAXIMUM BUILDING HEIGHT (m)		14.5 m MAX	13.63 m
MAXIMUM NUMBER OF DWELLING UNITS		N/A	35 m
PERMITTED PROJECTIONS INTO YARDS *(SECTION 204)*			
(10) (a) EAVES, EAVE-THROUGHS AND GUTTERS		1m *(MAX PROJ.)* 0.3m *(MIN. TO PROP.)*	0.6m 2.4 m
(9) (a) BALCONY		2m *(MAX PROJ.)* 1m *(MIN. TO PROP.)*	0.31m 1.6 m
MAXIMUM PARKING SPACE RATES *(SECTION 602, TABLE 602)*			
(i) DWELLING UNIT IN A BUILDING WITH 11 OR MORE DWELLING UNITS (AREA E)		(1.5 x 35 UNITS) 53 SPACES MAX.	43 SPACES
MINIMUM VISITOR PARKING SPACE RATES *(SECTION 603)*			
AREA D		(35 UNITS - 12) x 2.1 = 0.1 2 SPACES MIN.	2 SPACES (-3 IN ICI 2.04)
MINIMUM BICYCLE SPACE RATES *(SECTION 615)*			
SHORT TERM	INTERIOR	2 + (35 UNITS / 20) 4 SPACES	0
	EXTERIOR		6
LONG TERM	INTERIOR	(35 UNITS X 0.75) 26 SPACES	20
	EXTERIOR		0
AMENITY AREA *(SECTION 208)*			
TOTAL AMENITY AREA		(35 UNITS X 6m²) 210m^2	334.4m^2
TOTAL COMMUNAL AMENITY AREA	INTERIOR	(50% OF REQ. TOTAL) 105m^2	31.06m^2
	EXTERIOR		40.34m^2
TOTAL PRIVATE AMENITY AREA	INTERIOR		0m^2
	EXTERIOR		257m^2

GENERAL NOTES

1. SNOW TO BE REMOVED FROM SITE

GRAPHIC SCALE
0m 5m 10m 20m

KEY PLAN - NTS

PROJECT CONSULTANTS

DEVELOPER / OWNER
UNIFORM URBAN DEVELOPMENTS
117 CENTERPOINTE DRIVE, SUITE 300
OTTAWA, ON K2G 5X5
CONTACT: ANABELLE FERRO
PHONE: (613) 225-0770

ARCHITECT
HOBIN ARCHITECTURE INC.
63 PAMILLA STREET
OTTAWA, ON K1S 3K7
CONTACT: JAMISON DUFF
PHONE: (613) 238-7200 x 107

PLANNING
FOTENN
420 O'CONNOR ST
OTTAWA, ON K2P 1W4
CONTACT: JACOB BOUDUC
PHONE: (613) 542-5454 x 238

LANDSCAPE
NINATEECH
240 MICHAEL COWPLAND DRIVE SUITE 200
OTTAWA, ON K2M 1P6
CONTACT: SCOTT COVELL
PHONE: (613) 254-9643 x 303

TRAFFIC
ARCADIS
333 PRESTON ST. SUITE 500
OTTAWA, ON K1S 5N4
CONTACT: RYAN MASOLADRY
PHONE: (613) 795-5610

CIVIL
ARCADIS
333 PRESTON ST. SUITE 500
OTTAWA, ON K1S 5N4
CONTACT: RYAN MASOLADRY
PHONE: (613) 795-5610

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONCORDE GATE, SUITE 500
OTTAWA, ON K2E 7S6
CONTACT: JONATHAN SHELP
PHONE: (613) 727-4052 x 236

GEOTECHNICAL
PATERSON GROUP INC.
154 COLONNADE RD S
OTTAWA, ON K2E 7T9
CONTACT: FABIAN LABOU-GEDO
PHONE: (613) 226-7381

ENVIRONMENTAL
MUNICASTER ENVIRONMENTAL PLANNING INC.
49 FI BUCHANAN CRESCENT
OTTAWA, ON K2J 0V2
CONTACT: DERNIE MUNCASTER
PHONE: (613) 668-9668

NO.	DATE	REVISION
16	2026-07-22	REISSUED FOR SPA
15	2026-07-20	HAZARD LANDS GRADING COORDINATION
14	2026-06-26	REISSUED FOR SPA
13	2026-06-22	ISSUED FOR SPA COORDINATION
12	2026-06-12	ISSUED TO PLANNER FOR REVIEW
11	2026-06-08	ISSUED FOR SPA COORDINATION
10	2026-02-27	ISSUED FOR RAMP GRADING COORDINATION
9	2026-02-06	ISSUED FOR 33%
8	2026-01-20	ISSUED FOR 33% COORDINATION
7	2026-01-09	ISSUED FOR CLIENT REVIEW
6	2025-10-10	ISSUED FOR SPA
5	2025-10-09	ISSUED FOR COORDINATION
4	2025-10-06	ISSUED FOR COORDINATION
3	2025-09-26	ISSUED FOR COORDINATION
2	2025-09-02	ISSUED FOR COORDINATION
1	2025-07-21	ISSUED FOR REVIEW

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/ OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

DO NOT SCALE DRAWINGS.

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ONTARIO ASSOCIATION OF ARCHITECTS
JAMIE J. HOBIN
LICENCE
3049

Hobin Architecture Incorporated
63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7
T. 613-238-7200
F. 613-235-2005
E. mail@hobinarc.com
hobinarc.com
HOBIN ARCHITECTURE

PROJECT/LOCATION:
320 BREN MAUR
LOW-RISE APARTMENT
320 BREN MAUR, OTTAWA, ONTARIO

DRAWING TITLE:
SITE PLAN

DRAWN BY:	DATE:	SCALE:
JD	24/05/19	1:200

PROJECT: 2446
DRAWING NO.: A1.00
REVISION NO.:

None
None

City Plan No.: 19390

File Number: D07-12-25-0142