

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4
AT _____ O'CLOCK ON THE _____
DAY OF _____ 2023.
REPRESENTATIVE FOR THE LAND REGISTRAR

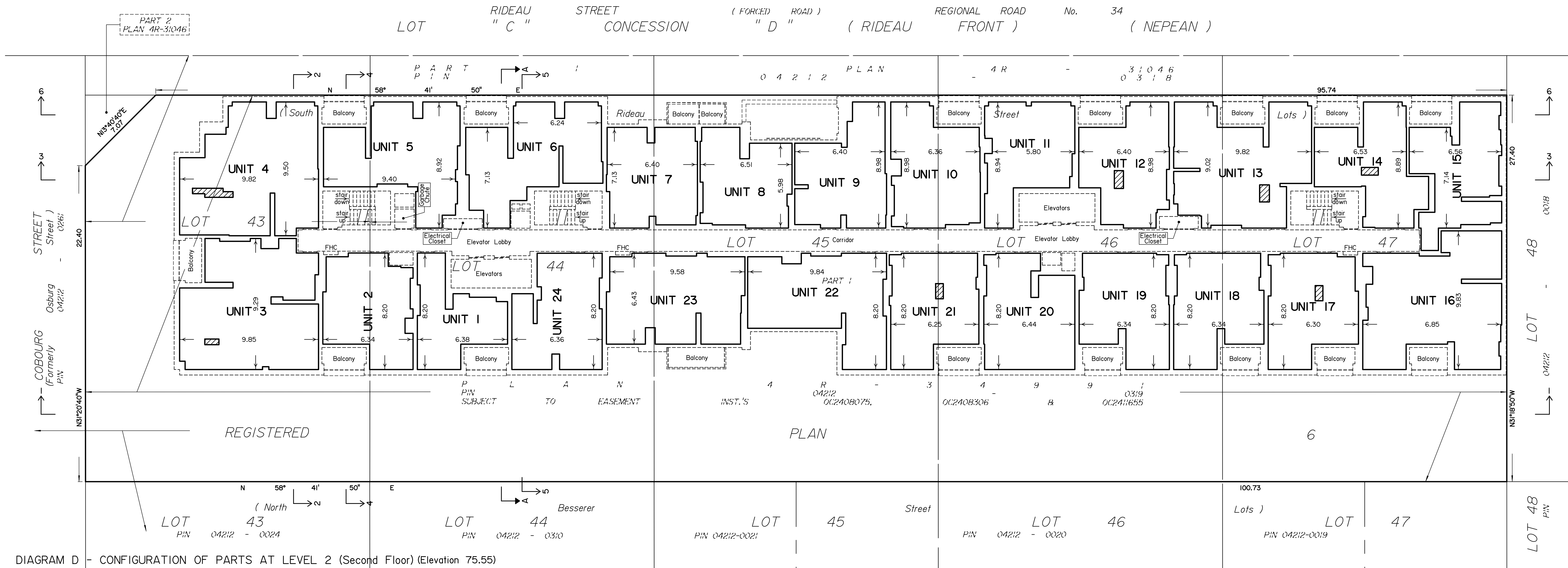
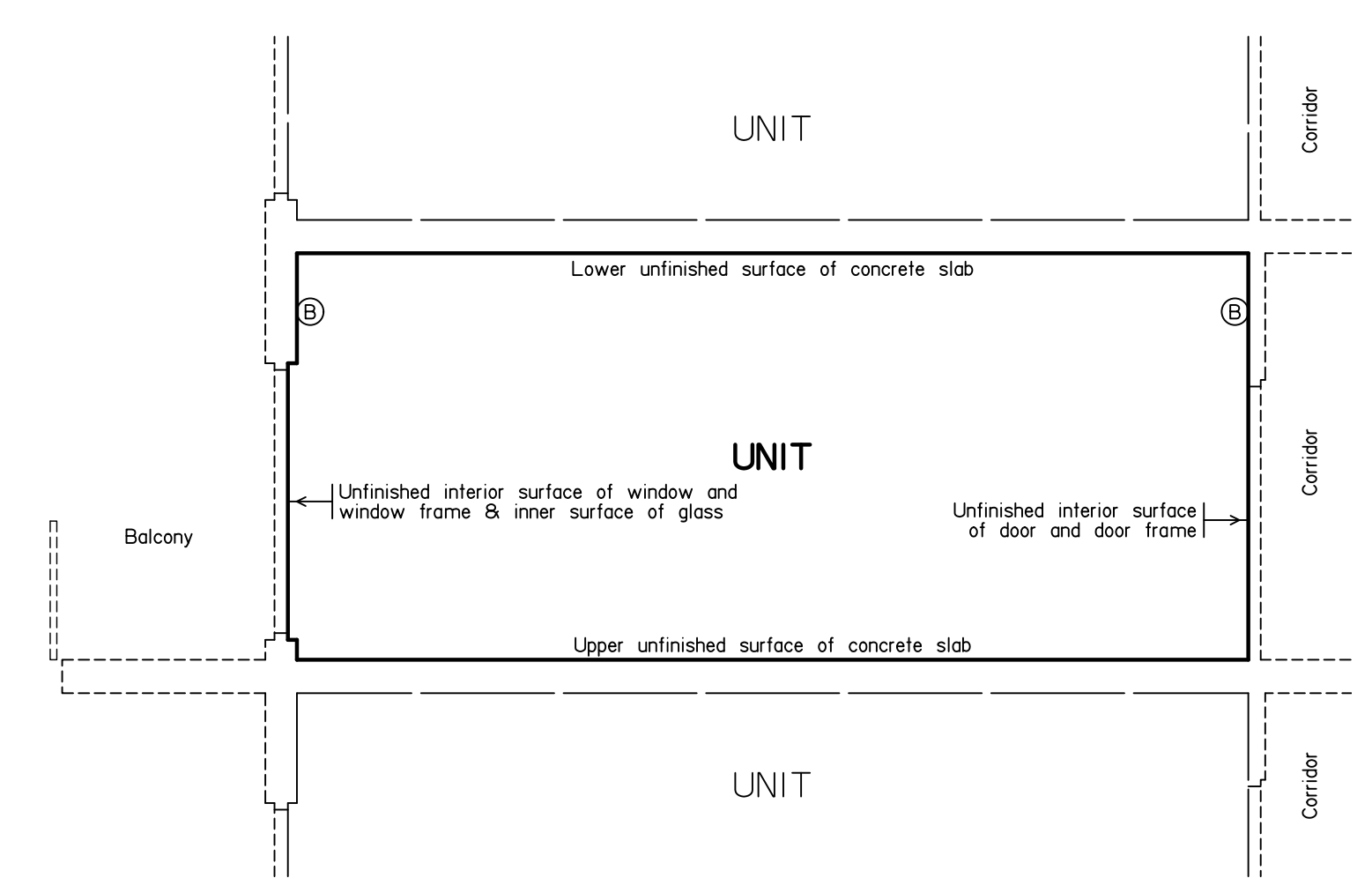


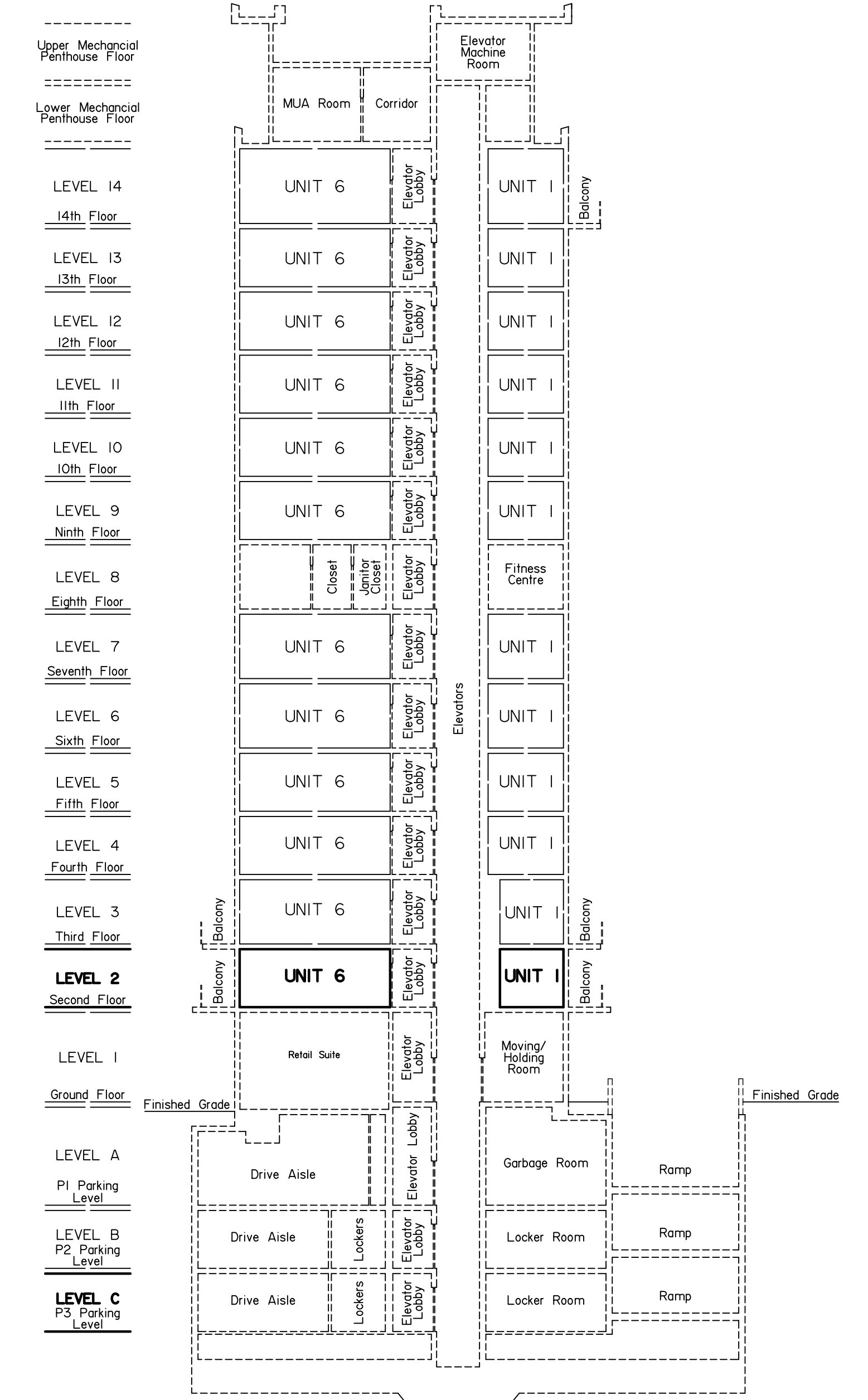
DIAGRAM D - CONFIGURATION OF PARTS AT LEVEL 2 (Second Floor) (Elevation 75.55)

Committee of Adjustment
Received | Reçu le
2023-03-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

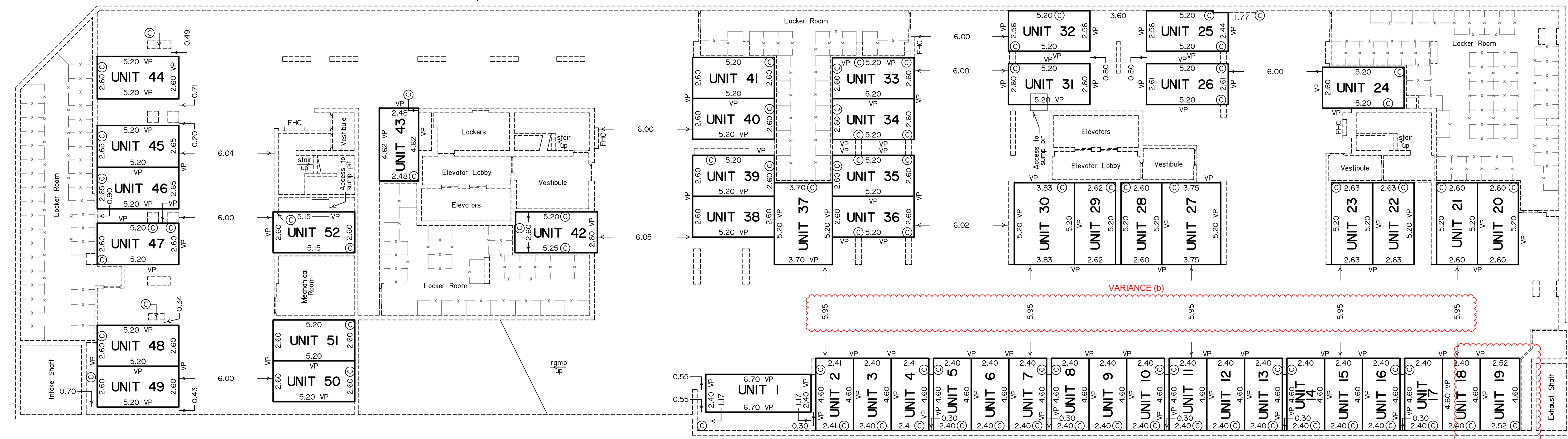
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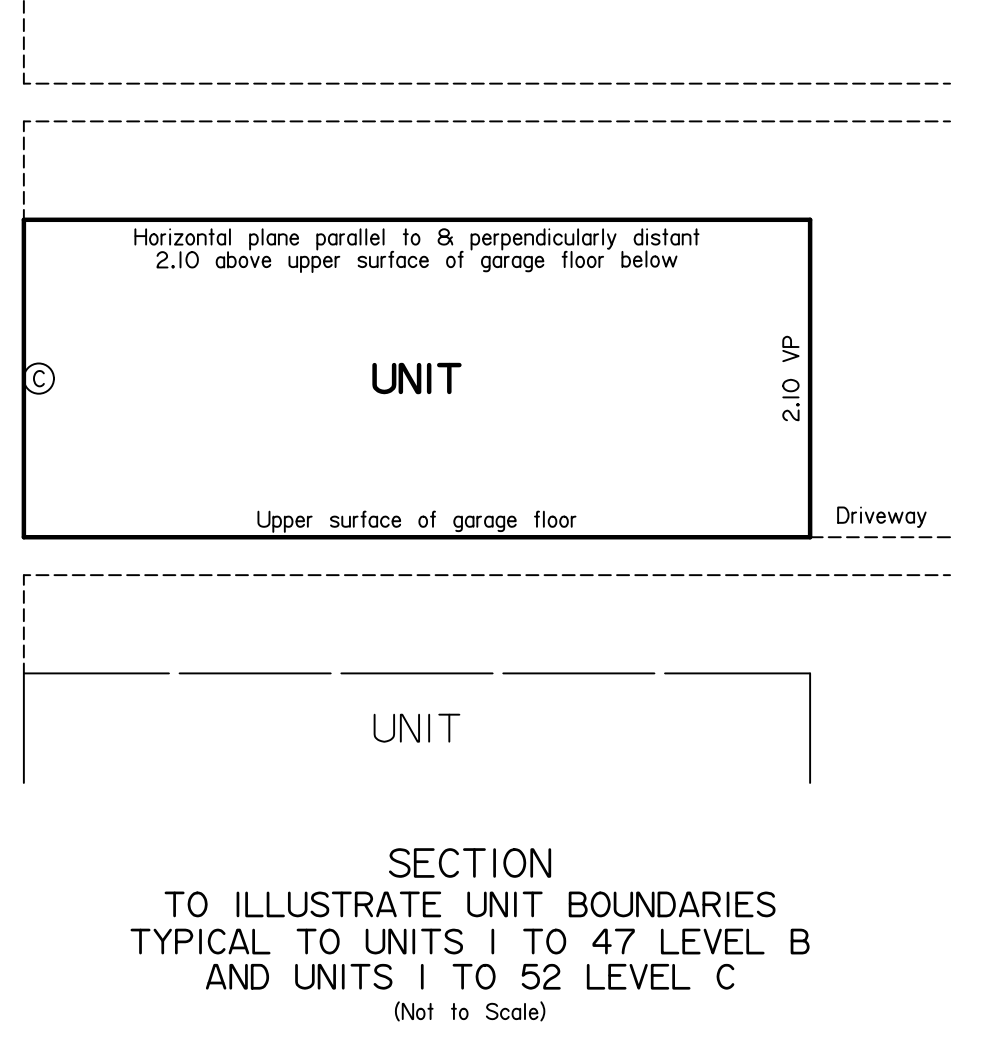
SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 1 TO 24 (INCLUSIVE) LEVEL 1,
UNITS 1 TO 24 (INCLUSIVE) LEVELS 2 AND 3,
UNITS 1 TO 23 (INCLUSIVE) LEVELS 4, 5 AND 6,
UNITS 1 TO 18 (INCLUSIVE) LEVEL 7,
UNITS 1 AND 2 LEVEL 8,
AND UNITS 1 TO 9 (INCLUSIVE) LEVELS 9 TO 14 (INCLUSIVE)
(Not to Scale)



SECTION A-A
TO ILLUSTRATE RELATIONSHIP OF LEVELS
(Not to Scale)



LEVEL C (Parking Level P3)



SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 1 TO 47 LEVEL B
AND UNITS 1 TO 52 LEVEL C
(Not to Scale)

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 23rd day of February, 2023.
3. The diagrams of the units shown on this plan are substantially accurate.

Dated this _____ day of _____ 2023
V. Andrew Sheip
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER _____

**PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS 2 AND C**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT
THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.
DECLARANT: 560 RIDEAU INC.
Dated this _____ day of _____ 2023.
per Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

NOTES AND LEGEND
denotes Property limit
Unit boundary
Common Elements, NOT Part of Unit
Face of structural walls
VP Vertical Plane
HP Horizontal Plane
C Face of concrete wall or column
See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N58°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).
Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
.01919680005 Northing 5027191.26 Easting 361496.76
.01919680105 Northing 5024915.16 Easting 373971.65
.Point A Northing 5032783.70 Easting 369146.76
.Point B Northing 5032836.04 Easting 369232.84
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4 AT _____ O'CLOCK ON THE _____ DAY OF _____ 2023.

REPRESENTATIVE FOR THE LAND REGISTRAR

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1. This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 23rd day of February, 2023.
3. The diagrams of the units shown on this plan are substantially accurate.

Dated this ___ day of ___ 2023
V. Andrew Sheip
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER

PLAN OF SURVEY OF GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS ON LEVELS A AND B

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.
DECLARANT: Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

NOTES AND LEGEND

- denotes Property limit
Unit boundary
Common Elements, NOT Part of Unit
Face of structural walls
Vertical Plane
Horizontal Plane
Face of concrete wall or column
See SECTION A-A
Visitor parking space

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Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N89°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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.01919680105 Northing 5024915.16 Easting 373971.65
.Point A Northing 5032783.70 Easting 369146.76
.Point B Northing 5032836.04 Easting 369232.84

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The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-8850 Fax: (613) 727-1079
Email: info@avll.com

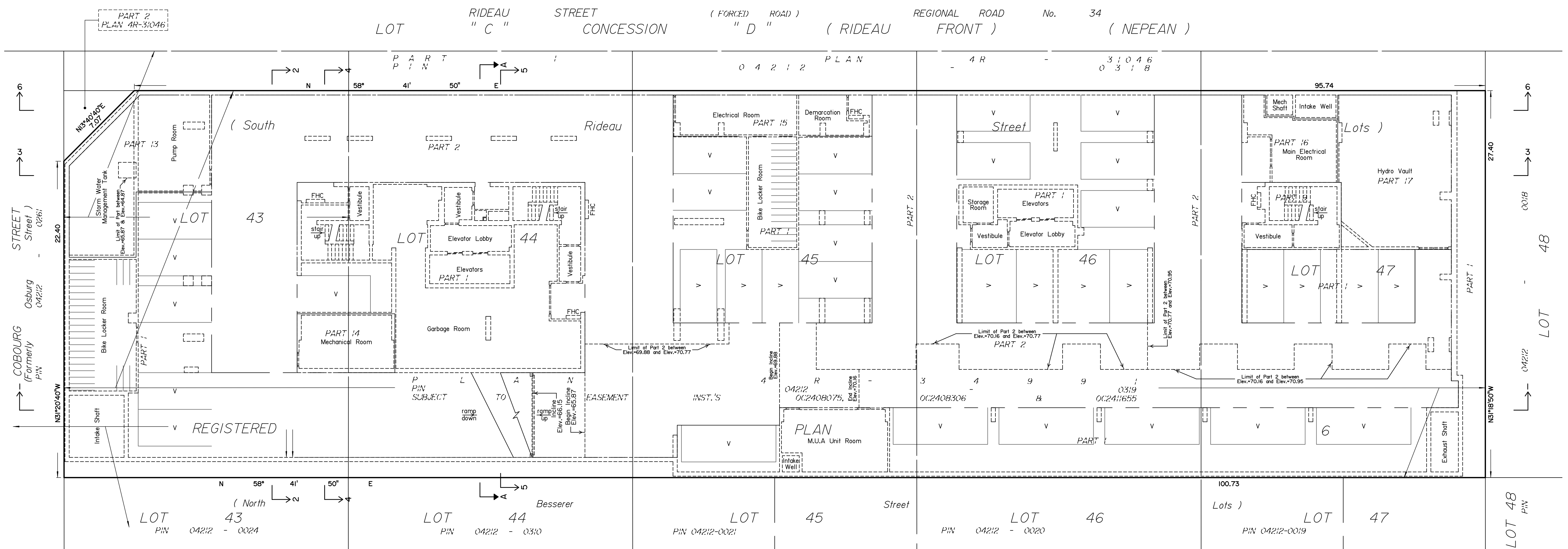


DIAGRAM B - CONFIGURATION OF PARTS AT LEVEL A (Parking Level P1) (Elevation 66.15)

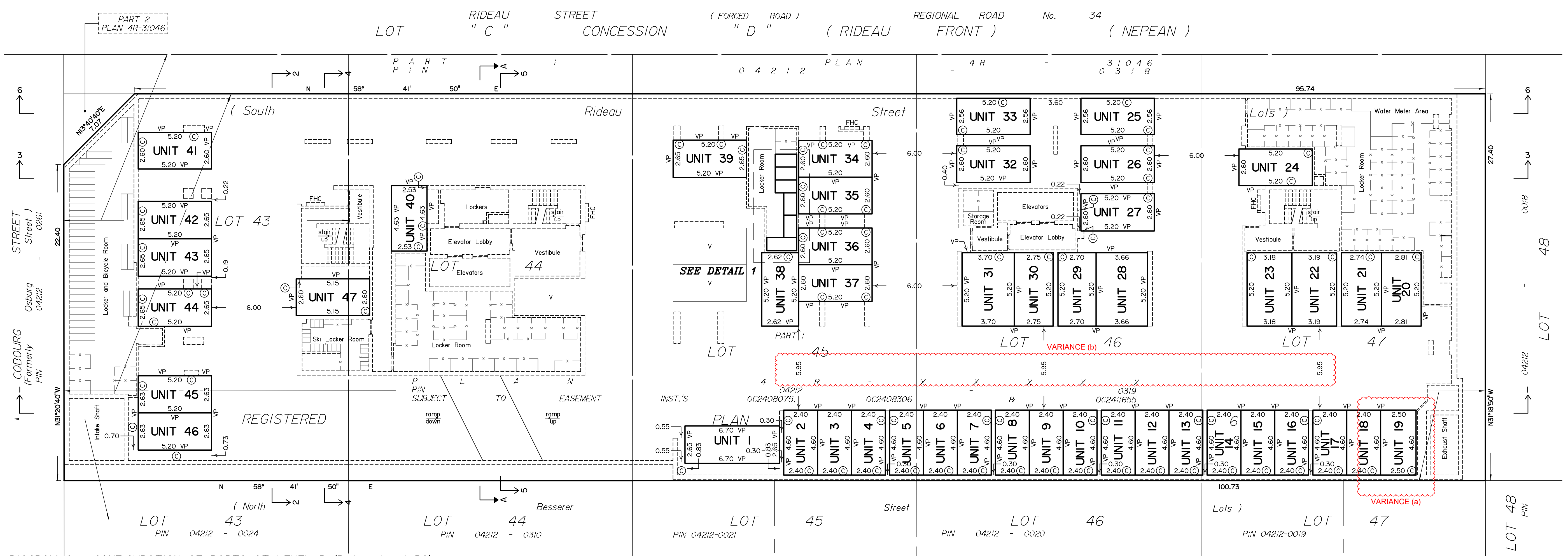
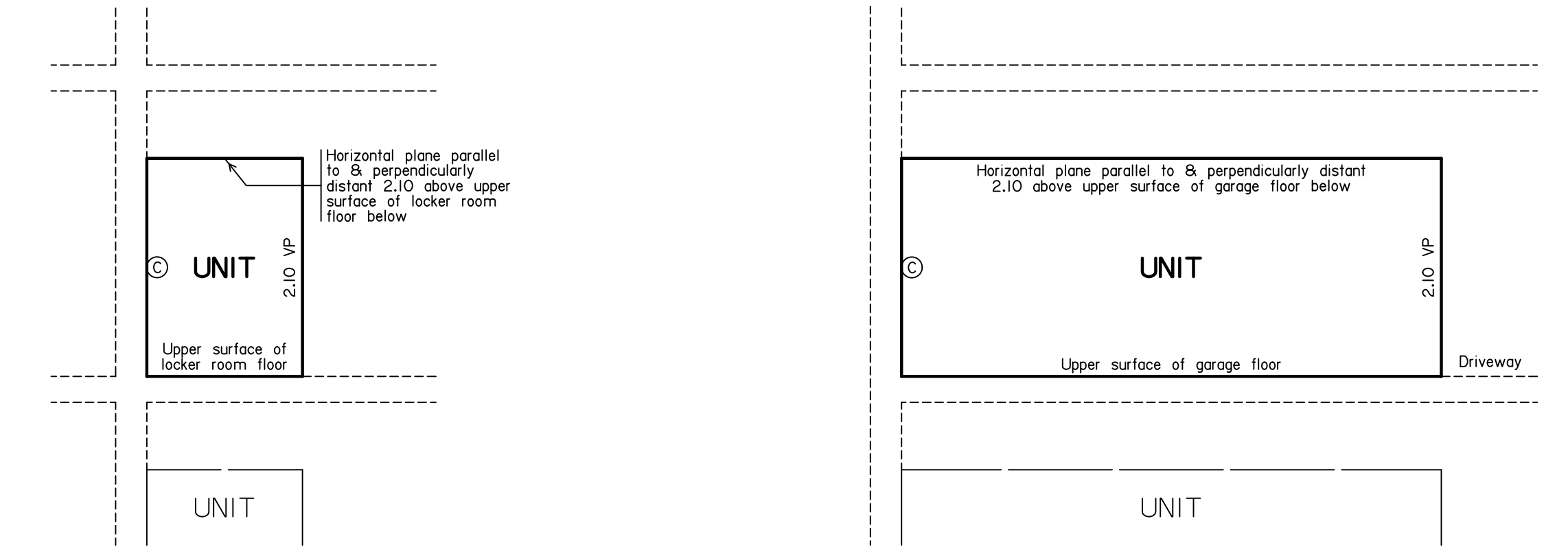
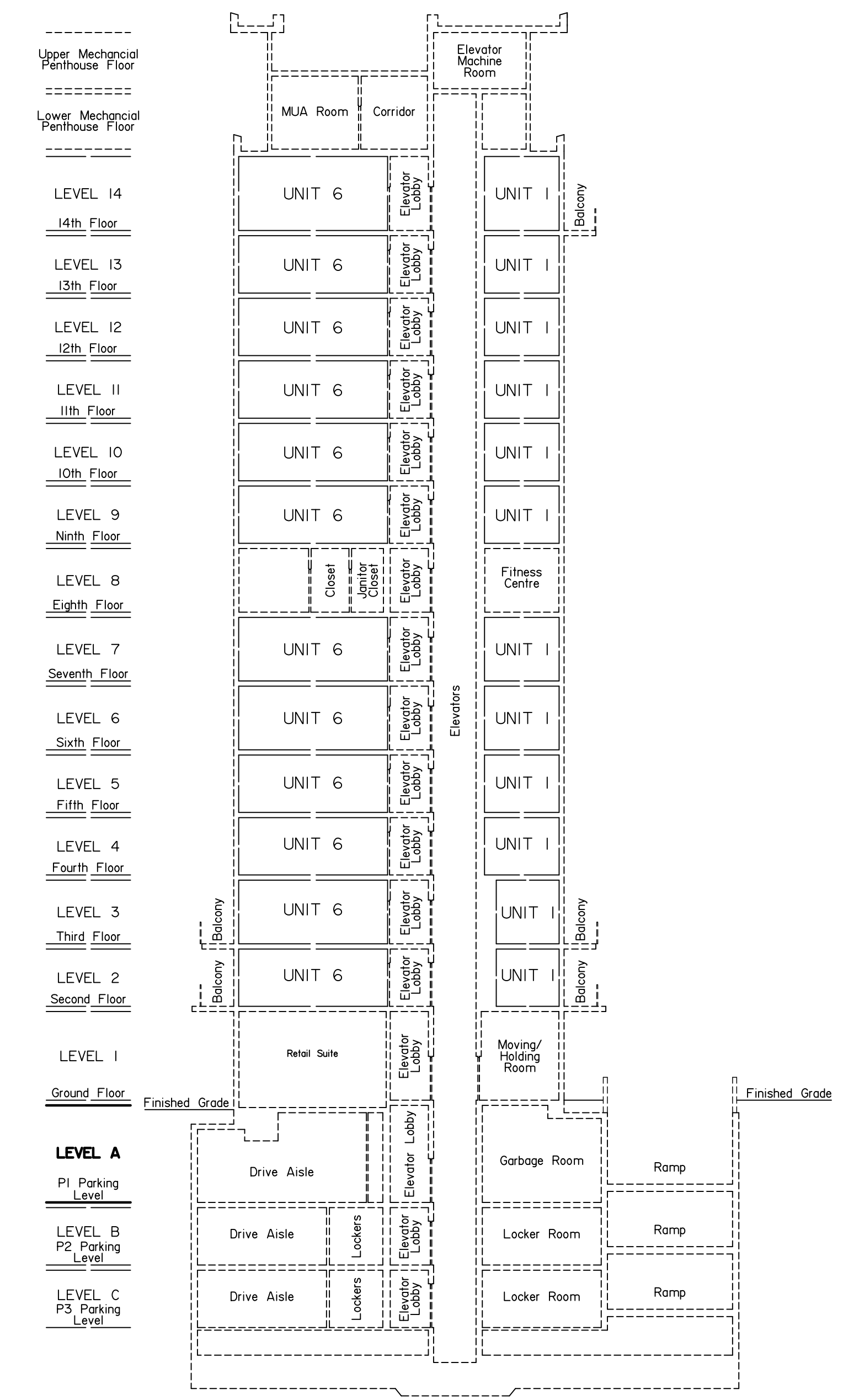
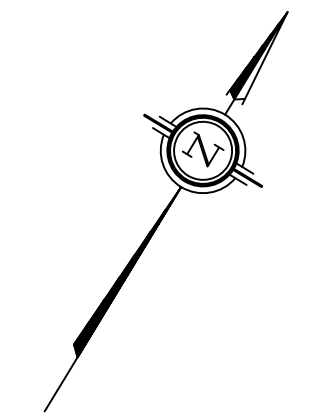


DIAGRAM A - CONFIGURATION OF PARTS AT LEVEL B (Parking Level P2) (Elevation 63.15)



SECTION TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO UNITS 48 TO 53 LEVEL B (Not to Scale)

SECTION TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO UNITS 1 TO 47 LEVEL B AND UNITS 1 TO 52 LEVEL C (Not to Scale)



SECTION A-A TO ILLUSTRATE RELATIONSHIP OF LEVELS (Not to Scale)

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are MTM grid, derived from simultaneous GPS observations from monument A to B, shown hereon, having a bearing of N 58°40'10" E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. Point A Northing 5032783.57 Easting 369146.71
 . Point B Northing 5032835.90 Easting 369232.76

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTICE OF APPLICATION
 No. OC1427770

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: *December 2, 2013*

PLAN 4R-27597

RECEIVED AND DEPOSITED DATE: *Dec. 19, 2013*

L. GINGRAS

Edward M. Lancaster
 EDWARD M. LANCASTER
 ONTARIO LAND SURVEYOR

Representative for
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE

PART	ALL OF LOTS	REGISTERED PLAN	ALL OF PIN
1	43 TO 47 (BOTH INCLUSIVE) (SOUTH RIDEAU STREET) AND 44 (NORTH BESSERER STREET)	6	04212-0304

PLAN OF SURVEY OF
LOTS 43, 44, 45, 46, 47
(SOUTH RIDEAU STREET)
And
LOT 44
(NORTH BESSERER STREET)
REGISTERED PLAN 6
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 300



Surveyor's Certificate

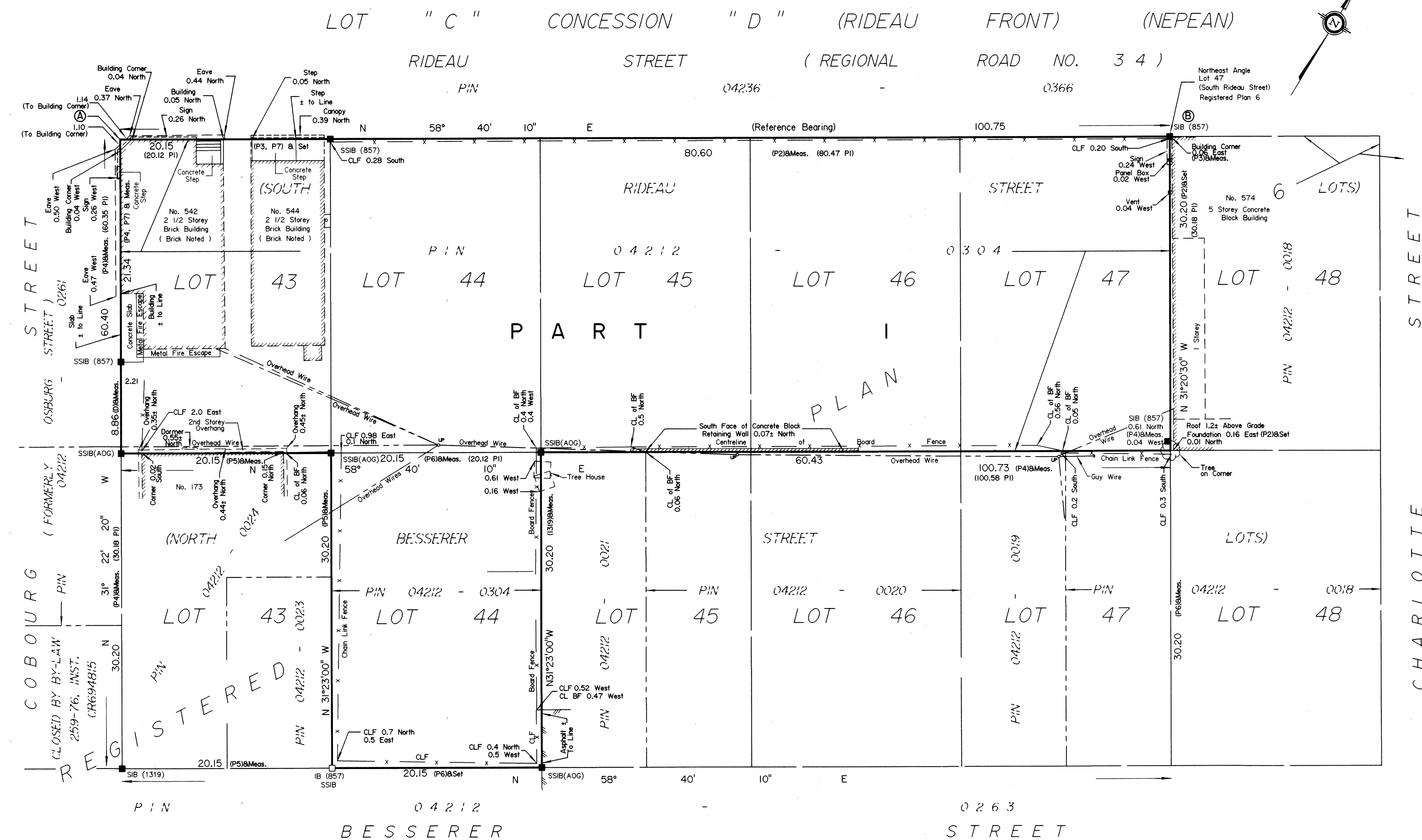
I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act, the Land Titles Act and the regulations made under them.
- The survey was completed on the 2nd. day of December, 2013.

December 2, 2013
 Date *Edward M. Lancaster*
 Edward M. Lancaster
 Ontario Land Surveyor

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB Standard Iron Bar
- SSIB Short Standard Iron Bar
- IB Iron Bar
- CC Cut Cross
- (WIT) Witness
- (AOG) Annis, O'Sullivan, Vollebek Ltd.
- Meas. Measured
- BF Board Fence
- CL Centreline
- UP Utility Pole
- CLF Chain Link Fence
- D Inst. No. NS209045
- (P1) Historically Assumed Dimensions of Registered Plan 6
- (P2) Plan by (647), dated May 29, 1972
- (P3) Notes by (725), dated Sept. 6, 1958
- (P4) Plan by (857), dated Oct. 7, 1988
- (P5) Plan by (1319), dated Jan. 30, 1992
- (P6) Plan by (AOG), dated Dec. 8, 2003
- (P7) Plan by (857), dated Dec. 13, 1994



ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@sovlltd.com
 Ontario Land Surveyors
 Job No. 13241-12, Richcraft Lts 44-47 RP6 R FI N

PART 1 IS HEREBY APPROVED AND PARTS 2, 3 AND 4 EXEMPTED UNDER SECTION 9 OF THE CONDOMINIUM ACT AND SECTION 51 OF THE PLANNING ACT BY THE CITY OF OTTAWA. THIS ____ DAY OF _____, 2023.

DON HERWEYER, M.C.P., R.P.P., ACTING GENERAL MANAGER
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

PART 1 OF 4 PARTS SHEET 1 OF 8 SHEETS		LEVEL 1 UNITS 1 TO 6 (inclusive)
INDEX OF PARTS	DESCRIPTION	
1	PLAN OF SURVEY SHOWING PERIMETER OF PROPERTY AND SERVIENT INTERESTS	
2	PLAN OF SURVEY SHOWING GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS ON LEVELS A & B AND 1 TO 14	
3	PLAN OF SURVEY SHOWING EXTENT AND LOCATION OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS	
4	ARCHITECTURAL PLANS	
5	STRUCTURAL PLANS	

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4 AT _____ O'CLOCK ON THE _____ DAY OF _____, 2023.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 23th day of February, 2023.
- The diagrams of the units shown on this plan are substantially accurate.

Dated this ____ day of _____, 2023

V. Andrew Sheip
Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-
DECLARATION REGISTERED AS NUMBER
THIS PLAN COMPRISES PART OF PIN 04212-0319

SCHEDULE OF APPURTENANT AND SERVIENT INTERESTS (UNDER CLAUSES 9 (1) (G) AND (H) OF THE CONDOMINIUM ACT, 1998)				
Subject to (Servient Interests)	PART	PLAN	DESCRIBED IN	NOTES
	1	4R-27597	OC2409075, OC2409306 & OC2416555	ALL UNITS
Together with (Appurtenant Interests)	NIL			

PLAN OF SURVEY OF PART OF LOTS 43 TO 47 South Rideau Street Lots REGISTERED PLAN 6 CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.
Scale 1 : 150
Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT: Steve Grandmont (Chief Operating Officer) 560 RIDEAU INC.
Dated this ____ day of _____, 2023, per _____
I have authority to bind the Corporation.

- NOTES AND LEGEND**
- denotes Survey Monument Planted
 - denotes Survey Monument Found
 - denotes Property limit
 - denotes Unit boundary
 - denotes Common Elements, NOT Part of Unit
 - denotes Face of structural walls
 - SIB denotes Standard Iron Bar
 - SSIB denotes Short Standard Iron Bar
 - CC denotes Cut Cross
 - denotes 0.3m Survey Monument
 - Meas. (AOG) denotes Measured Annis O'Sullivan Vollebek Ltd.
 - VP denotes Vertical Plane
 - HP denotes Horizontal Plane
 - A denotes Backside surface of drywall
 - B denotes See SECTION A-A
 - C denotes See SECTION 1

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N58°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

01919680005	Northing	5027191.26	Easting	361496.76
01919680105	Northing	5024915.10	Easting	373971.65
Point A	Northing	5032783.70	Easting	369146.76
Point B	Northing	5032836.04	Easting	369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

Ties shown hereon are taken to concrete foundation corners.

Bearings and dimensions illustrated on this plan are consistent with those illustrated on Plan 4R-XXXXX unless noted otherwise.

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
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Nepean, Ont. K2E 7S6
Phone: (613) 271-8850 Fax: (613) 721-1079
Email: neave@annis.com

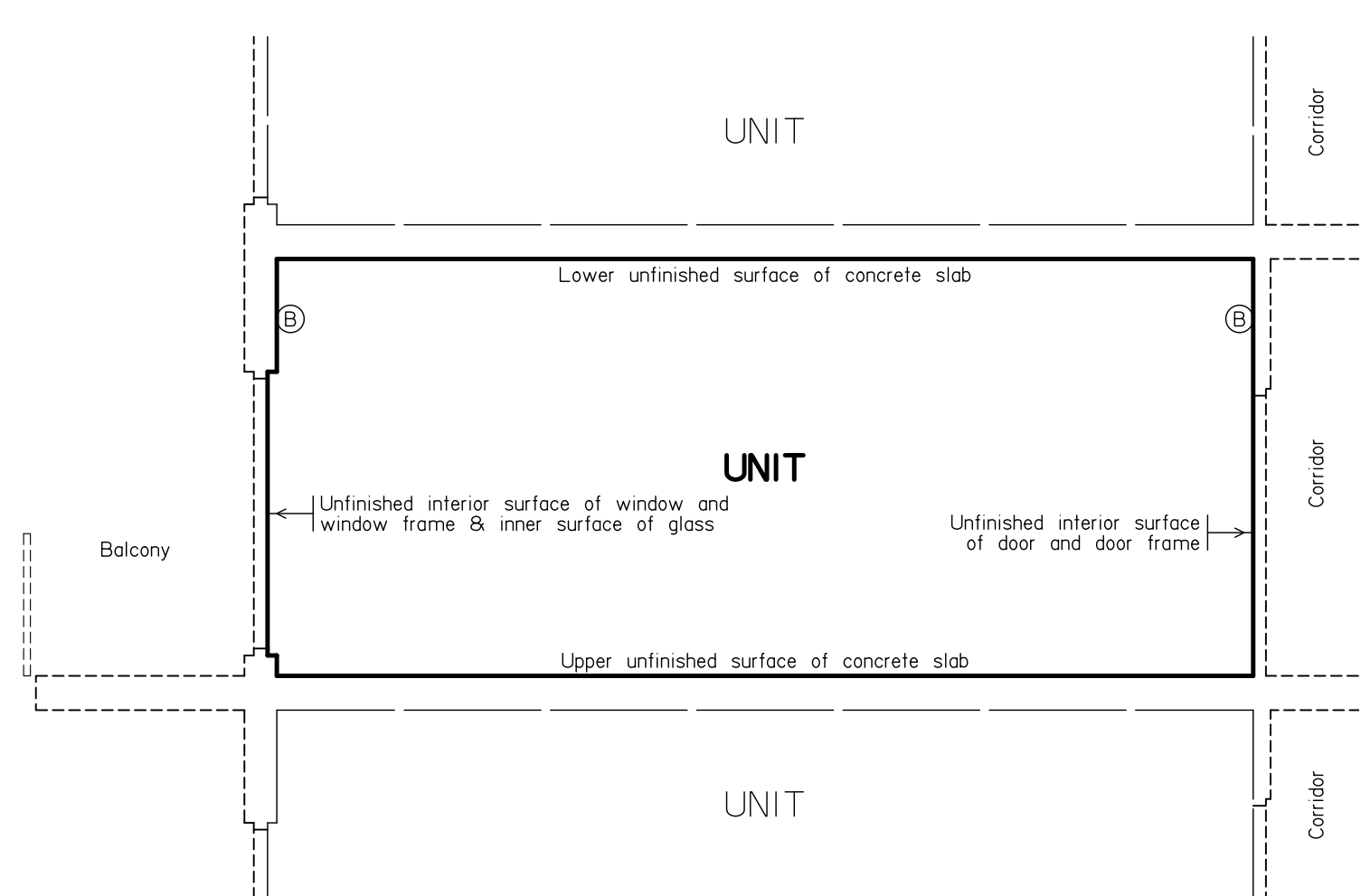
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RELATIONSHIP OF DIAGRAMS

Diagram D	Elevation 75.55
Diagram C	Elevation 71.50
Approximate Grade	Elevation 70.90
Diagram B	Elevation 66.15
Diagram A	Elevation 63.15

SCHEDULE OF PARTS ON PLAN 4R-XXXX

PART	LOCATED ON SHEET					
	3	3	1	2	8	8
1	0	0	0	0	0	0
2	0	0	0	0	0	0
3	0	0	0	0	0	0
4	0	0	0	0	0	0
5	0	0	0	0	0	0
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	0	0	0	0	0
10	0	0	0	0	0	0
11	0	0	0	0	0	0
12	0	0	0	0	0	0
13	0	0	0	0	0	0
14	0	0	0	0	0	0
15	0	0	0	0	0	0
16	0	0	0	0	0	0
17	0	0	0	0	0	0



SECTION TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO UNITS 1 TO 6 (INCLUSIVE) LEVEL 1, UNITS 1 TO 24 (INCLUSIVE) LEVELS 2 AND 3, UNITS 1 TO 23 (INCLUSIVE) LEVELS 4, 5 AND 6, UNITS 1 TO 18 (INCLUSIVE) LEVEL 7, UNITS 1 AND 2 LEVEL 8, AND UNITS 1 TO 9 (INCLUSIVE) LEVELS 9 TO 14 (INCLUSIVE) (Not to Scale)

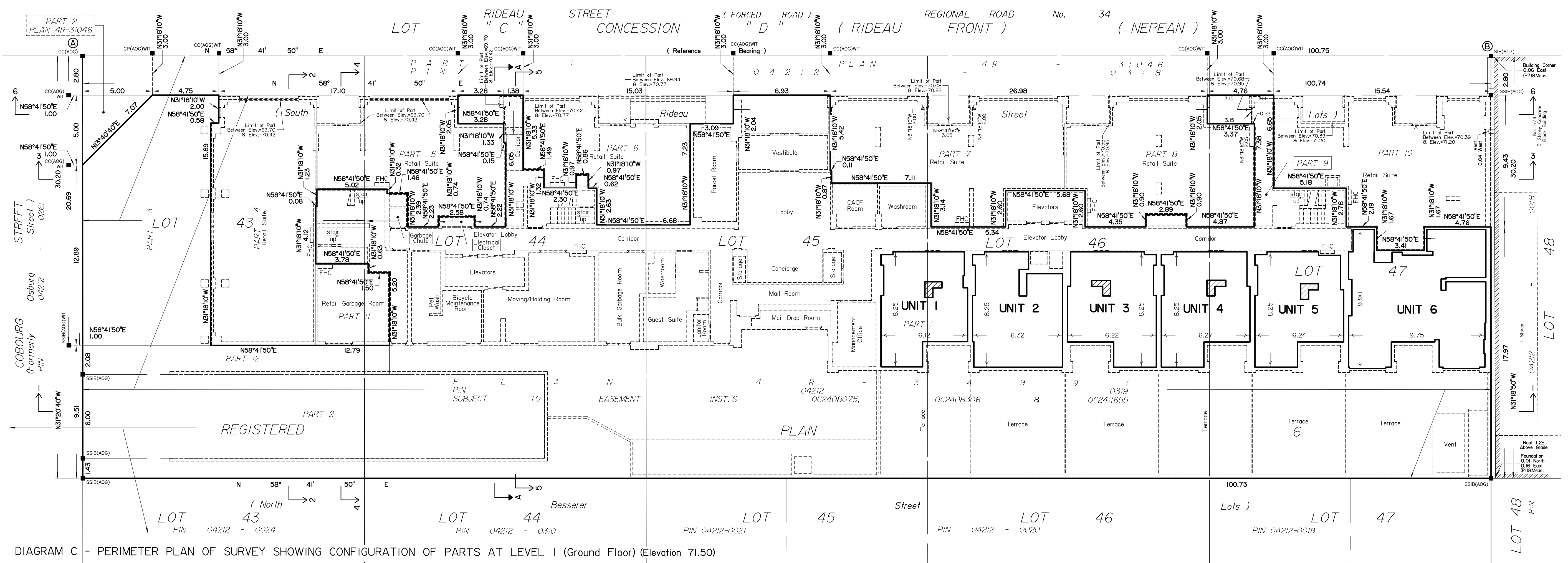
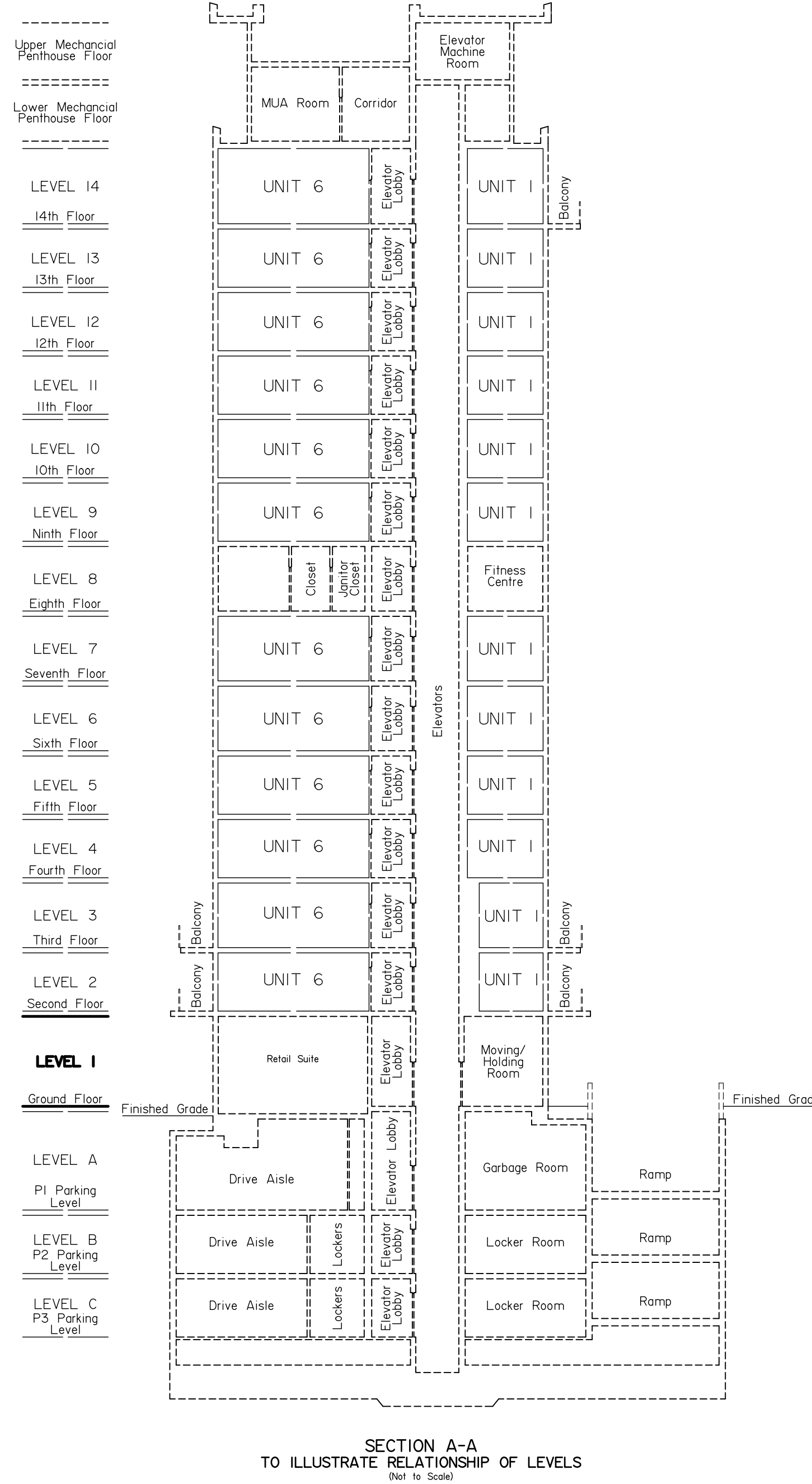


DIAGRAM C - PERIMETER PLAN OF SURVEY SHOWING CONFIGURATION OF PARTS AT LEVEL 1 (Ground Floor) (Elevation 71.50)



SECTION A-A TO ILLUSTRATE RELATIONSHIP OF LEVELS (Not to Scale)

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DAY OF _____ 2023.

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Dated this _____ day of _____ 2023

V. Andrew Sheip
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER _____

**PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS 2 AND C**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1: 150

Metric
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DECLARANT: Steve Grandmont (Chief Operating Officer)
560 RIDEAU INC.
Dated this _____ day of _____ 2023.
per Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

- NOTES AND LEGEND**
- Property limit
 - Unit boundary
 - Common Elements, NOT Part of Unit
 - Face of structural walls
 - Vertical Plane
 - Horizontal Plane
 - Face of concrete wall or column
 - See SECTION A-A

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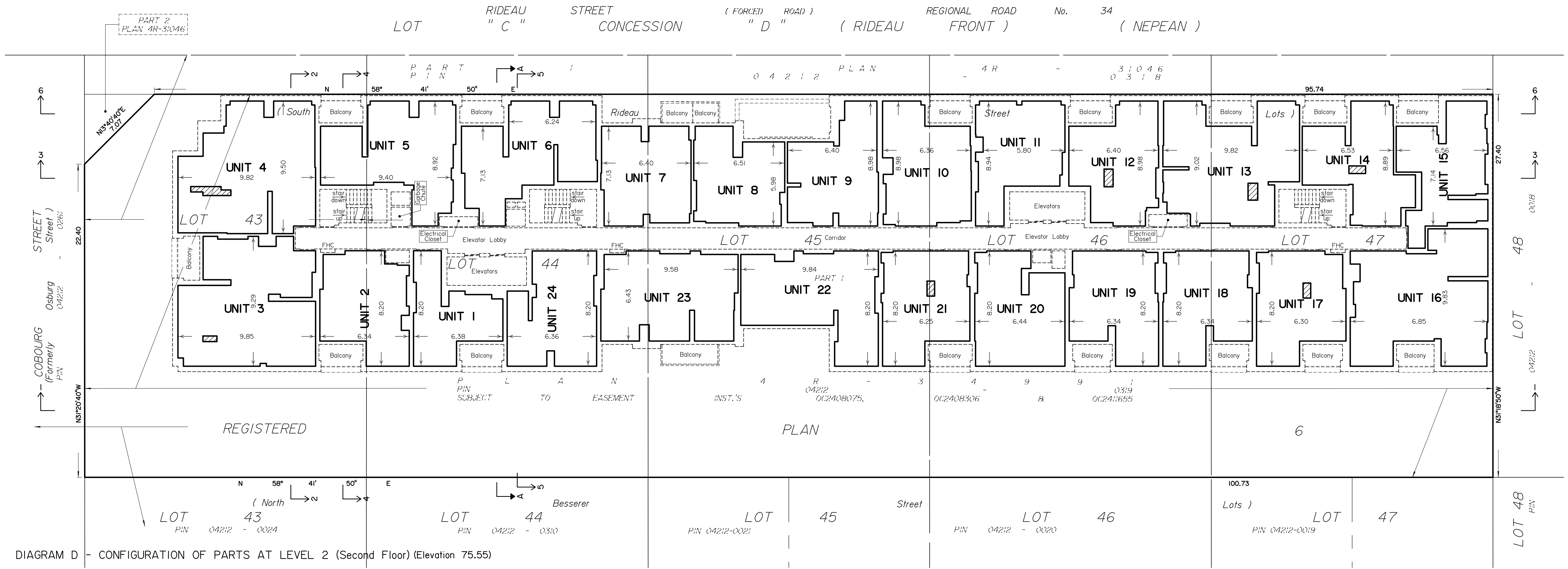
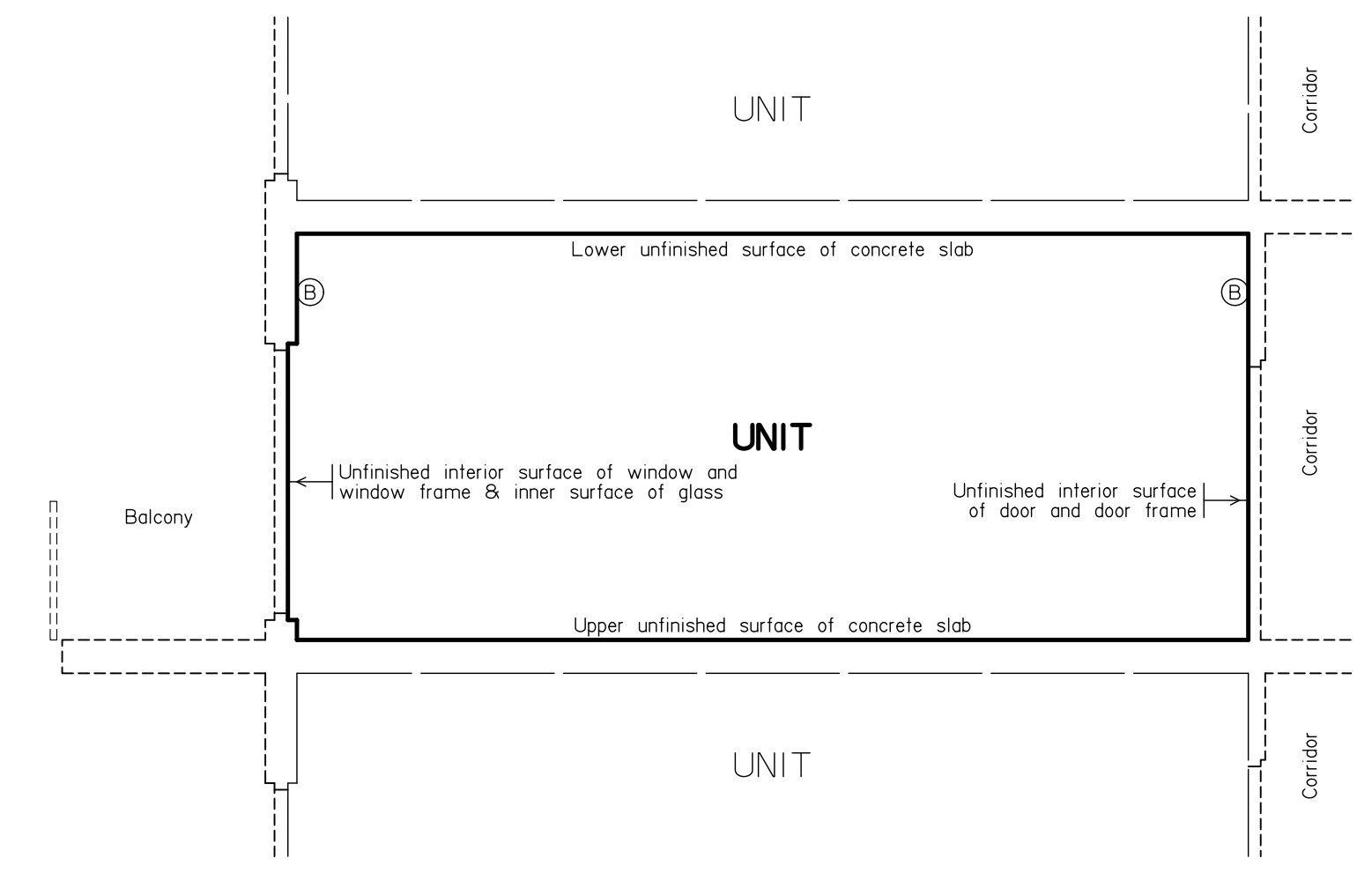
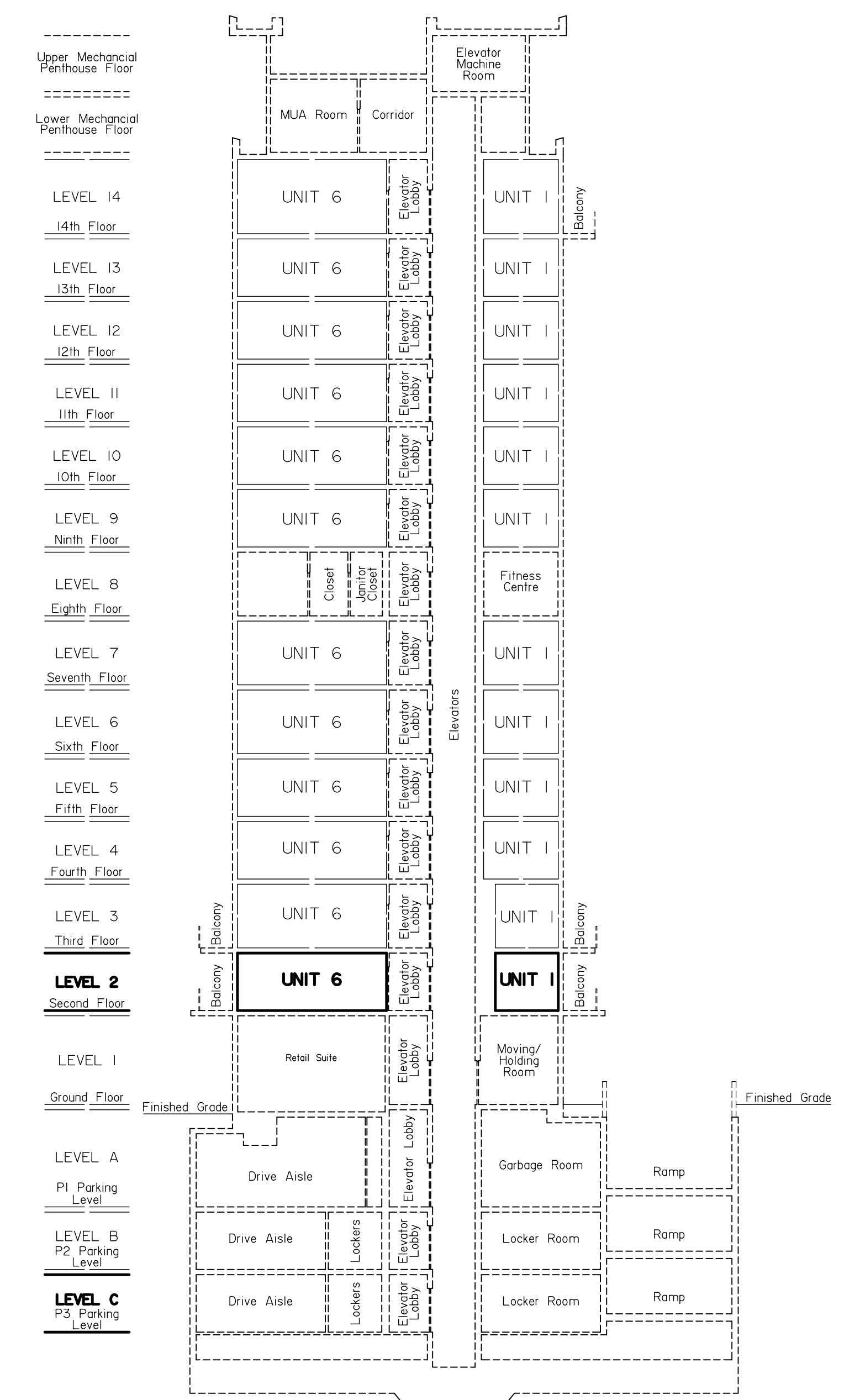


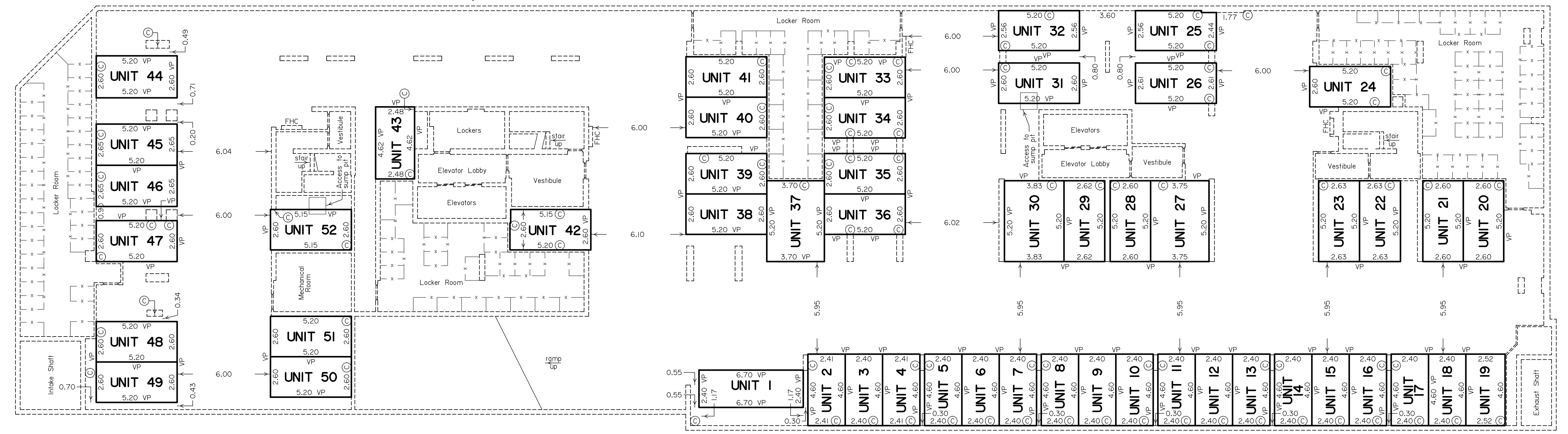
DIAGRAM D - CONFIGURATION OF PARTS AT LEVEL 2 (Second Floor) (Elevation 75.55)



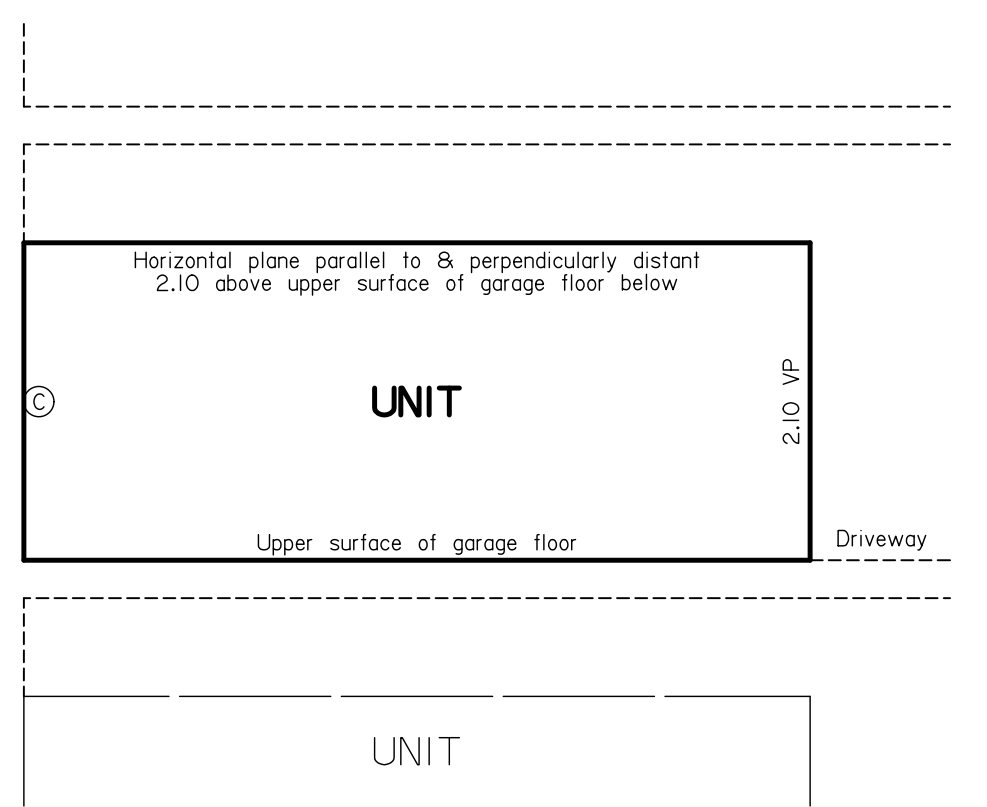
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(Not to Scale)**



**SECTION A-A
TO ILLUSTRATE RELATIONSHIP OF LEVELS
(Not to Scale)**



LEVEL C (Parking Level P3)



**SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 1 TO 47 LEVEL B
AND UNITS 1 TO 52 LEVEL C
(Not to Scale)**

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4 AT _____ O'CLOCK ON THE _____ DAY OF _____ 2023.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 23rd day of February, 2023.
3. The diagrams of the units shown on this plan are substantially accurate.

Dated this ___ day of ___ 2023
V. Andrew Sheip
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER

PLAN OF SURVEY OF GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS ON LEVELS A AND B

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1: 150

Metric DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.
DECLARANT: Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

NOTES AND LEGEND

- denotes Property limit
Unit boundary
Common Elements, NOT Part of Unit
Face of structural walls
Vertical Plane
HP Horizontal Plane
A Face of concrete wall or column
C See SECTION A-A
V Visitor parking space

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N89°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.
.01919680005 Northing 5027191.26 Easting 361496.76
.01919680105 Northing 5024915.16 Easting 373971.65
Point A Northing 5032783.70 Easting 369146.76
Point B Northing 5032836.04 Easting 369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

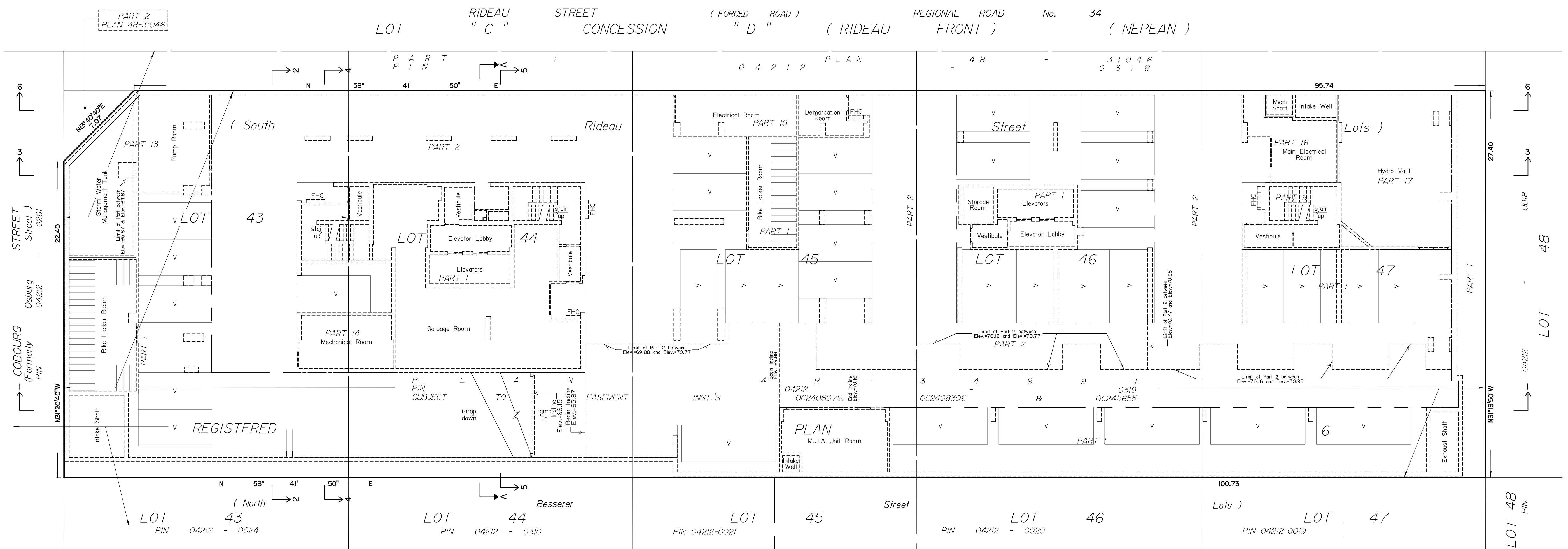


DIAGRAM B - CONFIGURATION OF PARTS AT LEVEL A (Parking Level P1) (Elevation 66.15)

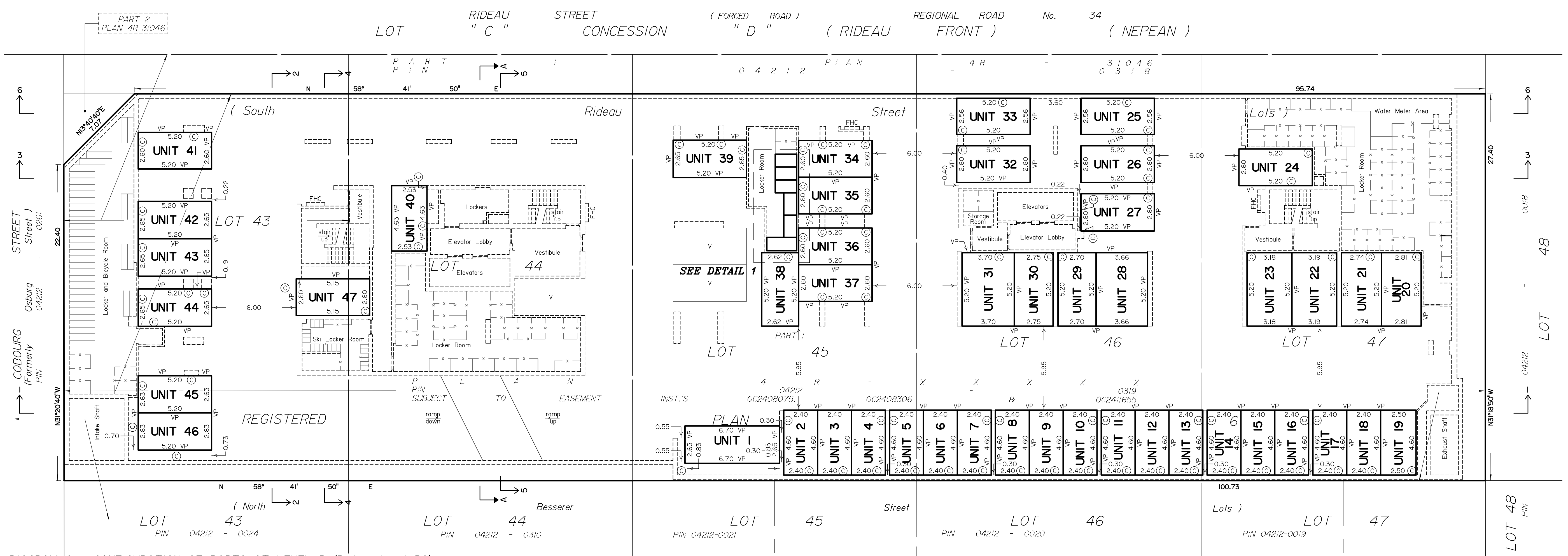
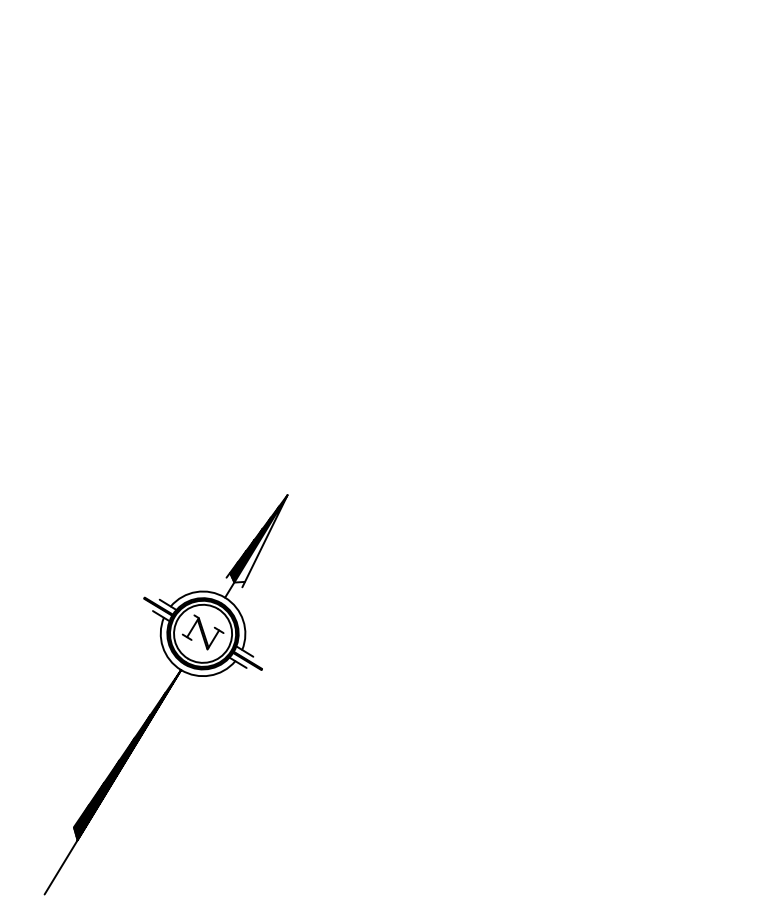
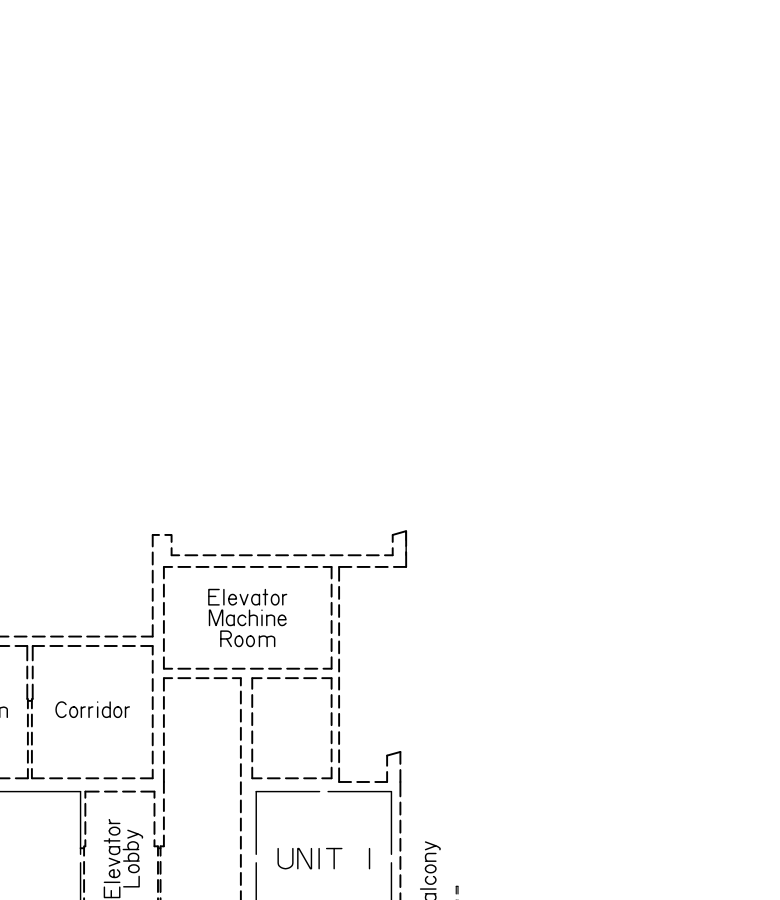


DIAGRAM A - CONFIGURATION OF PARTS AT LEVEL B (Parking Level P2) (Elevation 63.15)

SECTION TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO UNITS 48 TO 53 LEVEL B (Not to Scale)



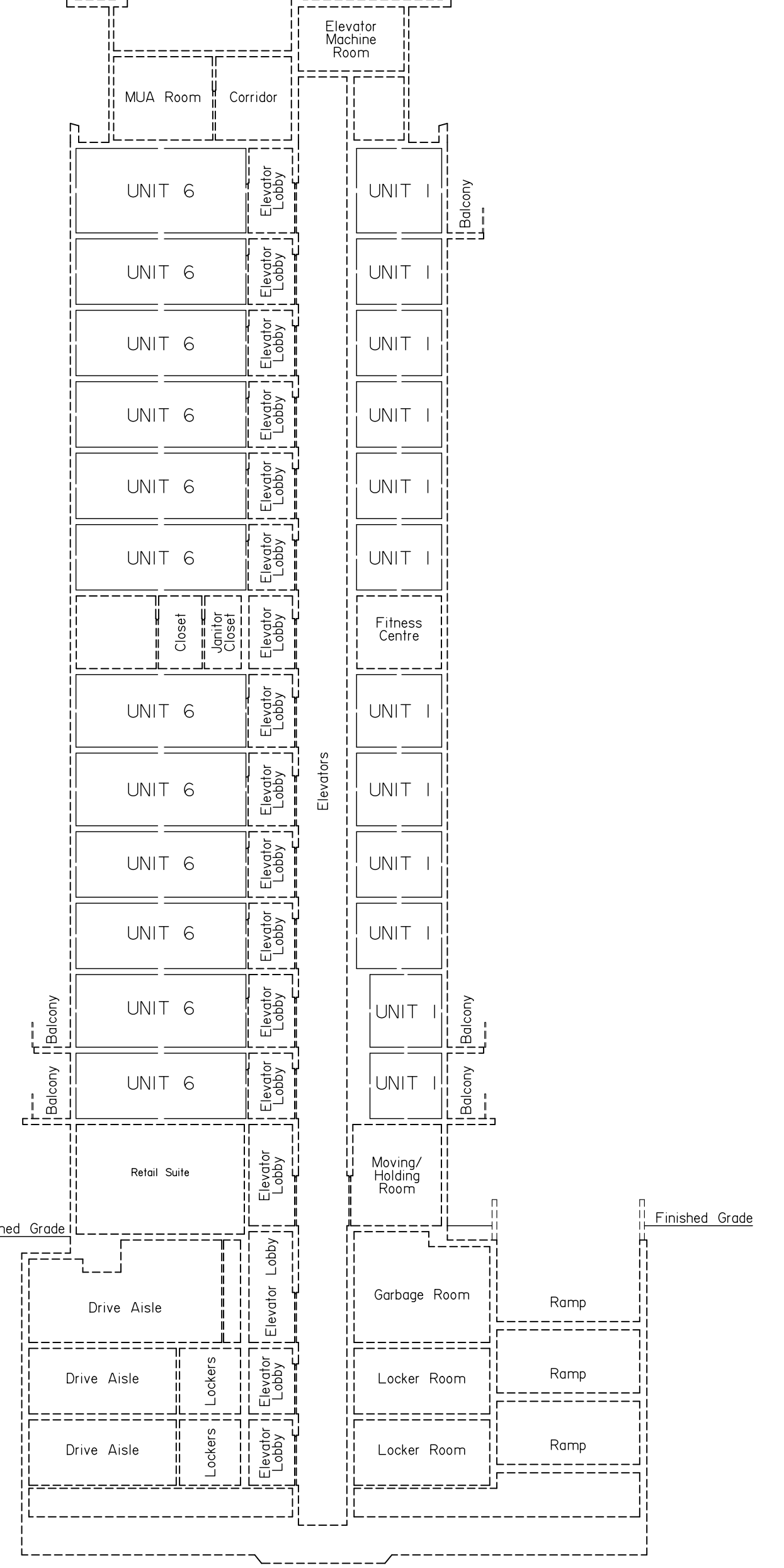
SECTION TO ILLUSTRATE UNIT BOUNDARIES TYPICAL TO UNITS 1 TO 47 LEVEL B AND UNITS 1 TO 52 LEVEL C (Not to Scale)



Upper Mechanical Penthouse Floor
Lower Mechanical Penthouse Floor

LEVEL 14 14th Floor
LEVEL 13 13th Floor
LEVEL 12 12th Floor
LEVEL 11 11th Floor
LEVEL 10 10th Floor
LEVEL 9 9th Floor
LEVEL 8 8th Floor
LEVEL 7 7th Floor
LEVEL 6 6th Floor
LEVEL 5 5th Floor
LEVEL 4 4th Floor
LEVEL 3 3rd Floor
LEVEL 2 2nd Floor
LEVEL 1 Ground Floor

LEVEL A P1 Parking Level
LEVEL B P2 Parking Level
LEVEL C P3 Parking Level



SECTION A-A TO ILLUSTRATE RELATIONSHIP OF LEVELS (Not to Scale)

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4
AT _____ O'CLOCK ON THE _____
DAY OF _____, 2023.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 23th day of February, 2023.
- The diagrams of the units shown on this plan are substantially accurate.

Dated this ___ day of _____, 2023

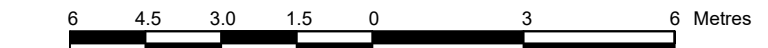
V. Andrew Shepl
Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER _____

**PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS 3 AND 4**

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT: 560 RIDEAU INC.

Dated this ___ day

of _____, 2023.

per
Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

NOTES AND LEGEND

- denotes Property limit
- Unit boundary
- Common Elements, NOT Part of Unit
- Face of structural walls
- VP Vertical Plane
- HP Horizontal Plane
- B Backside surface of drywall
- A See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N85°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

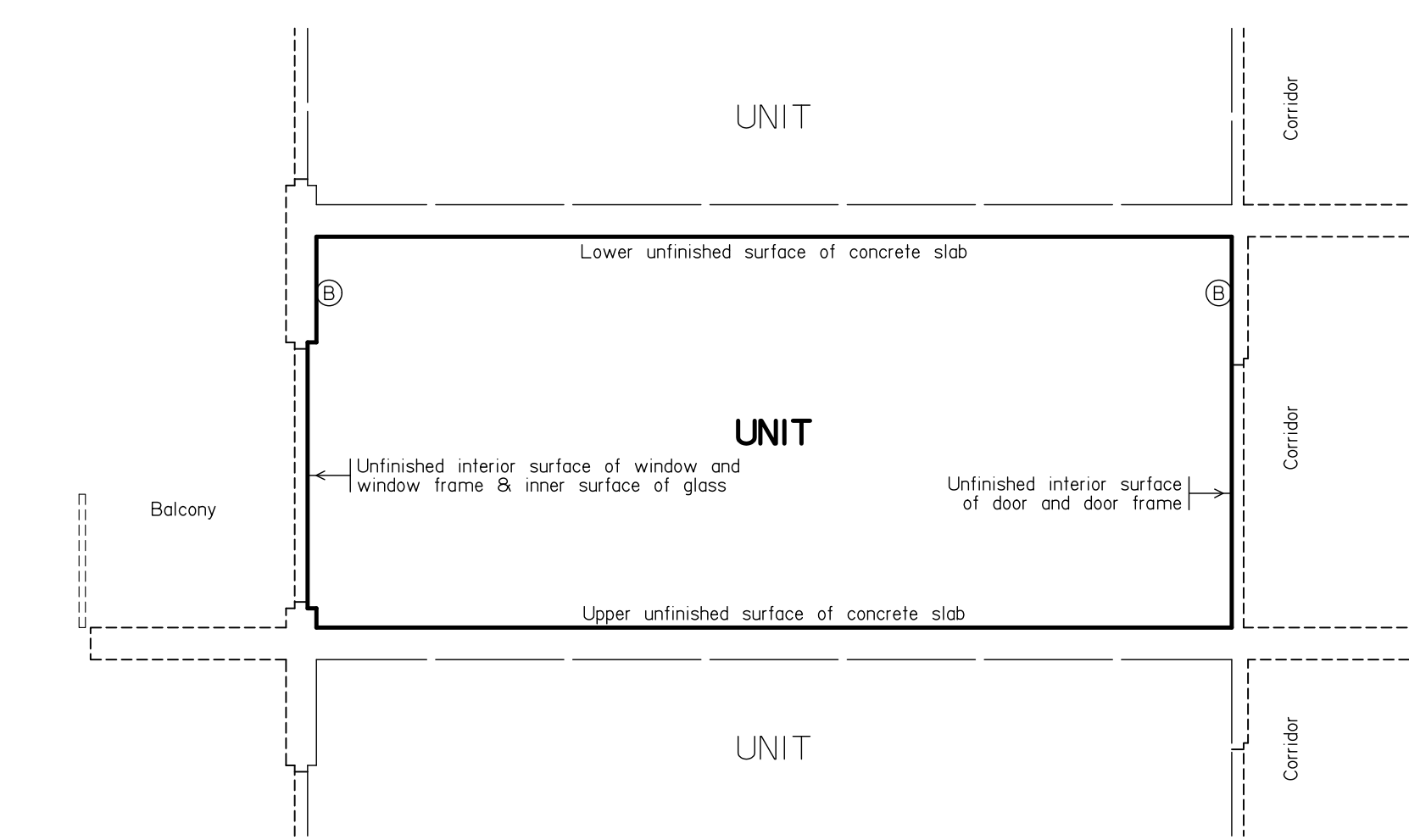
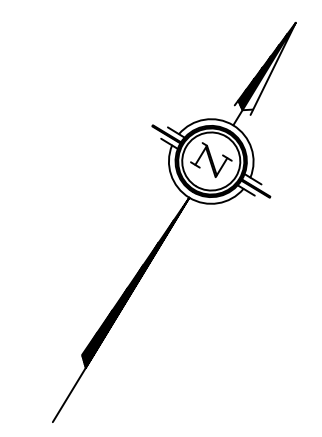
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

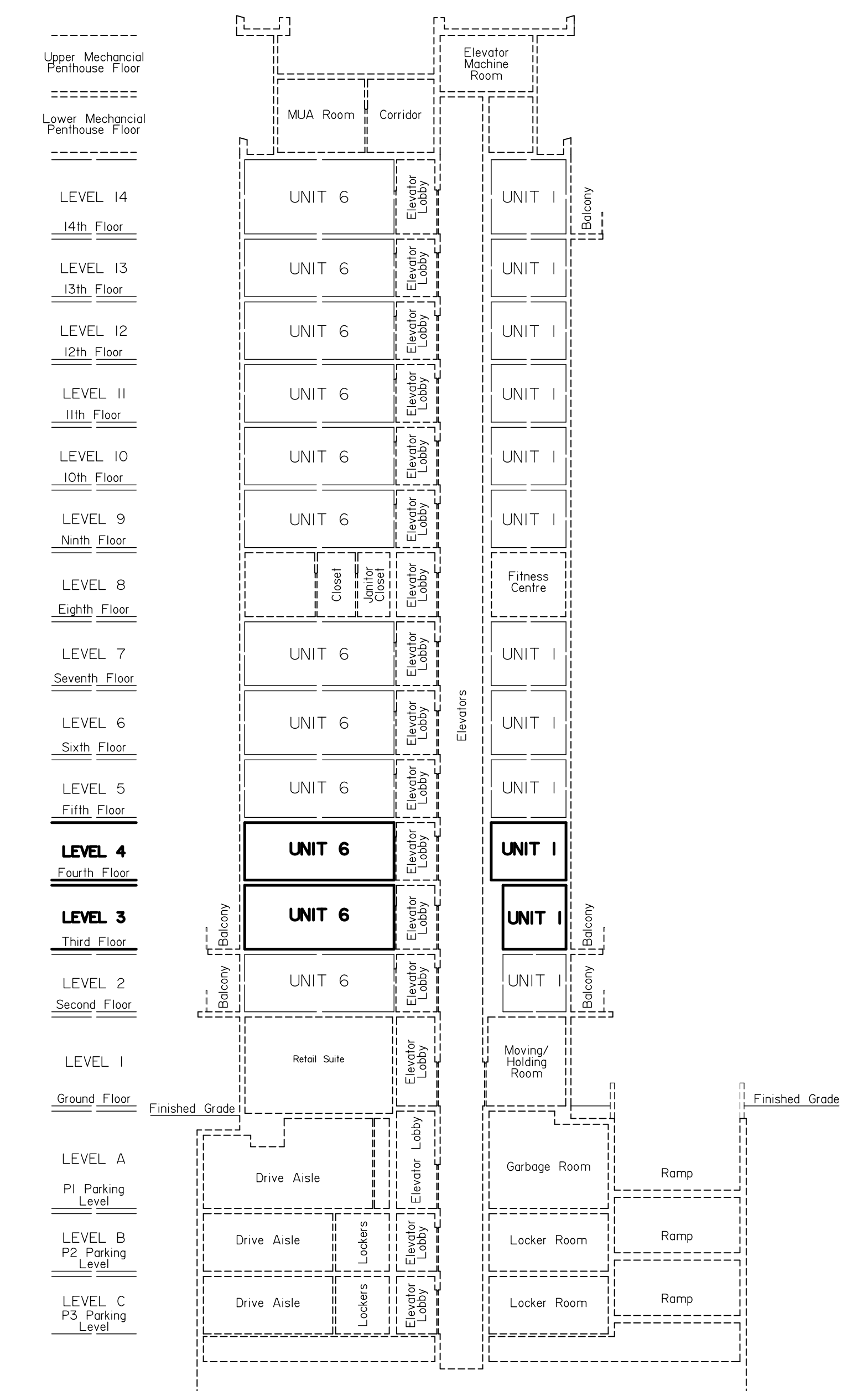
.01919680005	Northing	5027191.26	Eastings	361496.78
.01919680105	Northing	5024915.16	Eastings	373971.65
.Point A	Northing	5032783.70	Eastings	369146.76
.Point B	Northing	5032836.04	Eastings	369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

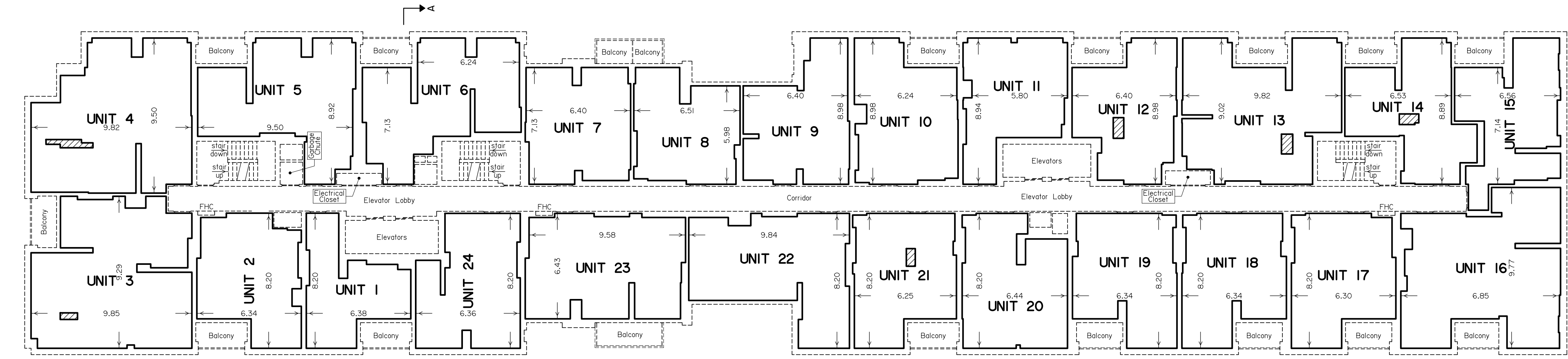
The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).



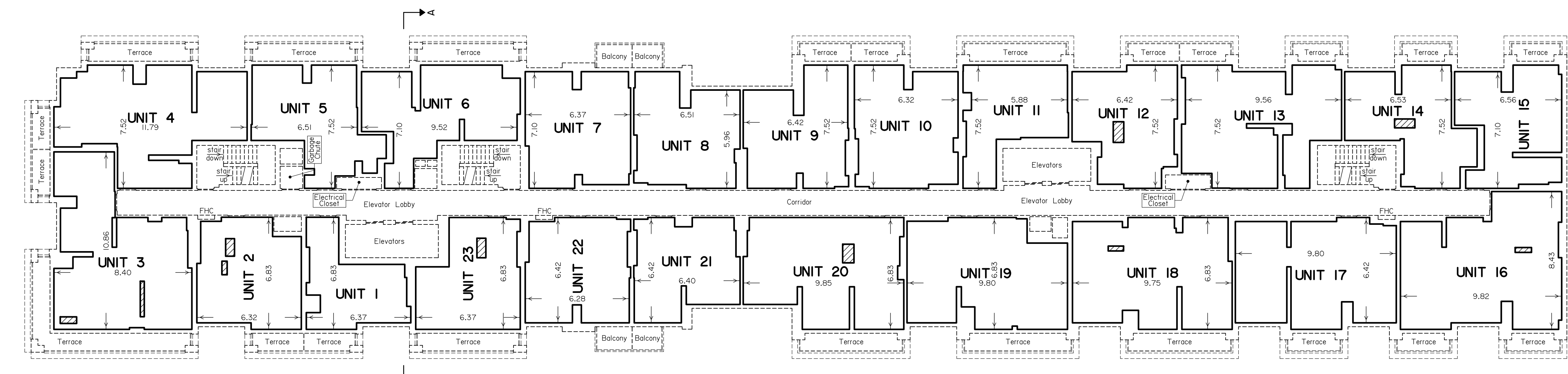
**SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 1 TO 6 (INCLUSIVE) LEVEL 1,
UNITS 1 TO 24 (INCLUSIVE) LEVELS 2 AND 3,
UNITS 1 TO 23 (INCLUSIVE) LEVELS 4, 5 AND 6,
UNITS 1 TO 18 (INCLUSIVE) LEVEL 7,
UNITS 1 AND 2 LEVEL 8,
AND UNITS 1 TO 9 (INCLUSIVE) LEVELS 9 TO 14 (INCLUSIVE)
(Not to Scale)**



**SECTION A-A
TO ILLUSTRATE RELATIONSHIP OF LEVELS
(Not to Scale)**



LEVEL 3 - THIRD FLOOR



LEVEL 4 - FOURTH FLOOR

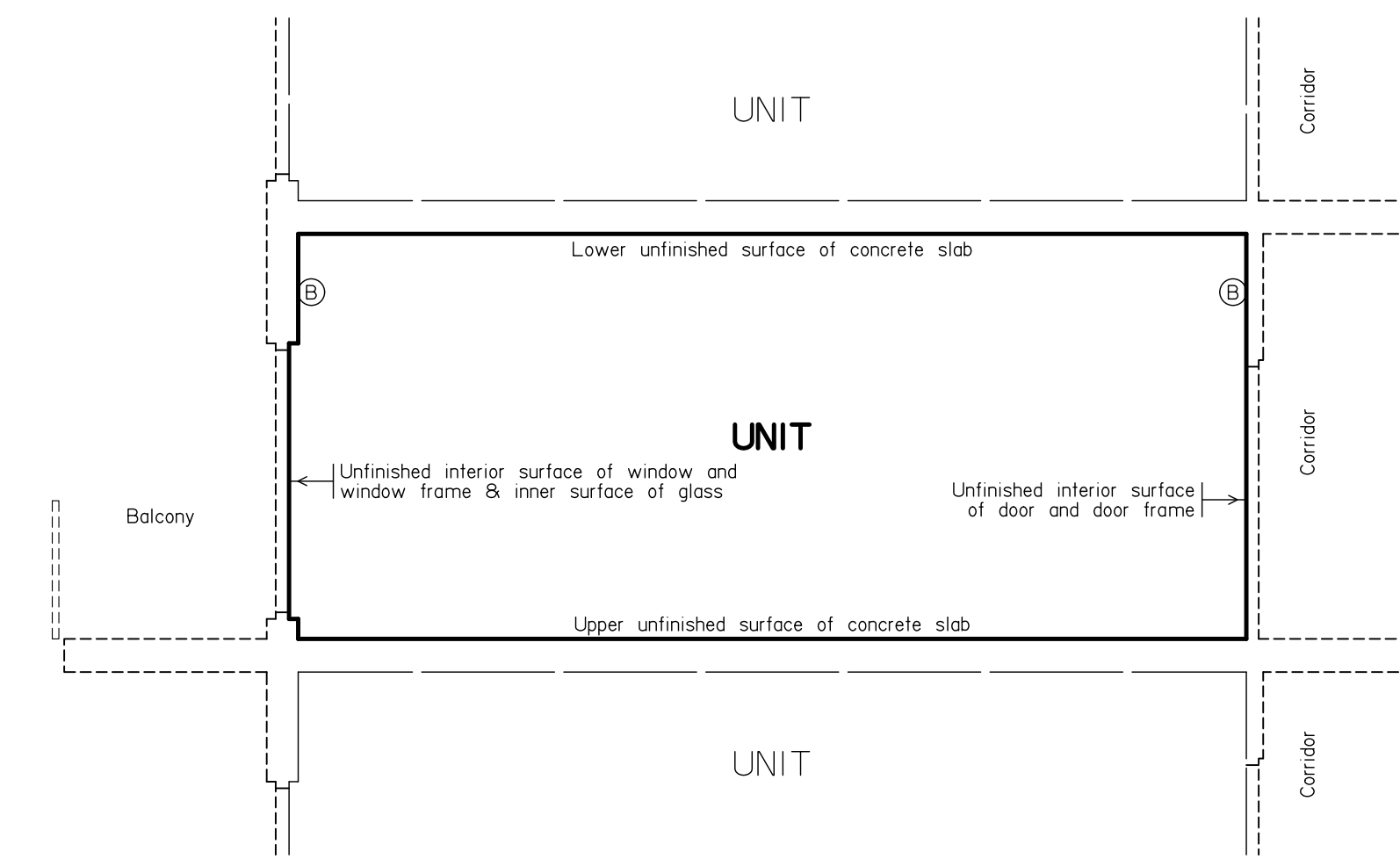
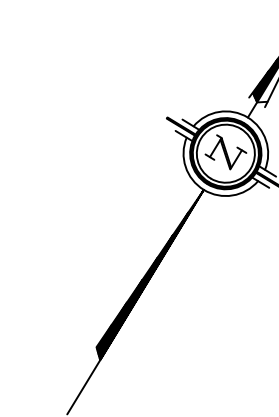
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4
AT _____ O'CLOCK ON THE _____
DAY OF _____, 2023.
REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

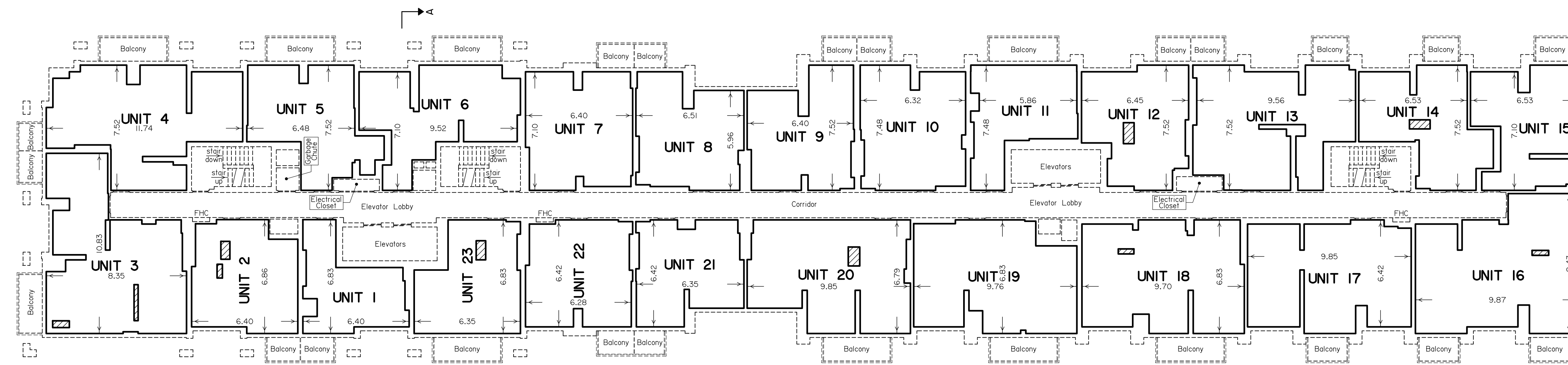
- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 23th day of February, 2023.
 - The diagrams of the units shown on this plan are substantially accurate.

Dated this ___ day of _____, 2023
V. Andrew Shelp
Ontario Land Surveyor

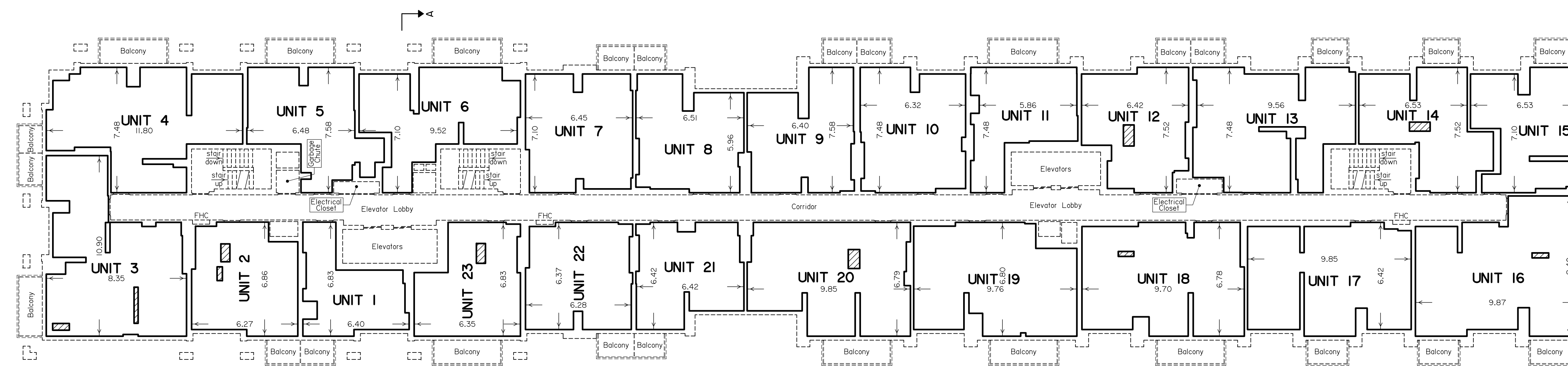
DECLARATION REGISTERED AS NUMBER _____



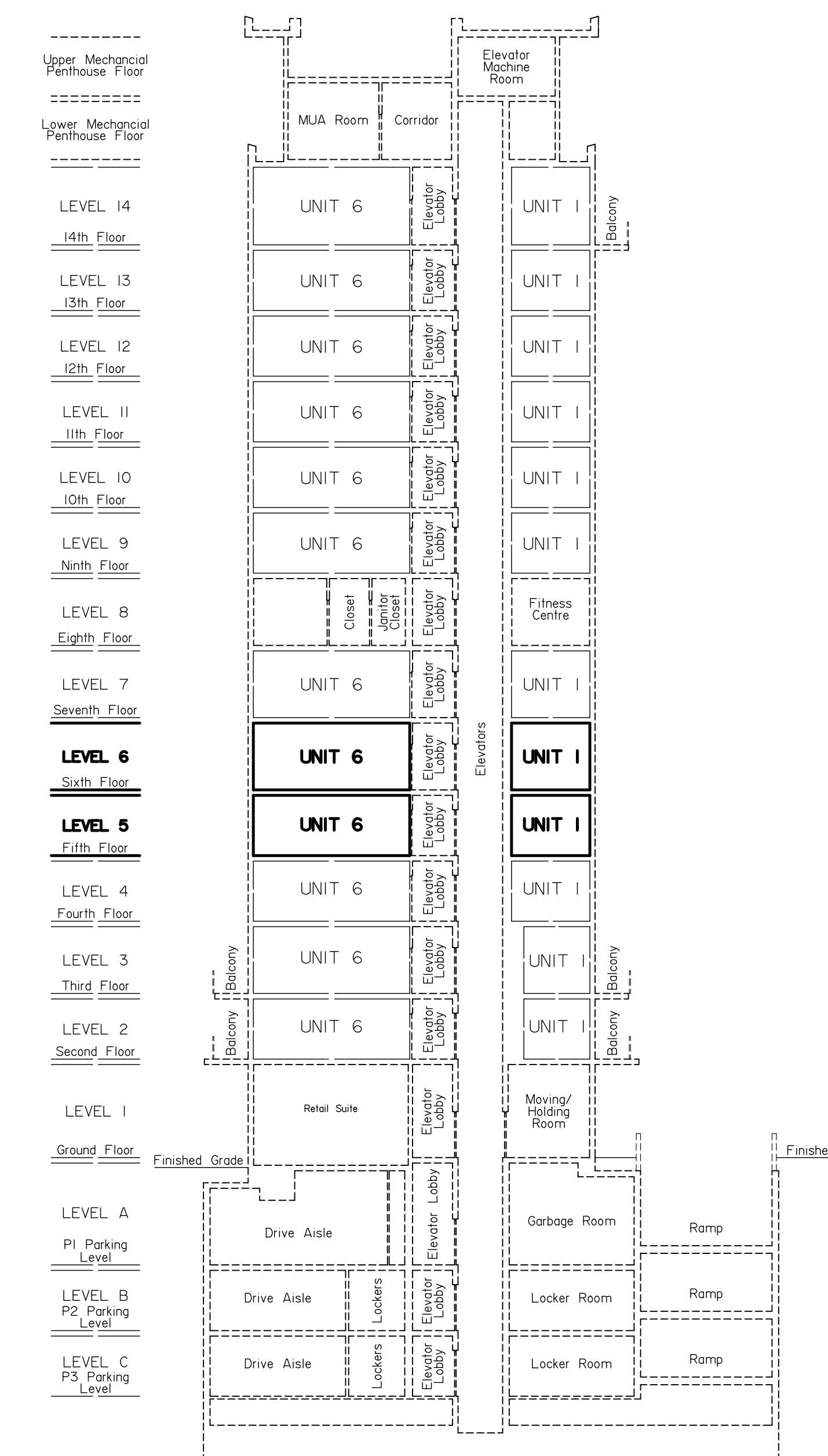
SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 1 TO 6 (INCLUSIVE) LEVEL 1,
UNITS 1 TO 24 (INCLUSIVE) LEVELS 2 AND 3,
UNITS 1 TO 23 (INCLUSIVE) LEVELS 4, 5 AND 6,
UNITS 1 TO 18 (INCLUSIVE) LEVEL 7,
UNITS 1 AND 2 LEVEL 8,
AND UNITS 1 TO 9 (INCLUSIVE) LEVELS 9 TO 14 (INCLUSIVE)
(Not to Scale)



LEVEL 5 - FIFTH FLOOR



LEVEL 6 - SIXTH FLOOR



SECTION A-A
TO ILLUSTRATE RELATIONSHIP OF LEVELS
(Not to Scale)

**PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS 5 AND 6**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
0 1.5 3 4.5 6 Metres

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT: 560 RIDEAU INC.
Dated this ___ day _____, 2023.
per Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

NOTES AND LEGEND

- denotes Property limit
- Unit boundary
- Common Elements, NOT Part of Unit
- Face of structural walls
- VP Vertical Plane
- HP Horizontal Plane
- B Backside surface of drywall
- A See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N85°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. Point A Northing 5027191.26 Easting 361496.78
. Point B Northing 5024915.16 Easting 373971.65
. Point A Northing 5032783.70 Easting 369146.76
. Point B Northing 5032836.04 Easting 369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4
AT _____ O'CLOCK ON THE _____
DAY OF _____, 2023.

REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

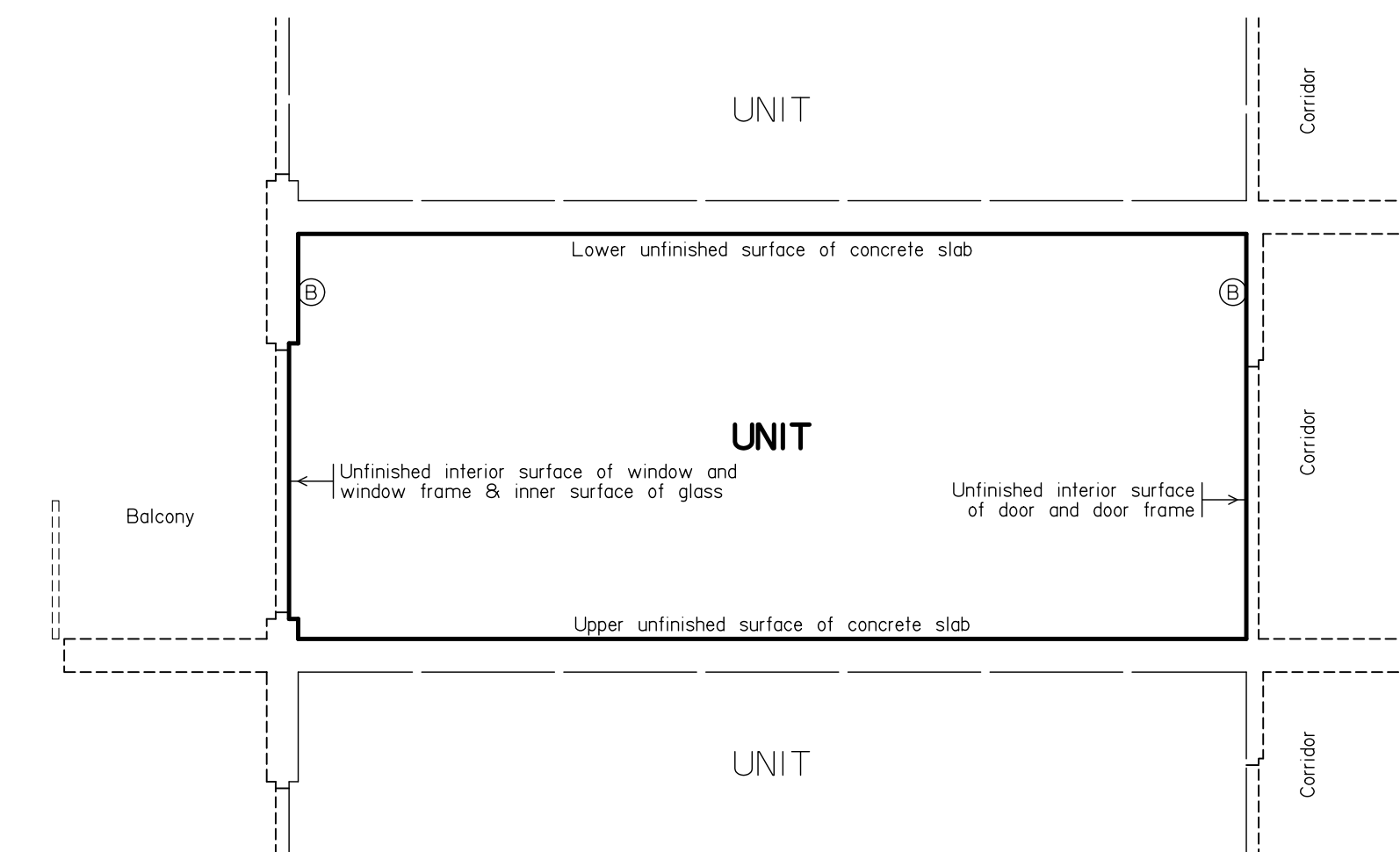
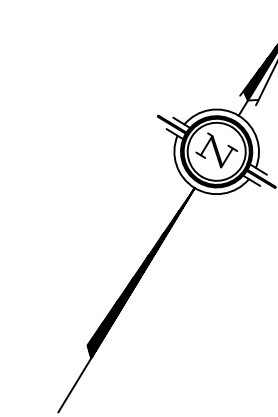
I CERTIFY THAT:

- This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
- The survey was completed on the 23th day of February, 2023.
- The diagrams of the units shown on this plan are substantially accurate.

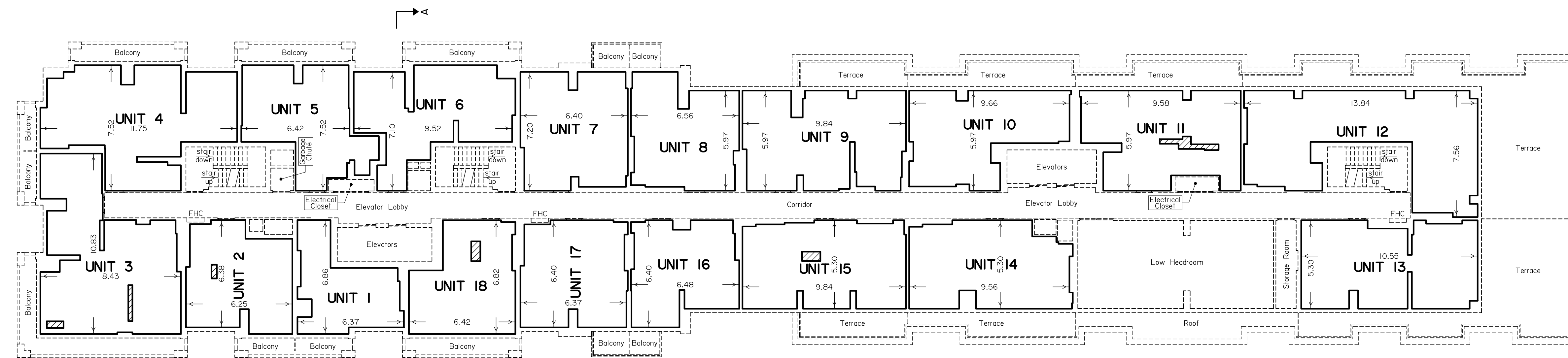
Dated this ___ day of _____, 2023

V. Andrew Shelp
Ontario Land Surveyor

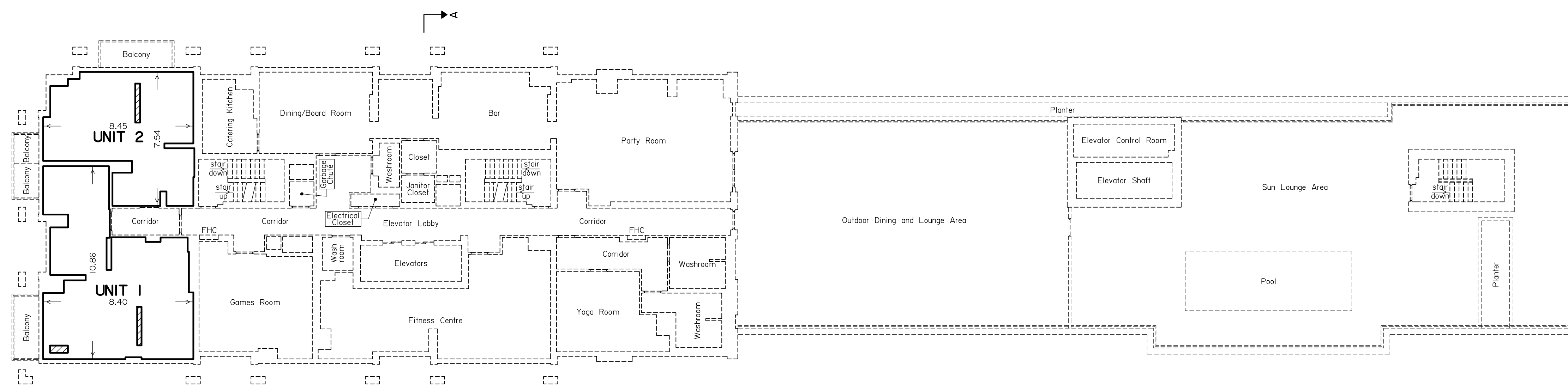
DECLARATION REGISTERED AS NUMBER _____



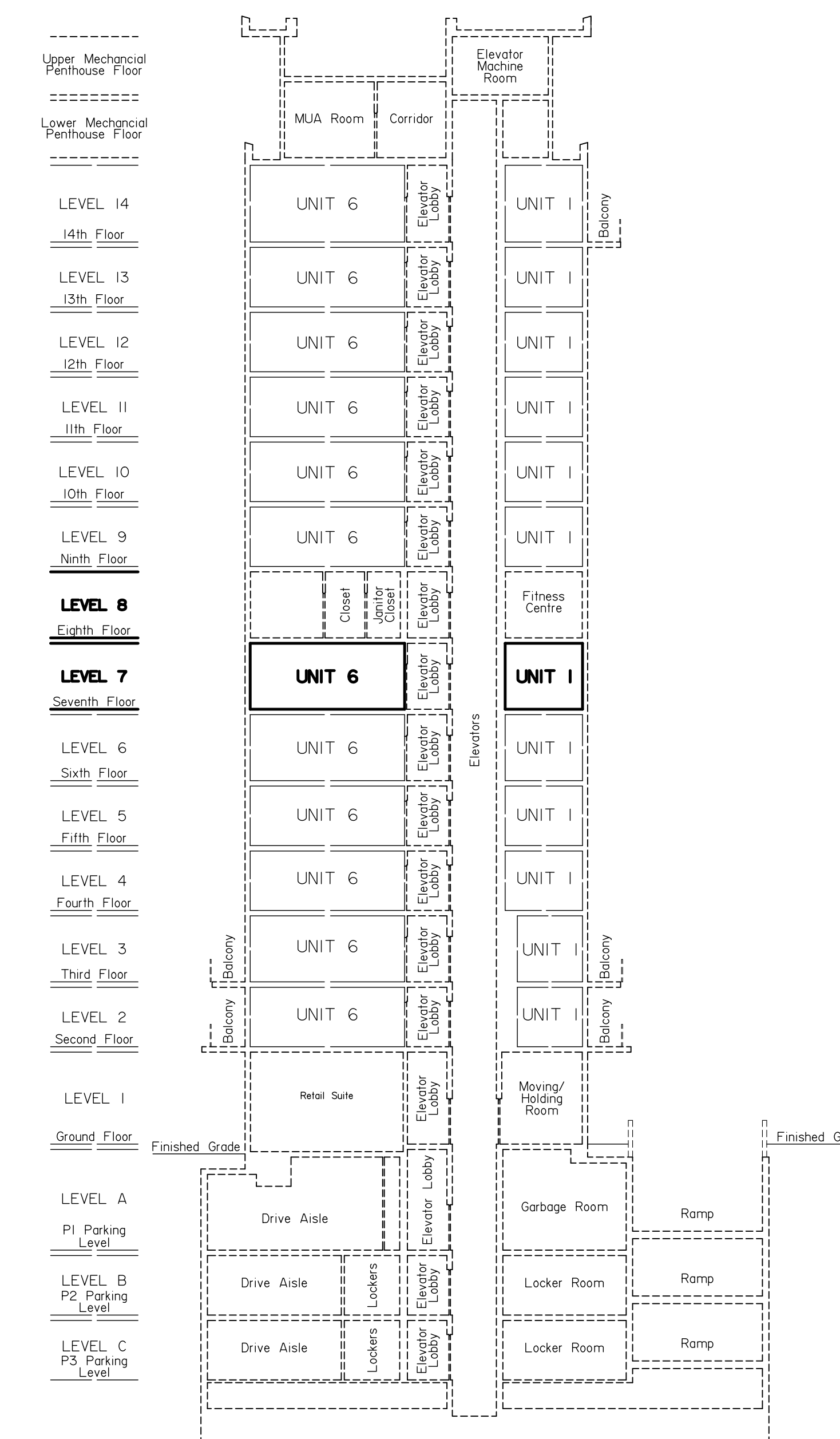
SECTION
TO ILLUSTRATE UNIT BOUNDARIES
TYPICAL TO UNITS 1 TO 6 (INCLUSIVE) LEVEL 1,
UNITS 1 TO 24 (INCLUSIVE) LEVELS 2 AND 3,
UNITS 1 TO 23 (INCLUSIVE) LEVELS 4, 5 AND 6,
UNITS 1 TO 18 (INCLUSIVE) LEVEL 7,
UNITS 1 AND 2 LEVEL 8,
AND UNITS 1 TO 9 (INCLUSIVE) LEVELS 9 TO 14 (INCLUSIVE)
(Not to Scale)



LEVEL 7 - SEVENTH FLOOR



LEVEL 8 - EIGHTH FLOOR

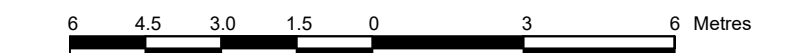


SECTION A-A
TO ILLUSTRATE RELATIONSHIP OF LEVELS
(Not to Scale)

**PLAN OF SURVEY OF
GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
LIMITS ON LEVELS 7 AND 8**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150



Metric

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT: 560 RIDEAU INC.

Dated this ___ day

of _____, 2023.

per
Steve Grandmont (Chief Operating Officer)
I have authority to bind the Corporation.

NOTES AND LEGEND

- denotes Property limit
- Unit boundary
- Common Elements, NOT Part of Unit
- Face of structural walls
- VP Vertical Plane
- HP Horizontal Plane
- A Backside surface of drywall
- See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N85°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680005	Northing	5027191.26	Easting	361496.78
.01919680105	Northing	5024915.16	Easting	373971.65
.Point A	Northing	5032783.70	Easting	369146.76
.Point B	Northing	5032836.04	Easting	369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

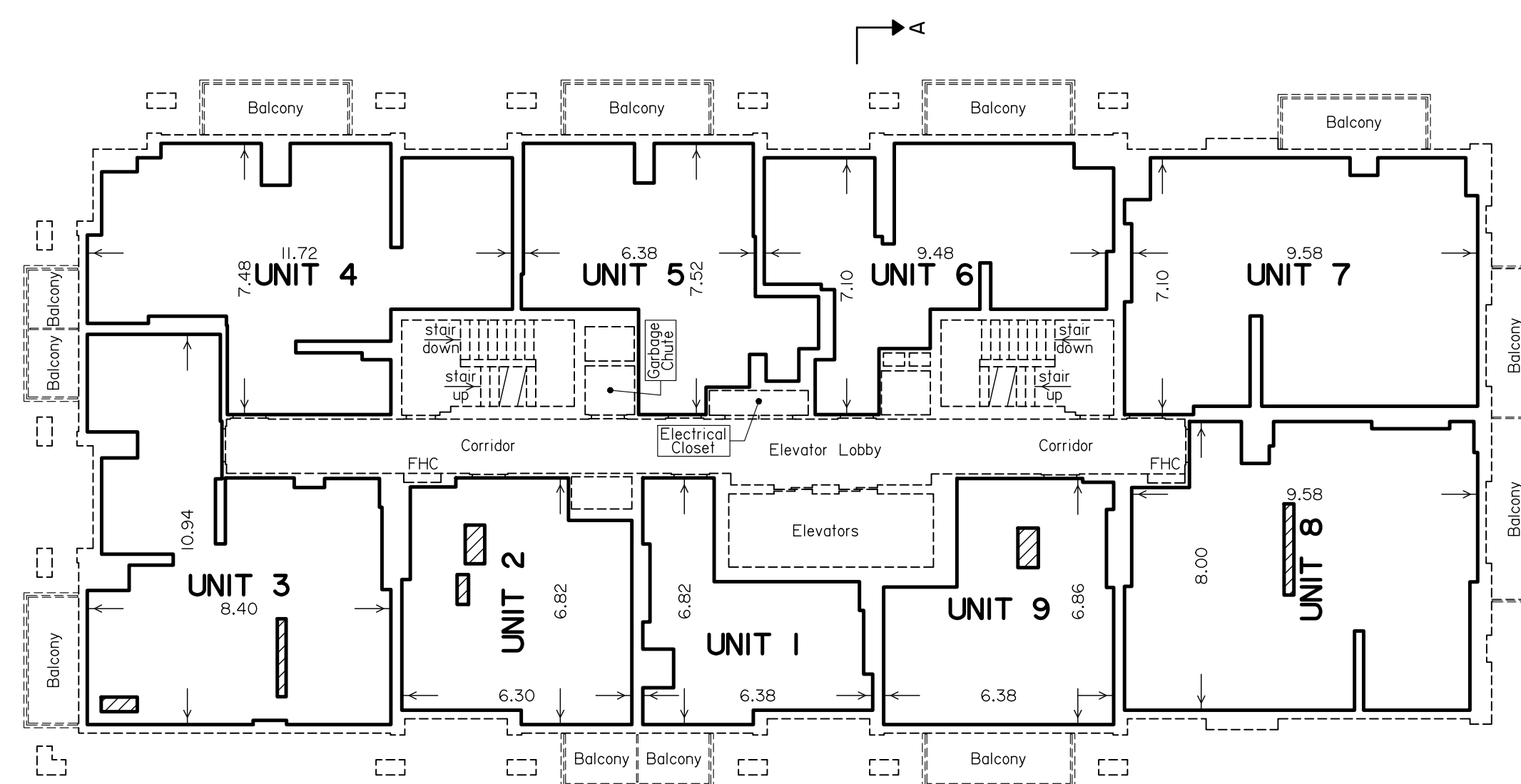
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE
 LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4
 AT _____ O'CLOCK ON THE _____
 DAY OF _____, 2023.
 REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

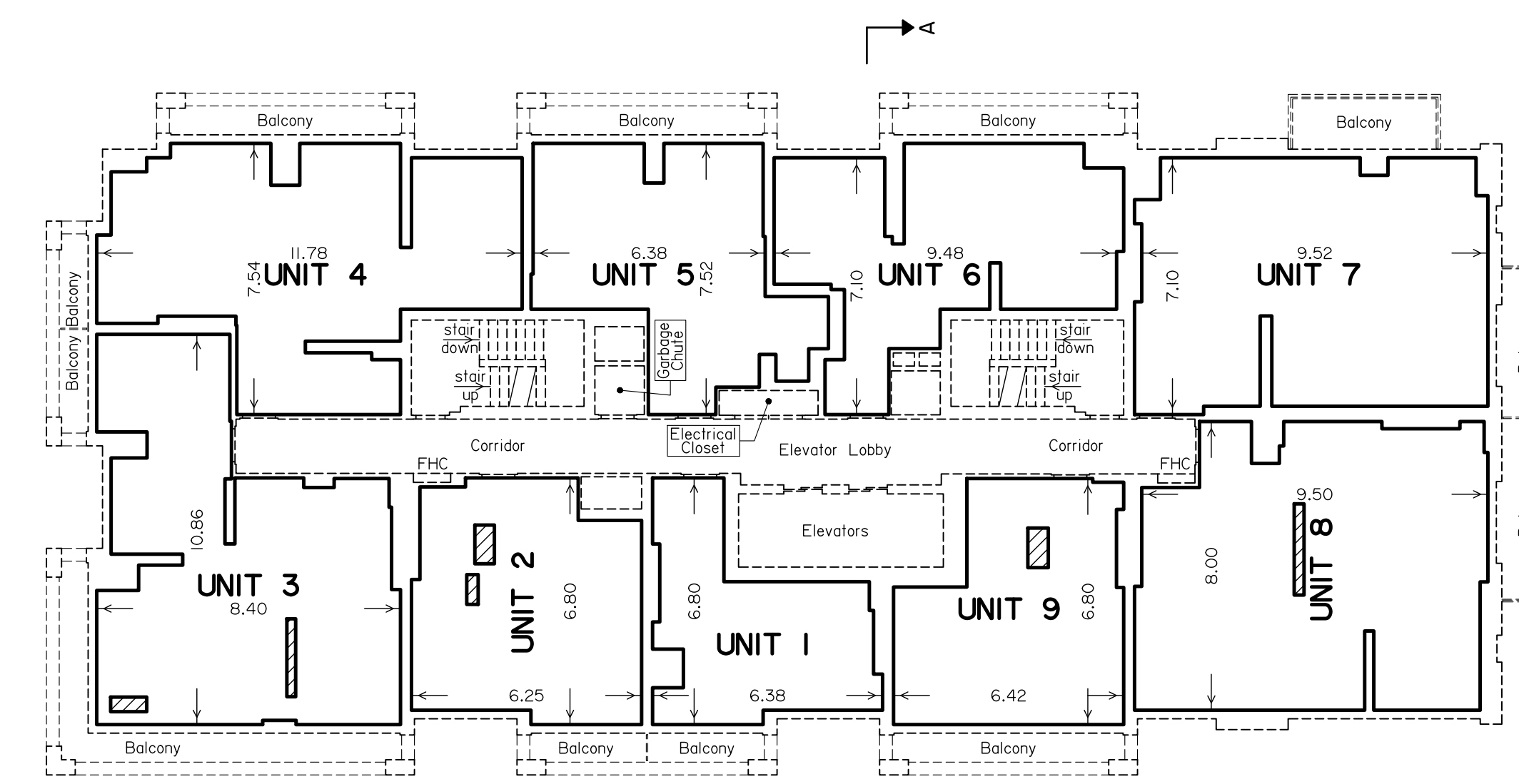
- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the 23th day of February, 2023.
 - The diagrams of the units shown on this plan are substantially accurate.

Dated this ____ day of _____, 2023
 V. Andrew Shelp
 Ontario Land Surveyor

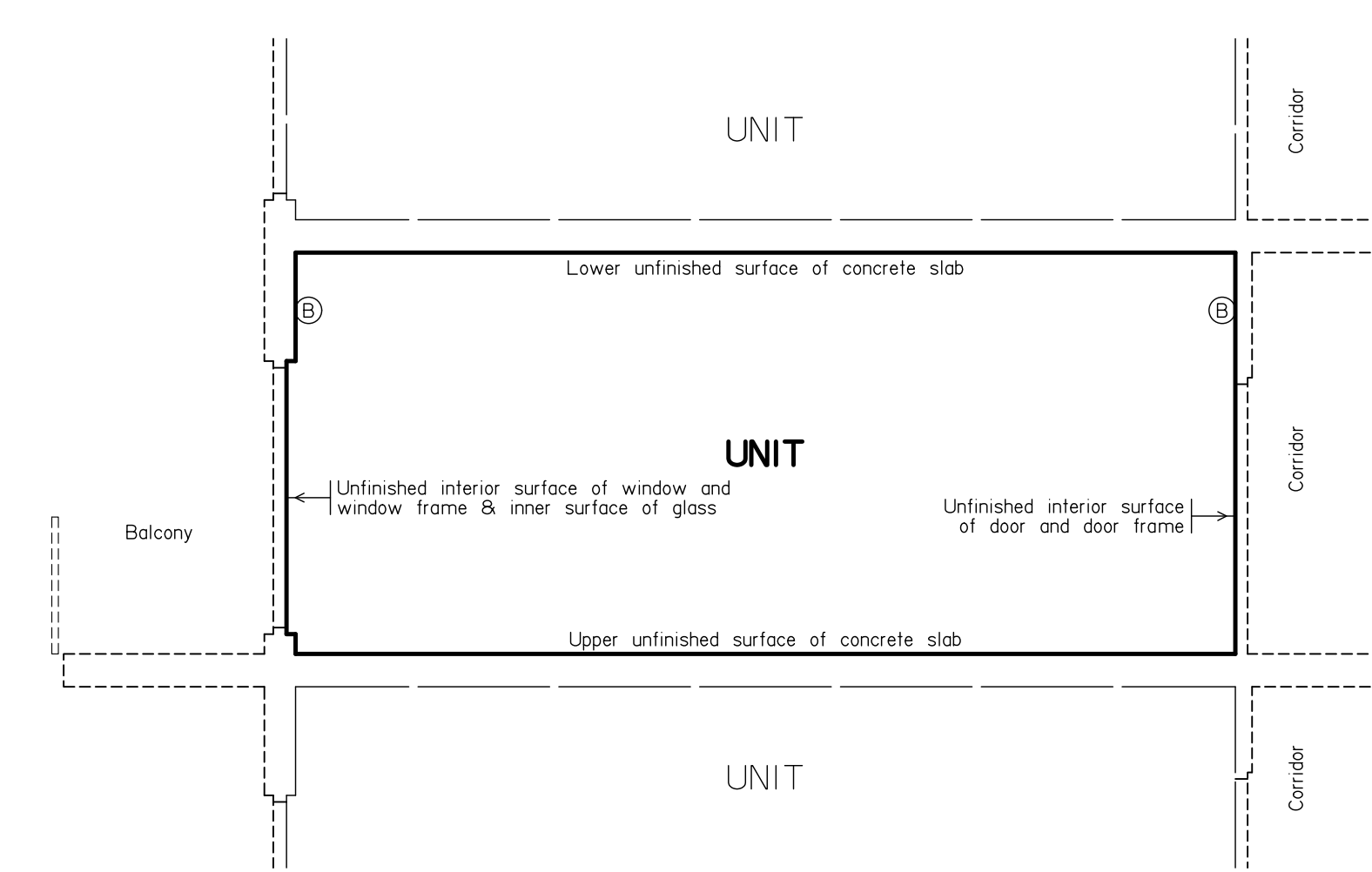
DECLARATION REGISTERED AS NUMBER



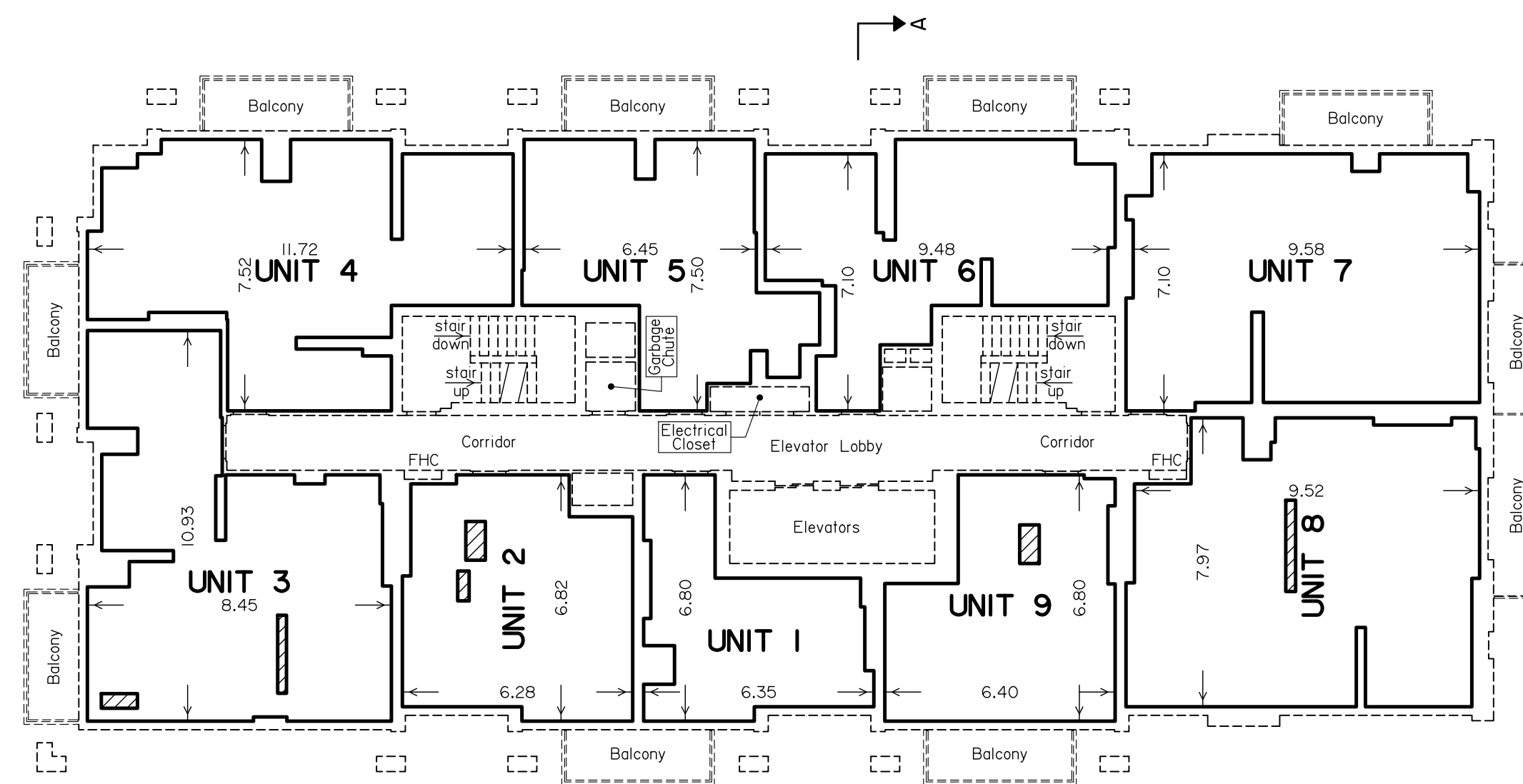
LEVEL 9 - NINTH FLOOR



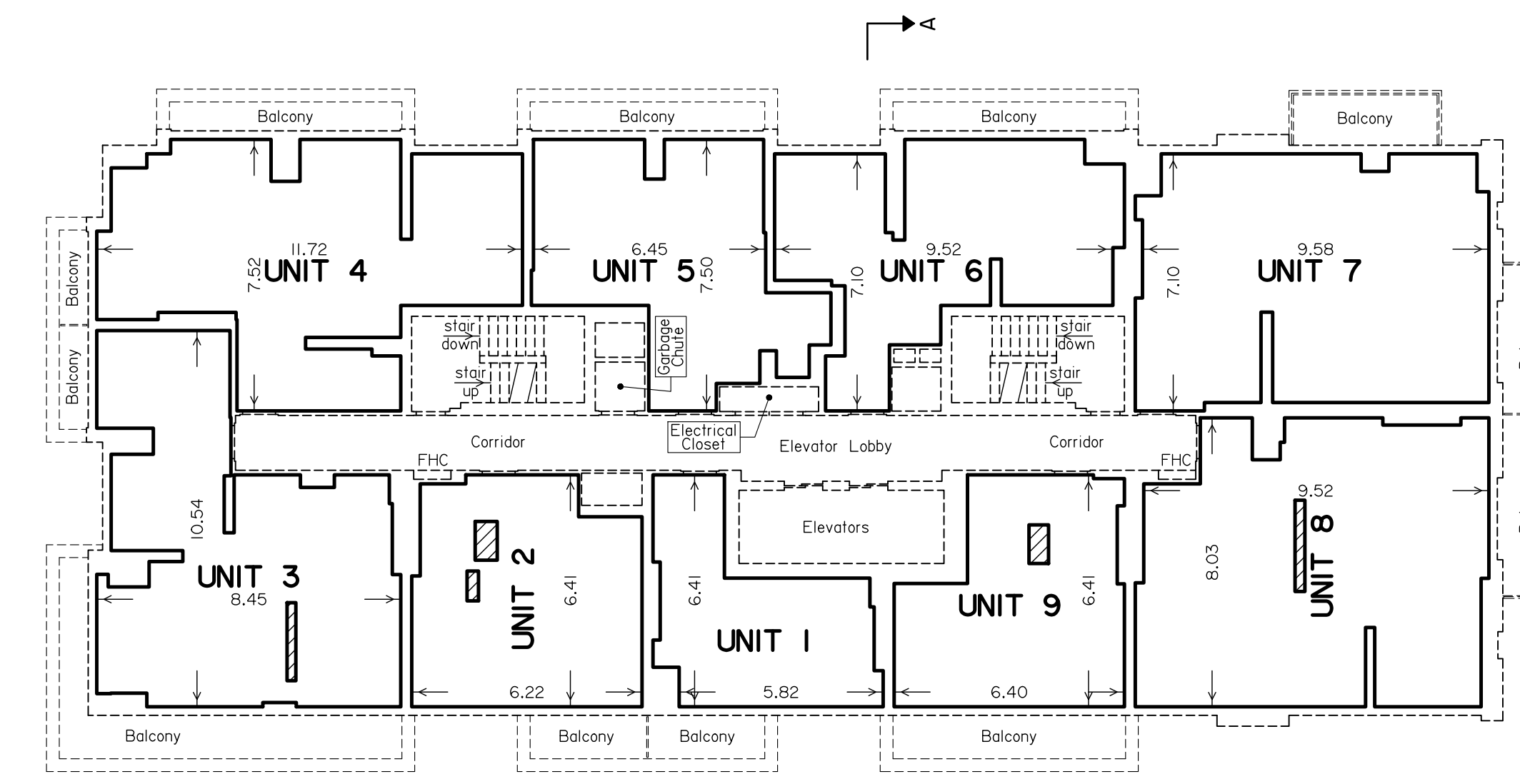
LEVEL 10 - IOTH FLOOR



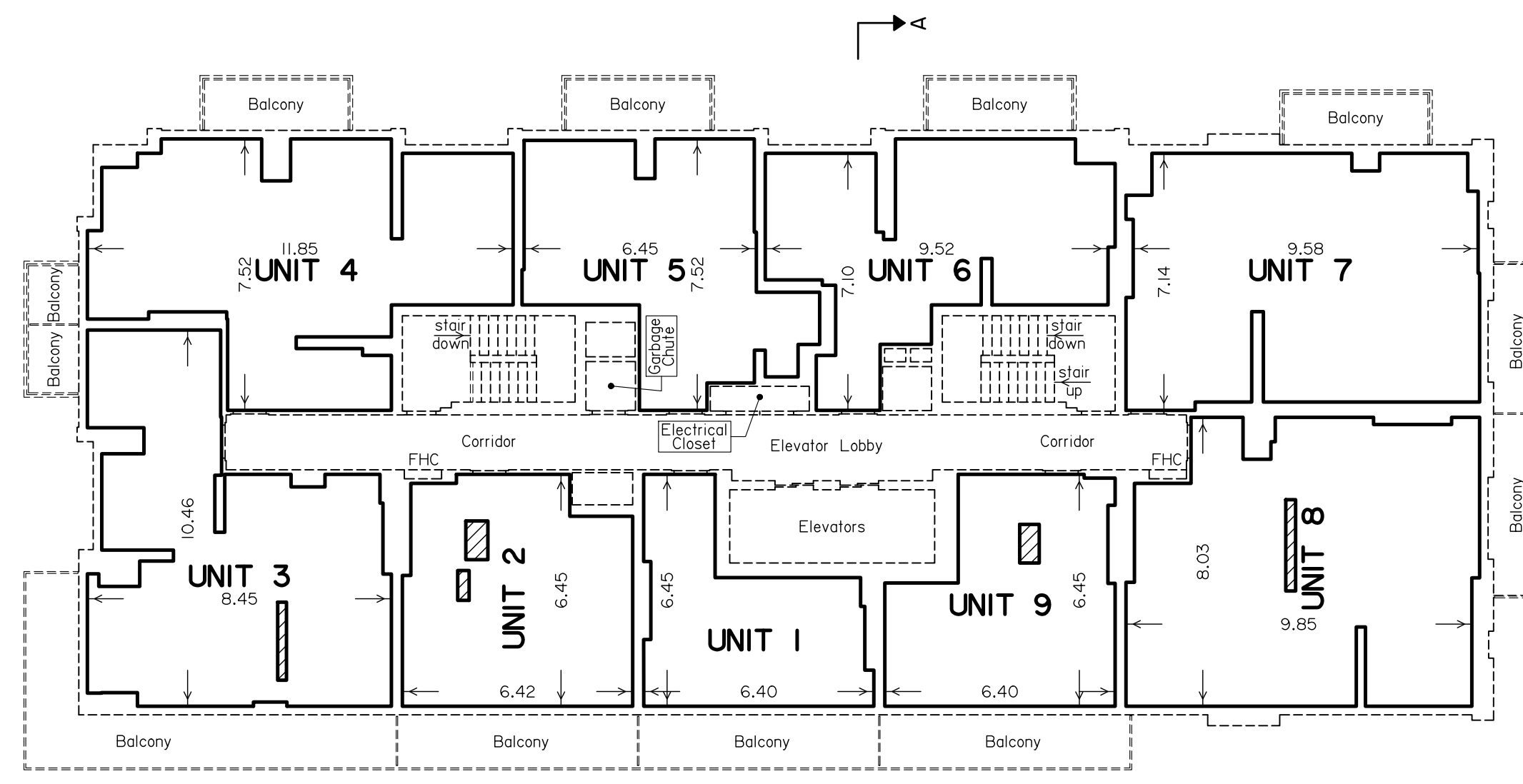
SECTION
 TO ILLUSTRATE UNIT BOUNDARIES
 TYPICAL TO UNITS 1 TO 6 (INCLUSIVE) LEVEL 1,
 UNITS 1 TO 24 (INCLUSIVE) LEVELS 2 AND 3,
 UNITS 1 TO 23 (INCLUSIVE) LEVELS 4, 5 AND 6,
 UNITS 1 TO 18 (INCLUSIVE) LEVEL 7,
 UNITS 1 AND 2 LEVEL 8,
 AND UNITS 1 TO 9 (INCLUSIVE) LEVELS 9 TO 14 (INCLUSIVE)
 (Not to Scale)



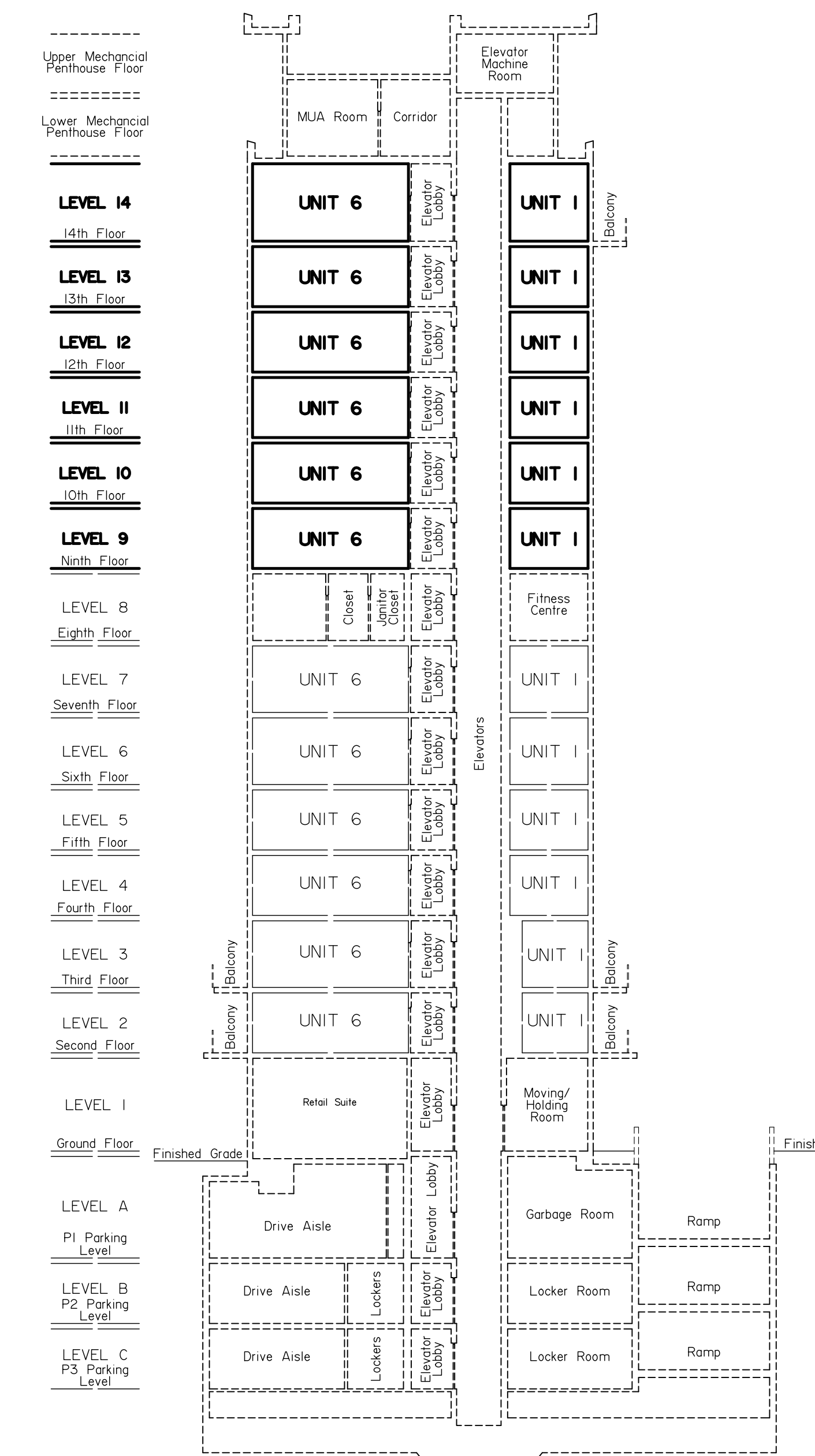
LEVELS 11 AND 12 - IITH & 12TH FLOOR



LEVEL 13 - 13TH FLOOR



LEVEL 14 - 14TH FLOOR



SECTION A-A
 TO ILLUSTRATE RELATIONSHIP OF LEVELS
 (Not to Scale)

**PLAN OF SURVEY OF
 GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT
 LIMITS ON LEVELS 9 TO 14 (INCLUSIVE)**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 150
 0 1.5 3 4.5 6 Metres

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
 METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions.

DECLARANT: 560 RIDEAU INC.
 Dated this ____ day _____, 2023.
 per Steve Grandmont (Chief Operating Officer)
 I have authority to bind the Corporation.

NOTES AND LEGEND

- denotes Property limit
- Unit boundary
- Face of structural walls
- VP Vertical Plane
- HP Horizontal Plane
- B Backside surface of drywall
- A See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N85°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

- .01919680005 Northing 5027191.26 Easting 361496.78
- .01919680105 Northing 5024915.16 Easting 373971.65
- .Point A Northing 5032783.70 Easting 369146.76
- .Point B Northing 5032836.04 Easting 369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON No. 4 AT ... O'CLOCK ON THE ... DAY OF ... 2023. REPRESENTATIVE FOR THE LAND REGISTRAR

SURVEYOR'S CERTIFICATE

I CERTIFY THAT: 1. This survey and plan are correct and in accordance with the Condominium Act, 1998, the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them. 2. The survey was completed on the 23th day of February, 2023. 3. The diagrams of the units shown on this plan are substantially accurate.

Dated this ... day of ... 2023 V. Andrew Shepl Ontario Land Surveyor

DECLARATION REGISTERED AS NUMBER

PLAN OF SURVEY OF GENERAL CONFIGURATION OF BUILDING AND EXTENT OF UNIT LIMITS

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:150 0 1.5 3 4.5 6 Metres

Metric DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CERTIFICATE OF DECLARANT

THIS IS TO CERTIFY THAT the property included in this plan has been laid out into units and common elements in accordance with our instructions. DECLARANT: 560 RIDEAU INC. Dated this ... day of ... 2023. Steve Grandmont (Chief Operating Officer) I have authority to bind the Corporation.

NOTES AND LEGEND

- Property limit denotes Property limit
Unit boundary denotes Unit boundary
Common Elements, NOT Part of Unit denotes Common Elements, NOT Part of Unit
Face of structural walls denotes Face of structural walls
V denotes Vertical Plane
H denotes Horizontal Plane
A, B, C, D denotes See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

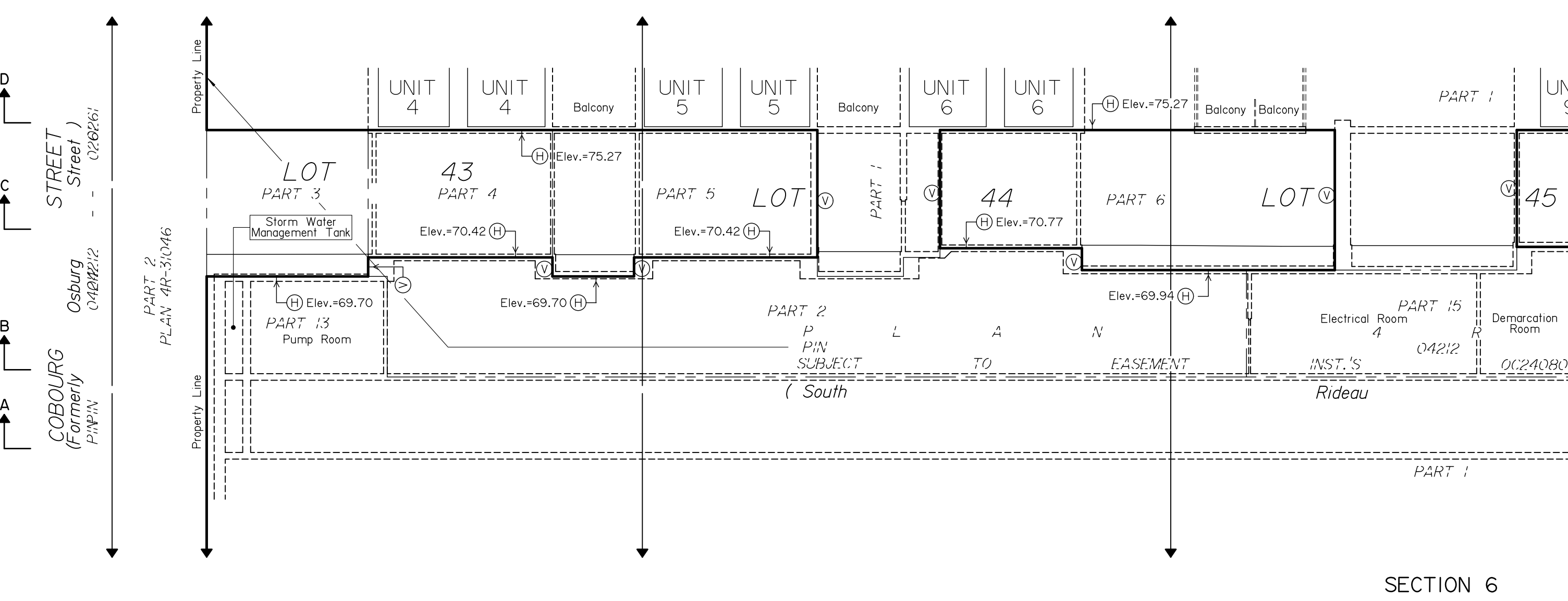
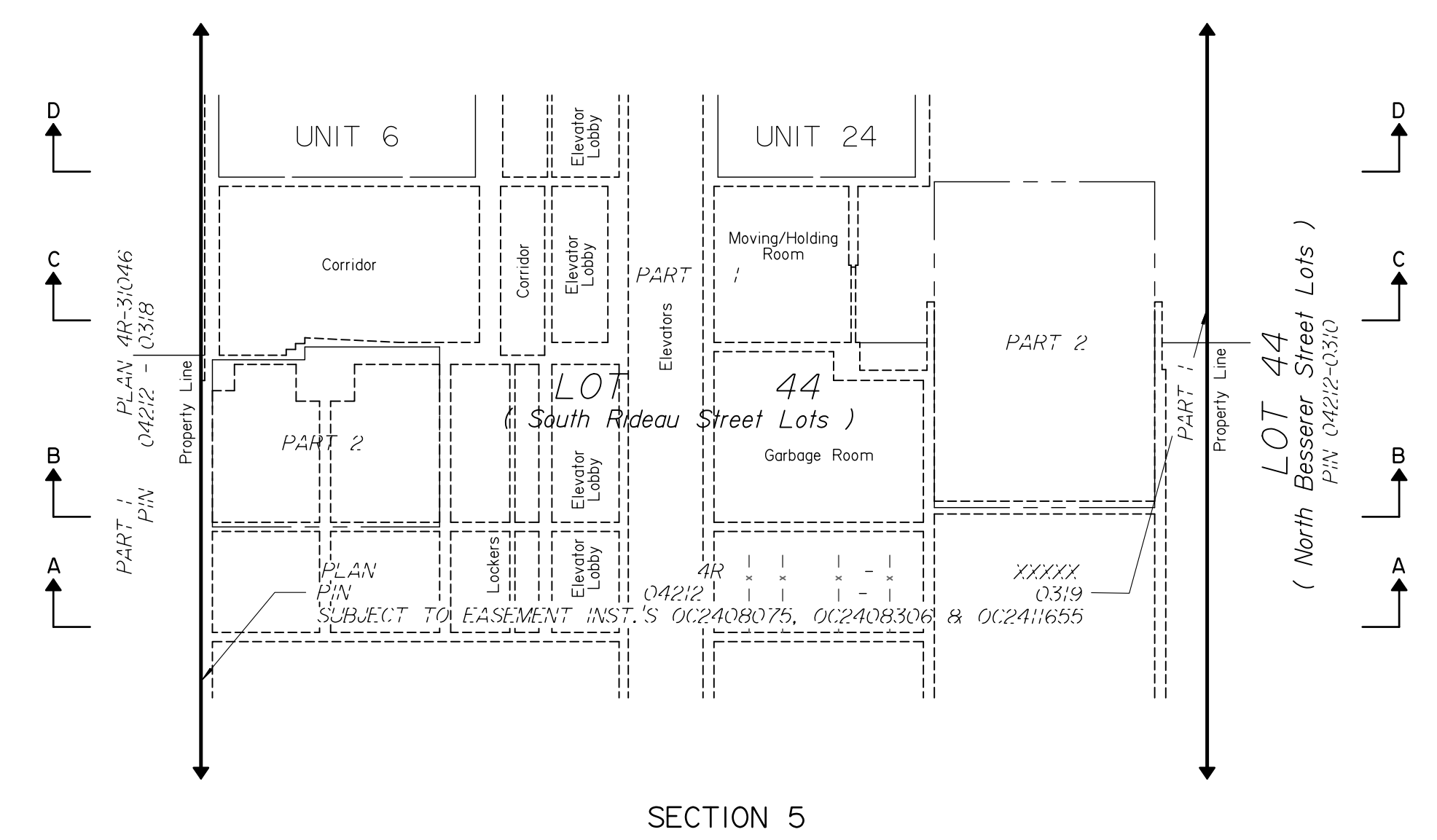
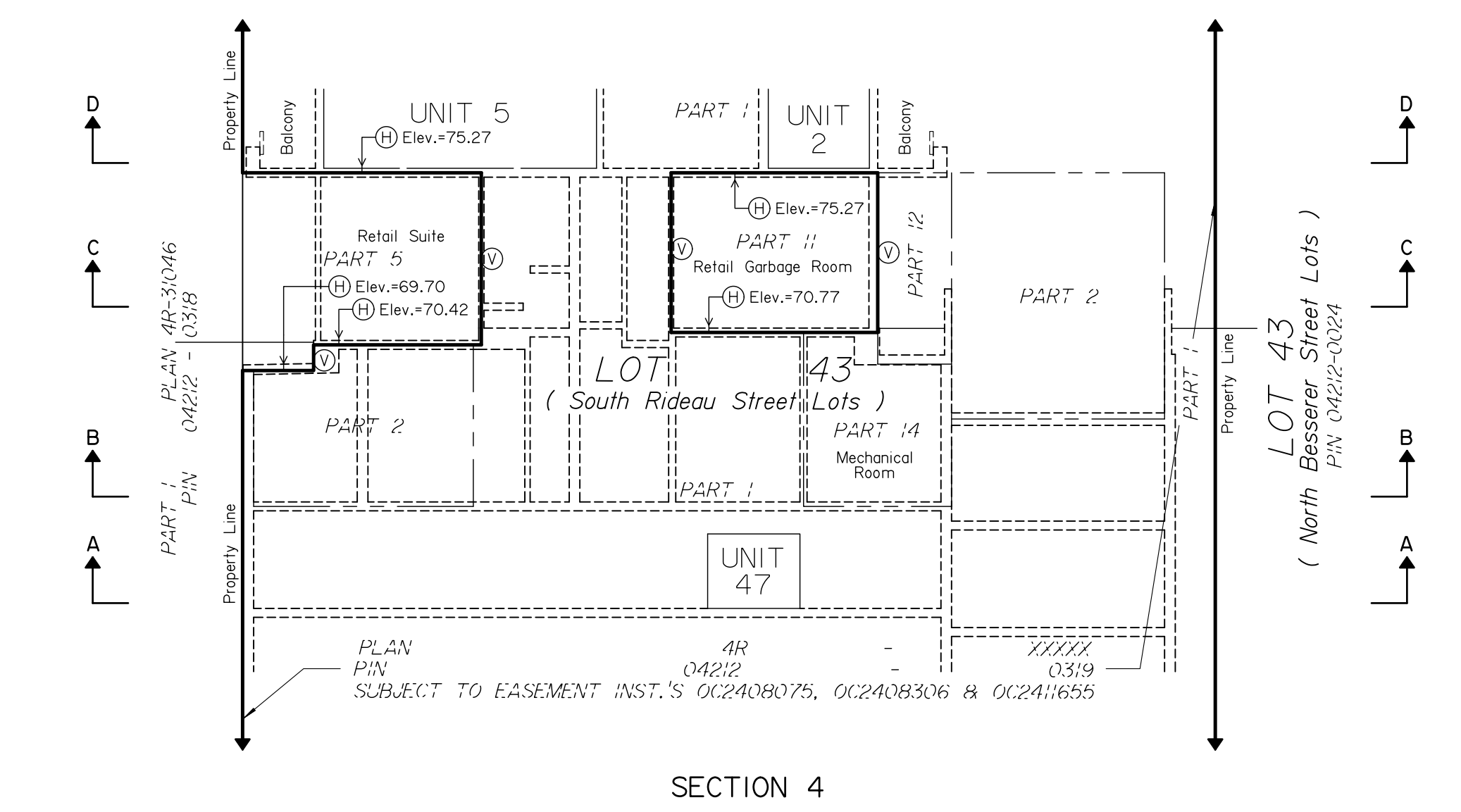
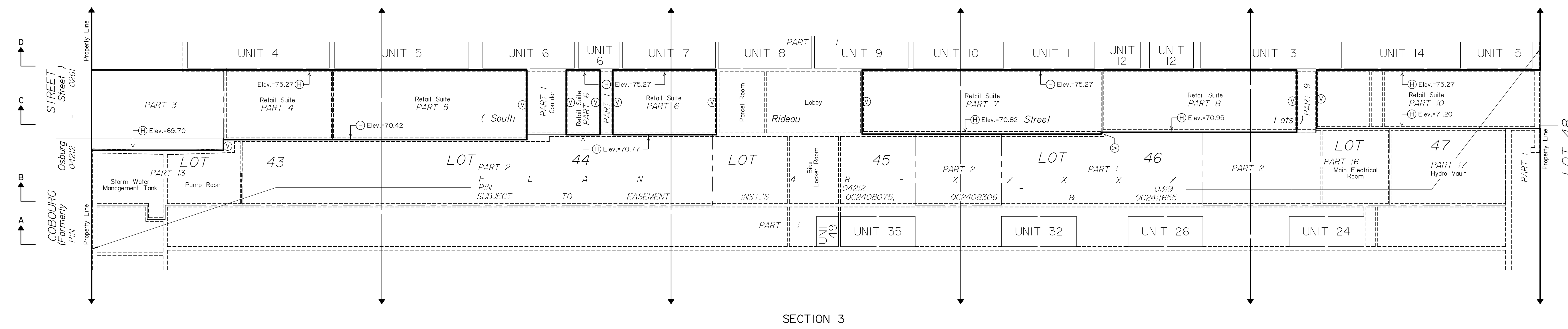
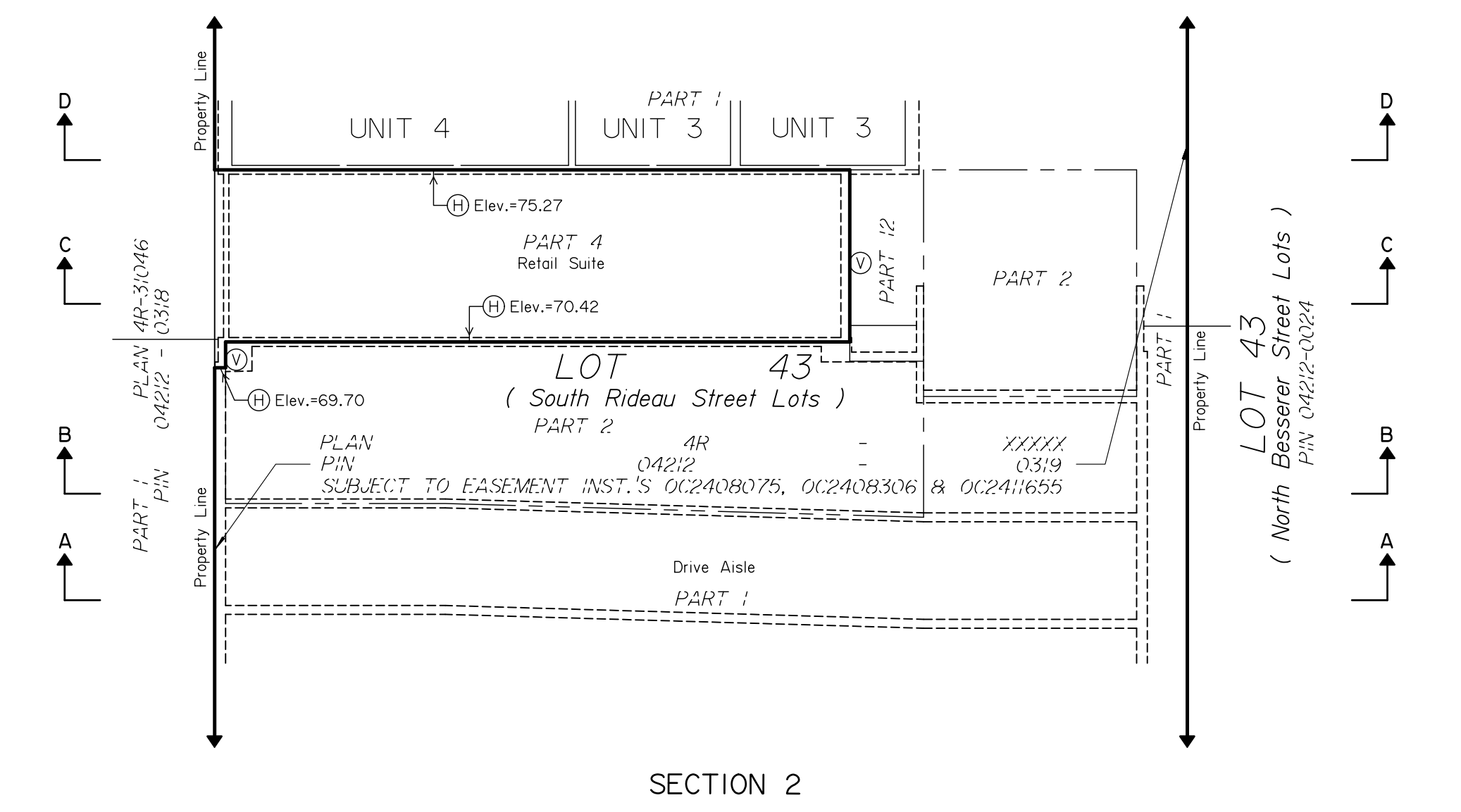
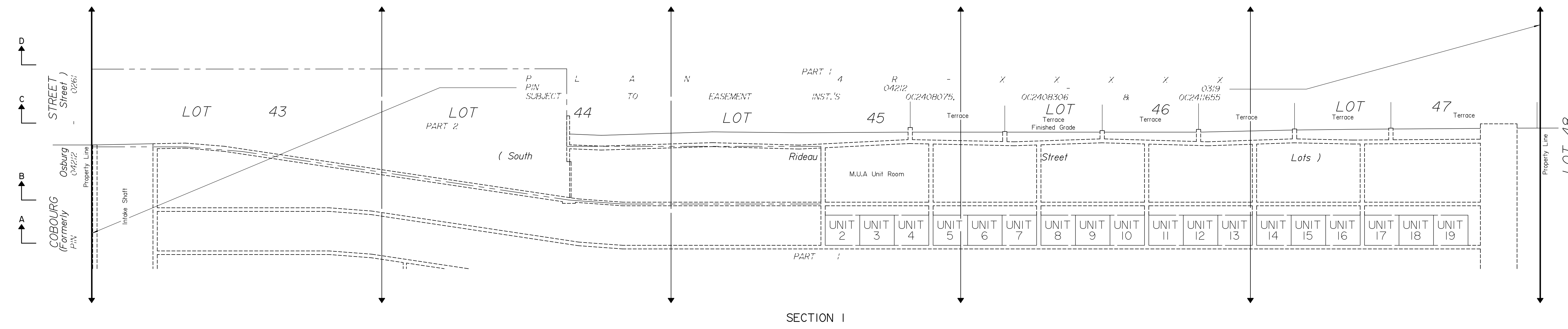
Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N89°41'30"W and are referenced to Specified Control Points 0191968005 and 0191968015, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 0191968005 and 0191968015, MTM Zone 9 (76°30' West Longitude) NAD-83 (original). Coordinate values are to urban accuracy in accordance with O. Reg. 218/10.

Table with 4 columns: Point, Northing, Easting, and coordinates for .01919680005, .01919680105, .Point A, and .Point B.

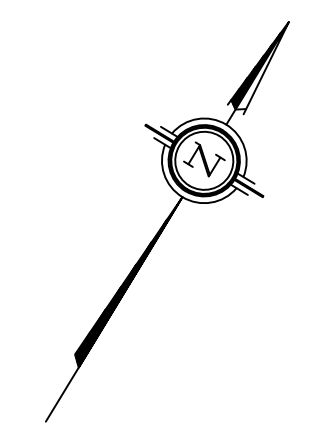
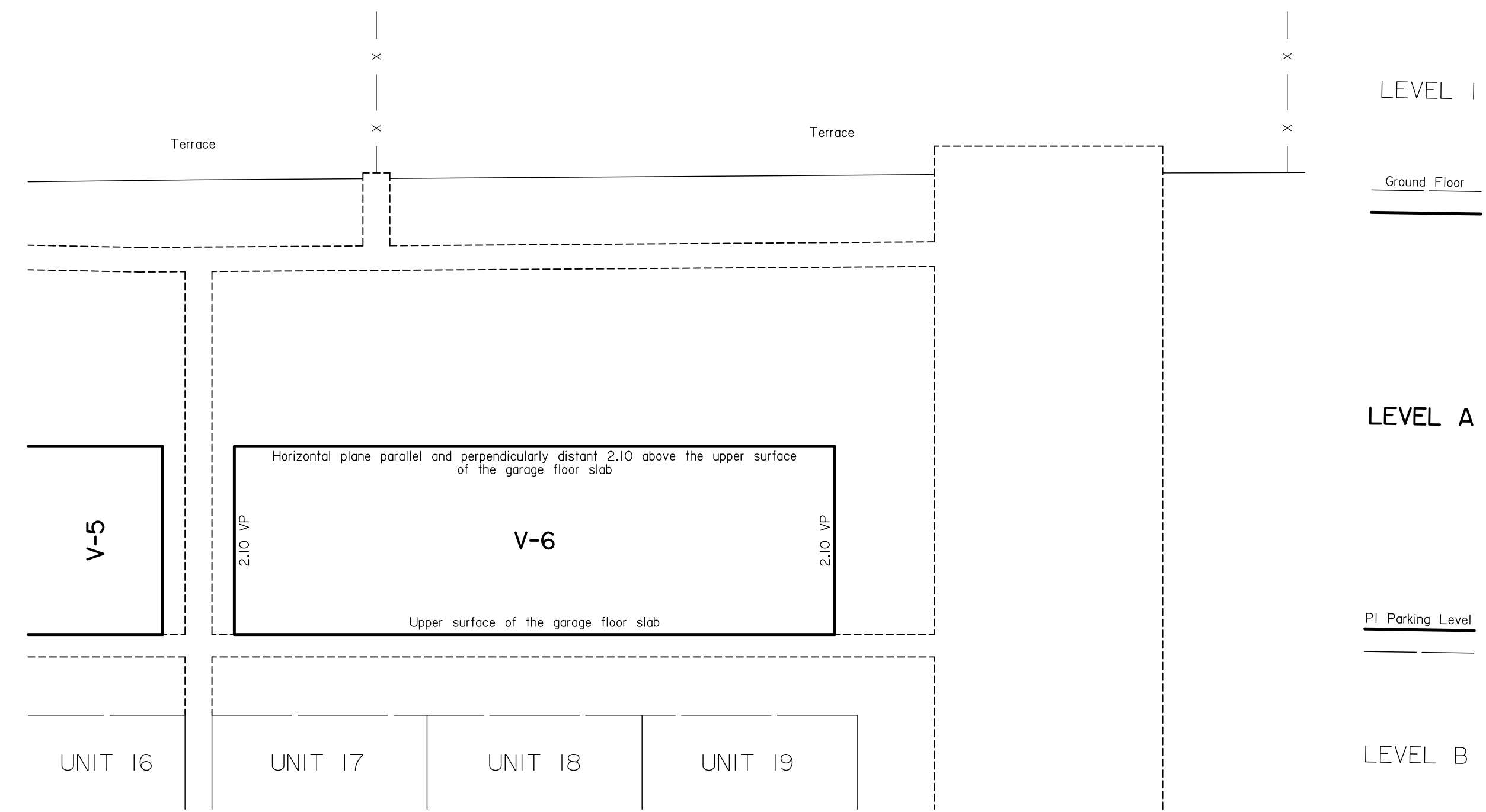
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

The monuments controlling the extent and location of the units are the walls, the floors and the ceilings as more particularly described in the Declaration (See Schedule C).



SECTION 5

SECTION 6



PLAN OF SURVEY OF

EXTENT AND LOCATION OF EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS ON LEVEL A

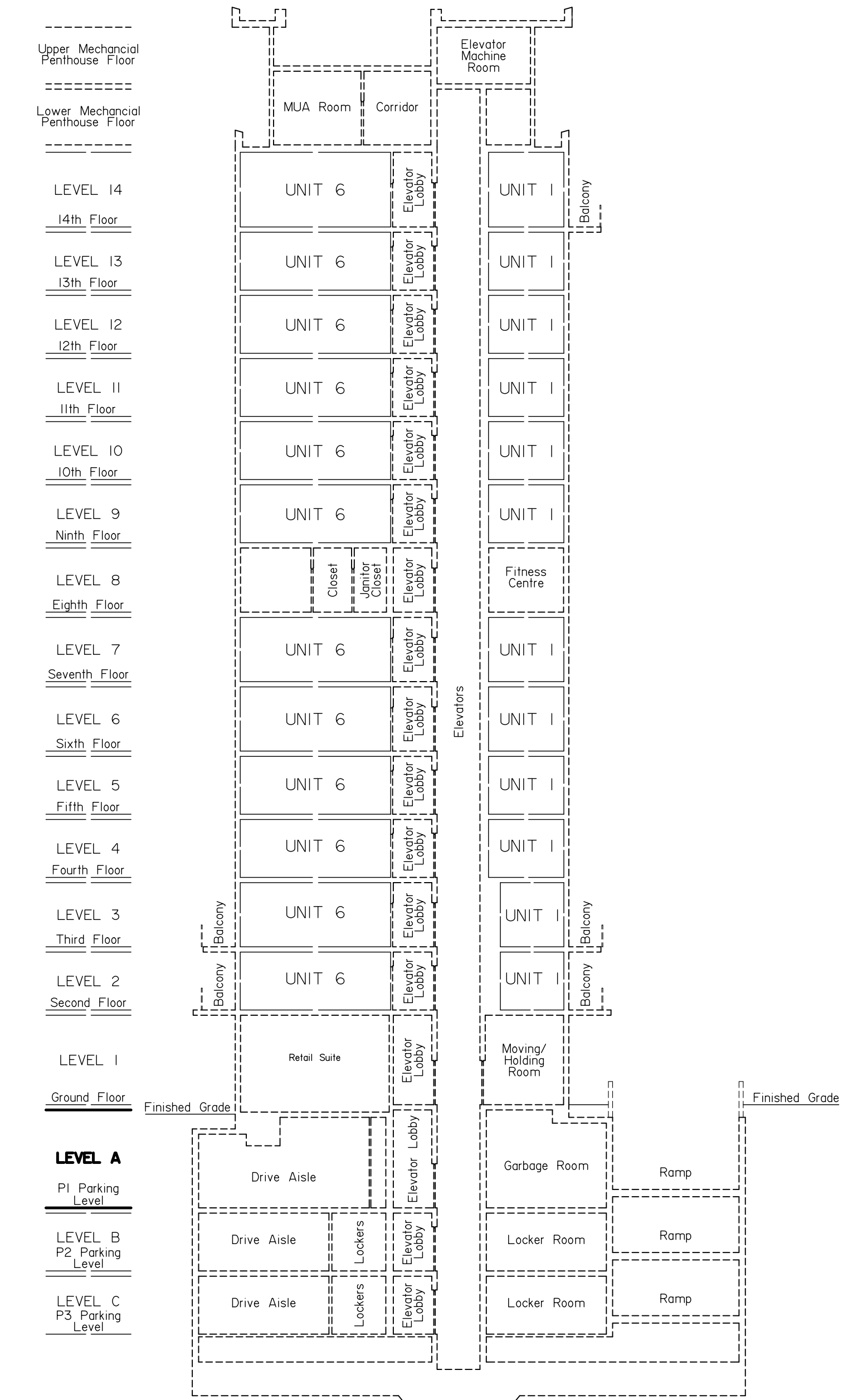
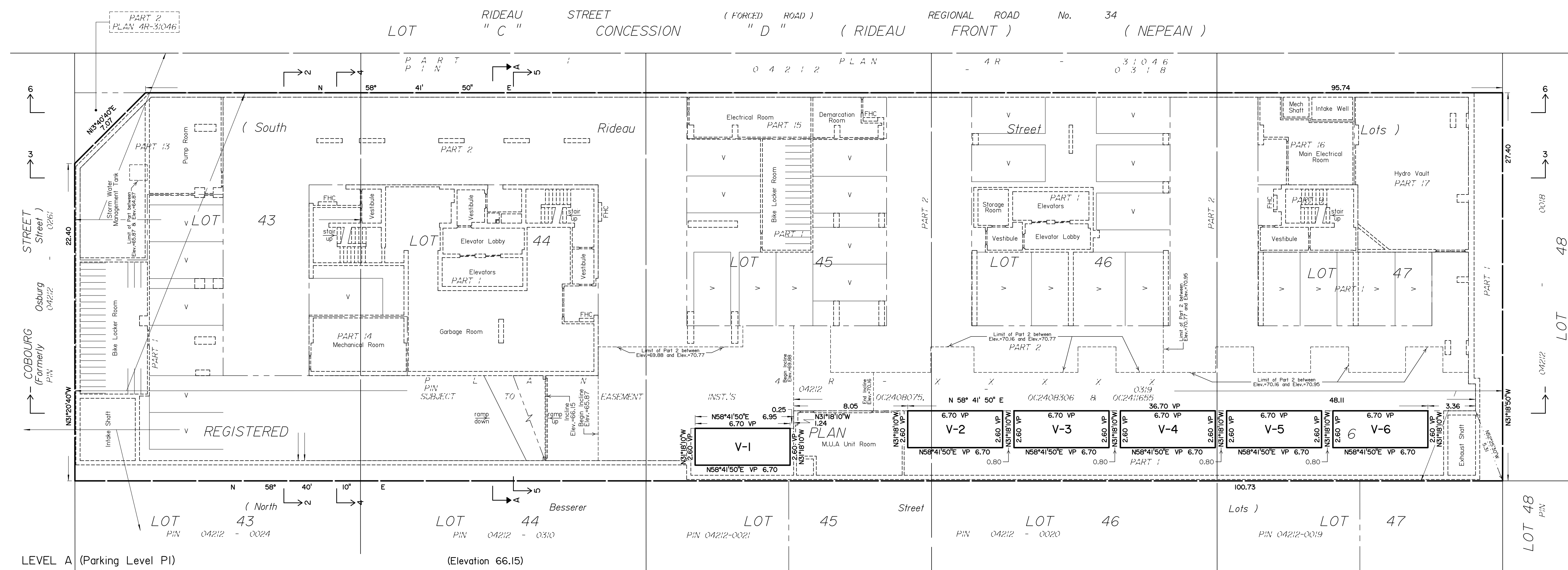
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 150



Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SECTION TO ILLUSTRATE EXCLUSIVE USE PORTIONS V-1 TO V-6 (INCLUSIVE) LEVEL A (Not to Scale)



SURVEYOR'S CERTIFICATE EXCLUSIVE USE COMMON ELEMENTS

I CERTIFY THAT this plan of survey accurately shows the extent and location of the exclusive use portions of the common elements.

Dated this ___ day of _____, 2023
V. Andrew Sheip
Ontario Land Surveyor

NOTES AND LEGEND

- denotes Boundary of exclusive use portion
- Property limit
- Face of structural walls
- Unit boundary
- Common Elements, NOT Part of Unit
- VP Vertical Plane
- HP Horizontal Plane
- A See SECTION A-A

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.


Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of NS8°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

- . 01919680005 Northing 5027191.26 Easting 361496.78
- . 01919680105 Northing 5024915.16 Easting 373971.65
- . Point A Northing 5032783.70 Easting 369146.76
- . Point B Northing 5032836.04 Easting 369232.84

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan. Boundaries of exclusive use portions of the common elements are straight lines unless noted otherwise.

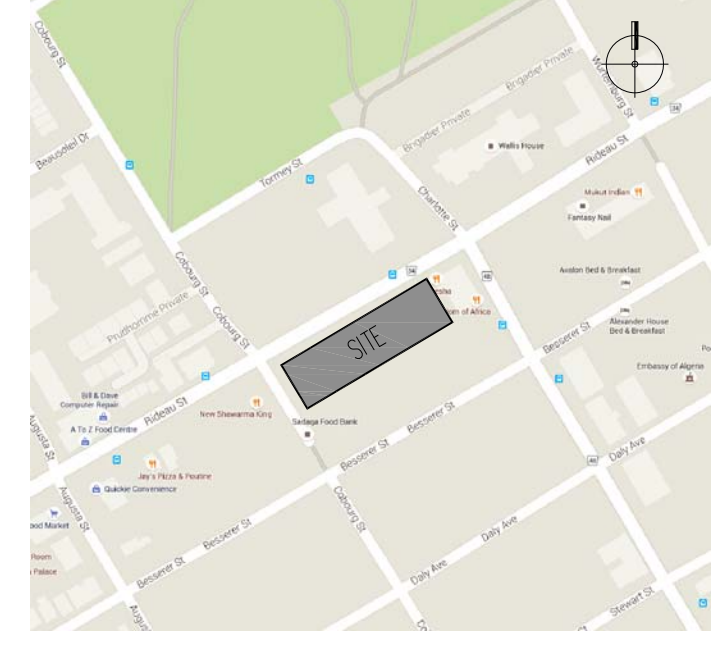

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 11:19 am, Sep 27, 2019

GENERAL NOTES

- For Landscaping, refer to landscape drawings.
- For proposed grading, refer to landscape drawings.
- All perimeter existing information indicated taken from survey.
- All work to be done in conformance with the 2012 Ontario Building Code (O.B.C., as amended).
- Land to be conveyed to the city free and clear of all encumbrances at a nominal cost for lane widening purposes at no expense to the city.

KEYPLAN



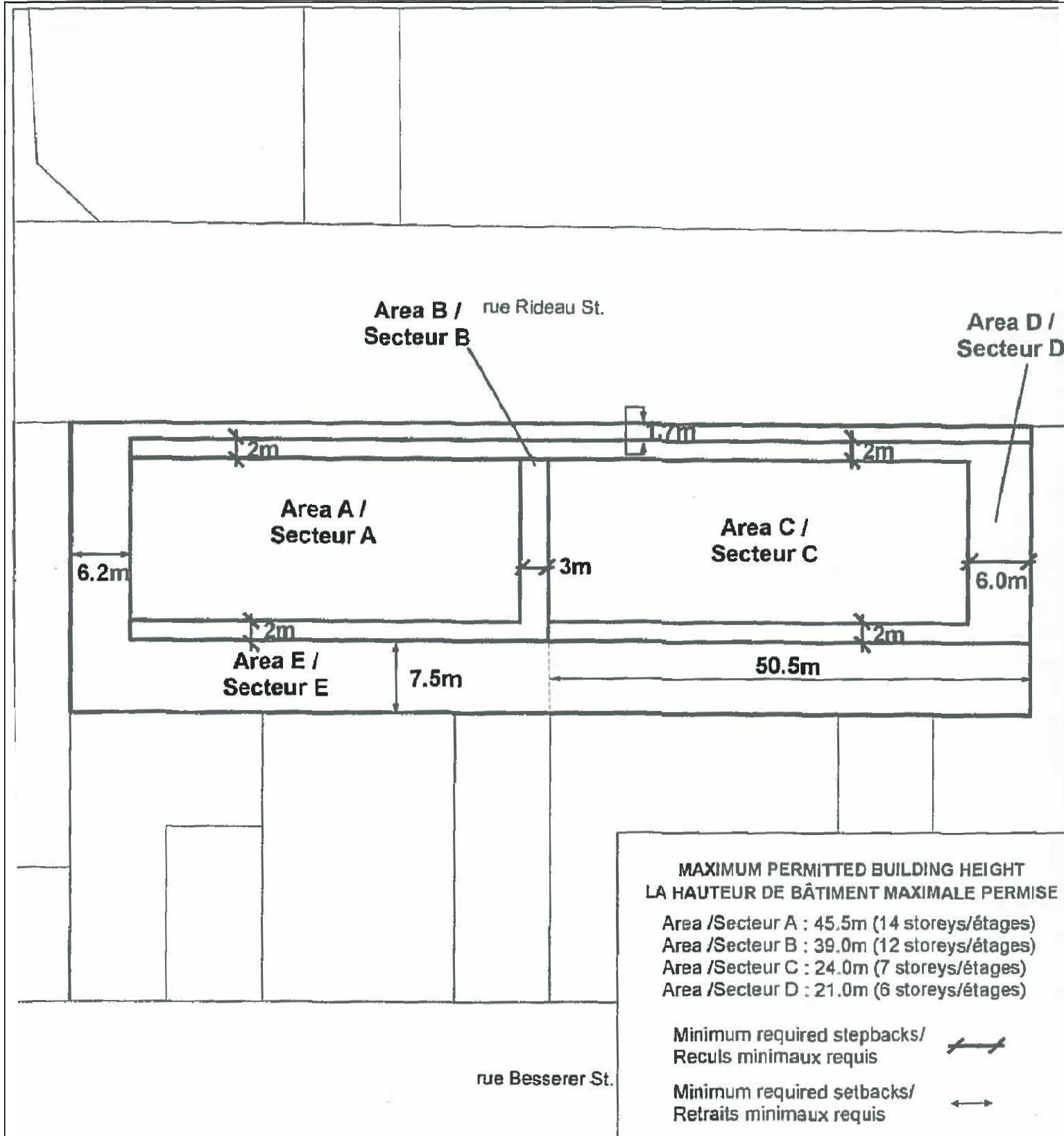
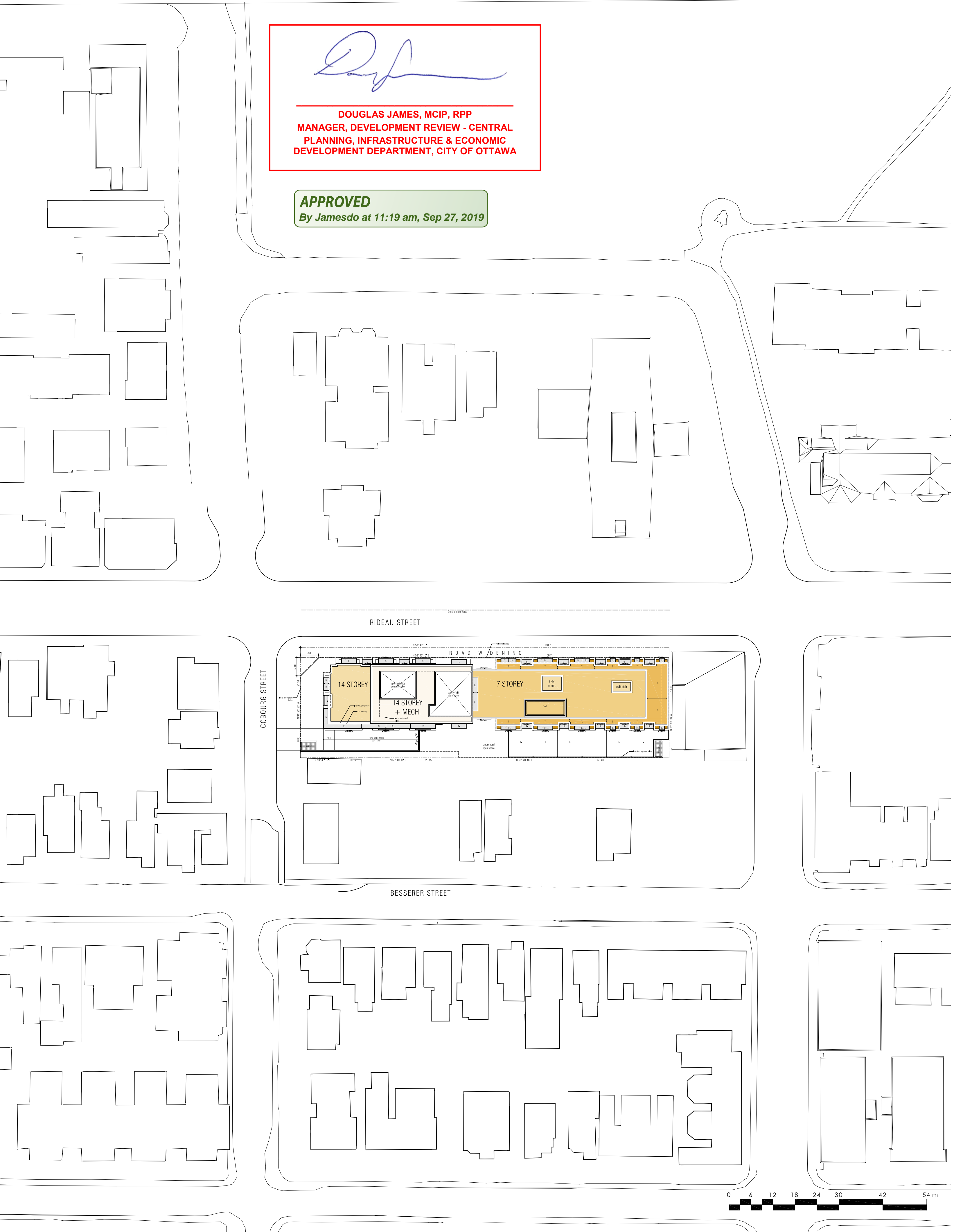
SURVEY INFORMATION

TOPOGRAPHICAL PLAN OF SURVEY OF
LOTS 43, 44, 45, 46 AND 47
SOUTH RIDEAU STREET
REGISTERED PLAN 6
CITY OF OTTAWA

ANIS, O'SULLIVAN, VOLLEBEKK LTD.
ONTARIO LAND SURVEYOR
SUITE 500
14 CONCOURSE GATE
NEPEAN, ONTARIO
K2E 7S6
TEL (613) 727-0850 FAX (613) 727-1079
DATE: MAY 1ST, 2014

LIST OF DRAWINGS

A101 CONTEXT PLAN & STATISTICS	1:600
A102 SITE PLAN	1:200
A201 UNDERGROUND PLAN	1:300
A301 GROUND FLOOR PLAN	1:200
A302 2ND - 7TH FLOOR PLAN	1:300
A303 8TH - 13TH FLOOR PLAN	1:300
A304 14TH FLOOR - ROOF PLAN	1:300
A401 NORTH ELEVATION	1:150
A402 SOUTH ELEVATION	1:150
A403 WEST & EAST ELEVATIONS	1:150
A501 E-W SECTIONS	1:150
A502 N-S SECTIONS	1:150



**MAXIMUM PERMITTED BUILDING HEIGHT
LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE**

Area / Secteur A : 45.5m (14 storeys/étages)
Area / Secteur B : 39.0m (12 storeys/étages)
Area / Secteur C : 24.0m (7 storeys/étages)
Area / Secteur D : 21.0m (5 storeys/étages)

Minimum required setbacks/
Reculs minimaux requis

Minimum required setbacks/
Retraits minimaux requis

Ottawa PLANNING AND URBANISM

D02-02-15-0000 15-000-Y
15CO1610MBSchedule_347

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**This is Schedule 347 to Zoning By-law No. 2008-250
Annexe 347 au Règlement de zonage n° 2008-250**

This is Attachment 2 to By-law Number 2015-270, passed August 26, 2015
Pièce jointe n° 2 du Règlement municipal n° 2015-270, adopté le 26 août, 2015

PROJECT STATISTICS		August 01, 2019	
		Permitted / Required (by-law 2015-270)	Proposed
01. Site Area			
Retail		3,842 m ²	0.30 ha
Ground		32,742 m ²	0.75 ac
02. G.F.A.			
Retail		623 m ²	6,701 ft ²
Ground		623 m ²	6,701 ft ²
Subtotal		623 m²	6,701 ft²
Residential			
Ground		577 m ²	6,208 ft ²
2nd - 3rd		2,803 m ²	30,167 ft ²
4th - 6th		3,737 m ²	40,226 ft ²
7th		577 m ²	6,208 ft ²
8th		225 m ²	2,425 ft ²
9th - 12th		2,102 m ²	22,637 ft ²
13th - 14th		1,038 m ²	11,196 ft ²
Subtotal		11,757 m²	125,548 ft²
Total		12,379 m²	132,249 ft²
03. F.S.I.		Maximum F.S.I. = 4.25	4.07
04. Landscaped Area			
	Minimum width of landscaped area abutting a residential zone is 3 metres		
05. Building Height*			
	As per Schedule 347	14 Storeys	45.5 m = 6 m MECH (from ground floor to top of roof slab)
06. Setbacks (m) *			
North (Front Yard)		2.00 m (6 storeys podium & 14 storeys tower)	
East (Rear Yard)		6.00 m (7 storeys podium)	
South (Side Yard)		6.00 m (7 storeys podium)	
West (Front Yard)		7.50 m (6 storeys podium & 14 storeys tower)	
	9.2 m minimum (first storey)	9.20 m (first storey podium)	
	As per Schedule 347	6.20 m (above first storey)	
07. Unit Count			
Ground		6	
2nd - 3rd		48	
4th - 6th		99	
7th		18	
8th		2	
9th - 12th		36	
13th - 14th		18	
Total		197	
08. Unit Breakdown			
Studio		15	8%
1 Bedroom		109	57%
2 Bedroom		62	31%
3 Bedroom		8	4%
Total		197	
09. Parking			
Residential	0.53 Spaces/Unit = 197 x 0.5 = 99	P3 = 52 P2 = 47 P1 = 0	
Subtotal		99	of which 38 are small cars
Visitor (none for first 12 units)	0.23 Spaces/Unit = 185 x 0.2 = 37	P2 = 3 P1 = 34	
Subtotal		37	
Total		136	
10. Driving Aisle Widths			
	6.0 m minimum	P3 = 6.0 m min. P2 = 6.0 m min. P1 = 6.0 m min.	
11. Loading Space			
Residential	Note required for residential uses	n/a	
Retail	In the TM zone, a vehicle loading space is only required for uses that have a gross floor area of 1,000 m ² or more	n/a (total retail = 1,000 m ²)	
12. Bicycle Parking			
Residential	0.5 Spaces/Unit = 197 x 0.5 = 99	P1 = 86 P2 = 30 P3 = 0	
Subtotal		116	
Retail	1.0 Spaces/750 m ² = 623 x 0.004 = 3	Ground = 20	
Subtotal		20	
Total		132	136
13. Amenity Space (m²)			
Indoor		8th = 373	
Subtotal		373	
Outdoor		Ground = 727 2nd - 3rd = 158 4th = 129 5th - 6th = 219 7th = 242 8th = 602 9th, 11th - 12th = 134 10th = 51 13th = 59 14th = 99	
Subtotal		2,499	
Total		1,182	2,872

*Please refer to Schedule 347 on A101 for maximum permitted building height and minimum setbacks

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GRAZIANI + CORAZZA ARCHITECTS INC.

1230 Shawan Drive, Suite 100, Mississauga, Ontario L4W 1C3
Phone: 905.795.2801 Fax: 905.795.2844

PROPOSED MIXED USE DEVELOPMENT

The Charlotte

RICH CRAFT
Group of Companies

OTTAWA ONTARIO

Project Architect: E. CORAZZA
Assistant Designer: L. WONG
Drawn By: L. WONG/W. CHIU/K. RASS/J. OH
Checked By: D. BIASE
Plot Date: Aug. 6, 2019
Job #: 1266.15

CONTEXT PLAN & STATISTICS

1:600 A101

TITLE BLOCK SIZE: 610 x 950

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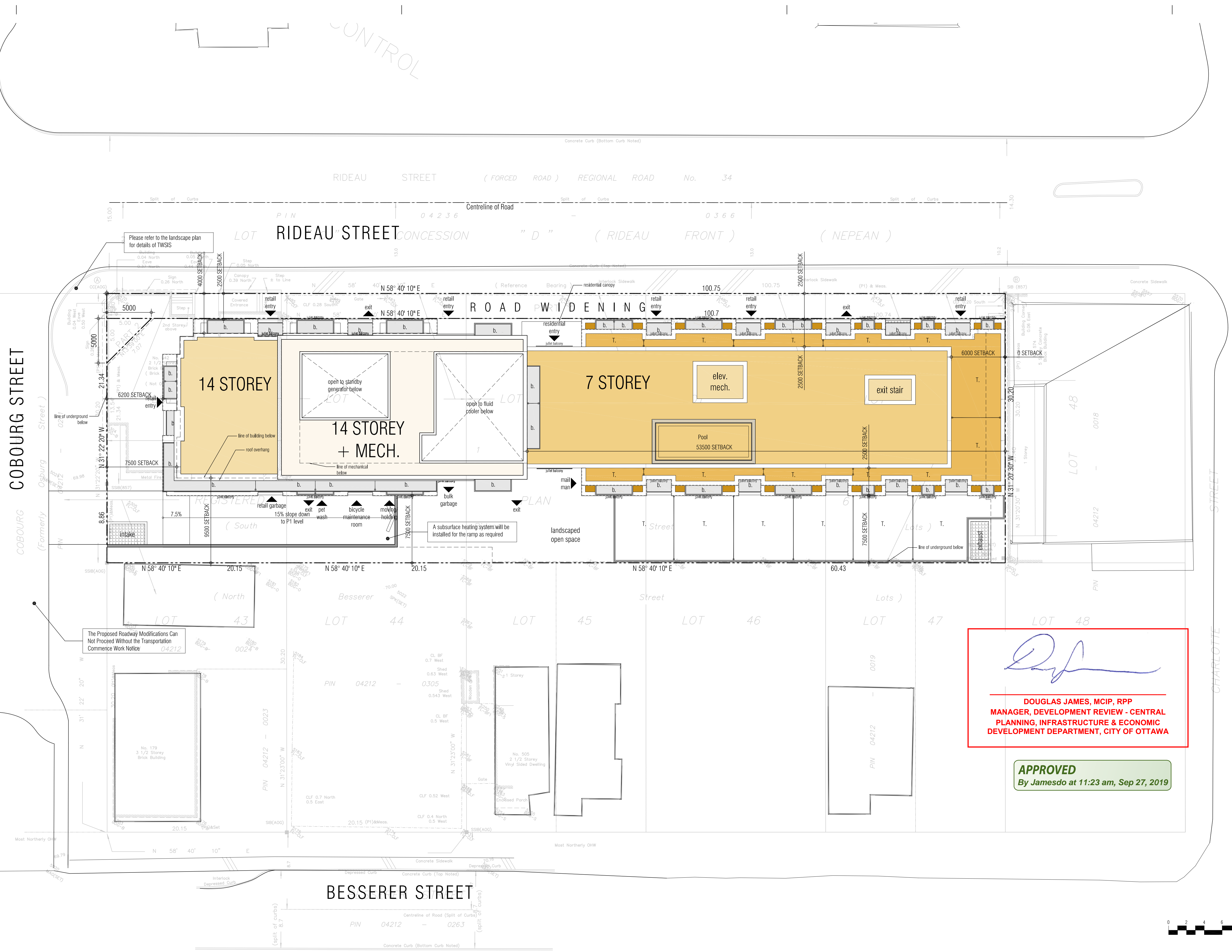
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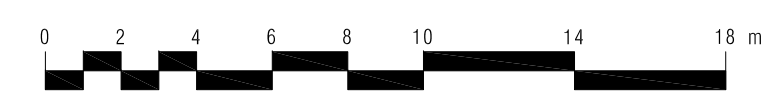
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Douglas James

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Jamesdo at 11:23 am, Sep 27, 2019



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PROPOSED MIXED USE DEVELOPMENT

The Charlotte

RICHCRAFT
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OTTAWA ONTARIO

Project Architect: **E. CORAZZA**
 Assistant Designer: **L. WONG**
 Drawn By: **L. WONG/W. CHIU/K. RASS/J. OH**
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| 04. | AUG.06.2019 | ISSUED FOR SPA RESUBMISSION | E.C. |

D.J.

DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Jamesdo at 11:23 am, Sep 27, 2019



Materials Legend	
1	Vision Glazing
2	Spandrel Glazing
3	Brick (Dark Brown)
4a	Precast Panel (Light)
4b	Precast Panel (Dark)
5	Stone
6	Glass Railing (Opaque)
7a	Metal Cover (Light)
7b	Metal Cover (Dark)
8	Metal Louvre
9	Wood

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 Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

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The Charlotte

RICH CRAFT- Group of Companies

OTTAWA ONTARIO

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DOUGLAS JAMES, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - CENTRAL
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Jamesdo at 11:24 am, Sep 27, 2019

Materials Legend	
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	4a Precast Panel (Light)
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Checked By: **D. BIASE**

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Job #: **1266.15**

SOUTH ELEVATION

1:150 **A402**

TITLEBLOCK SIZE: 610 x 950



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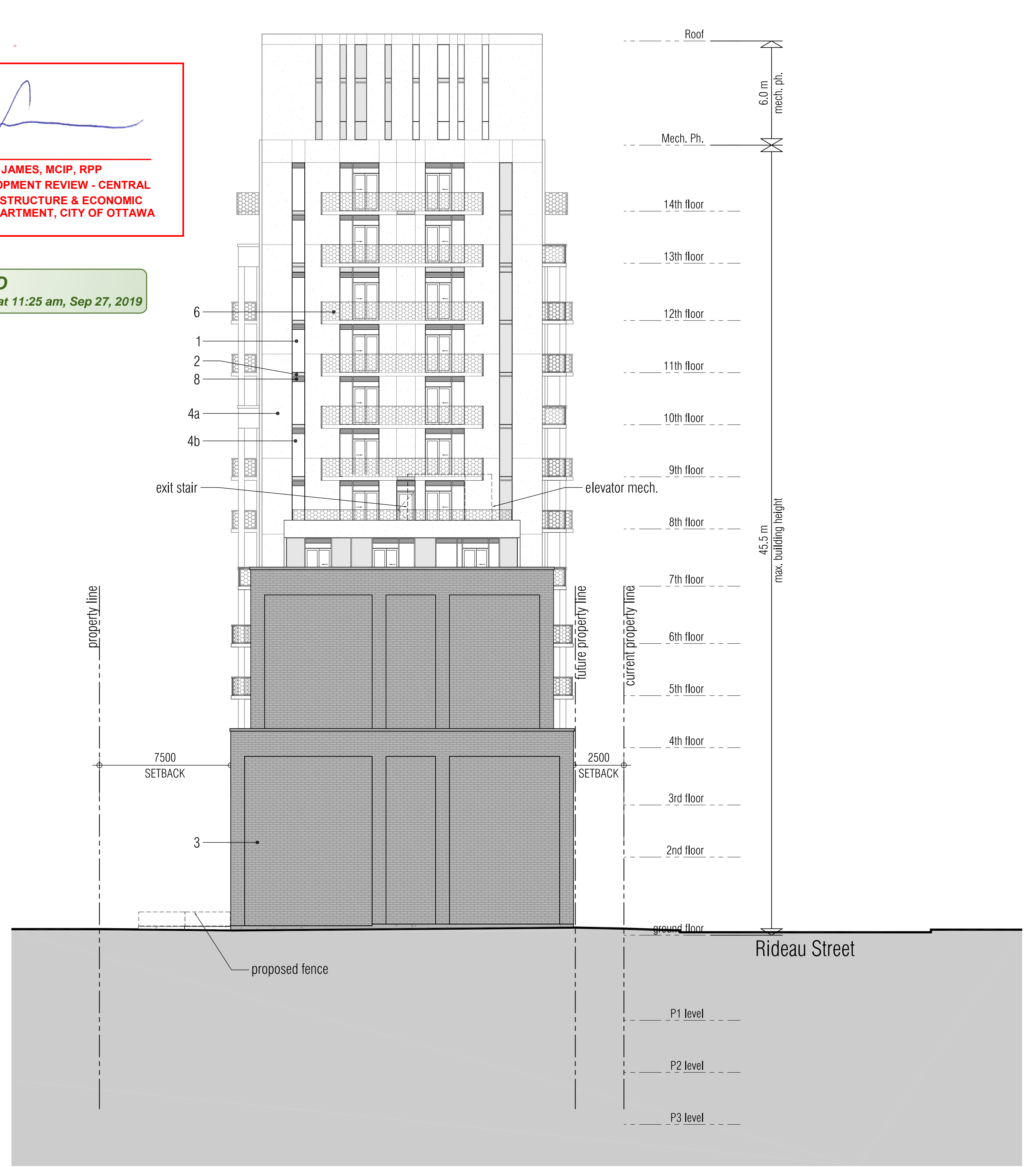
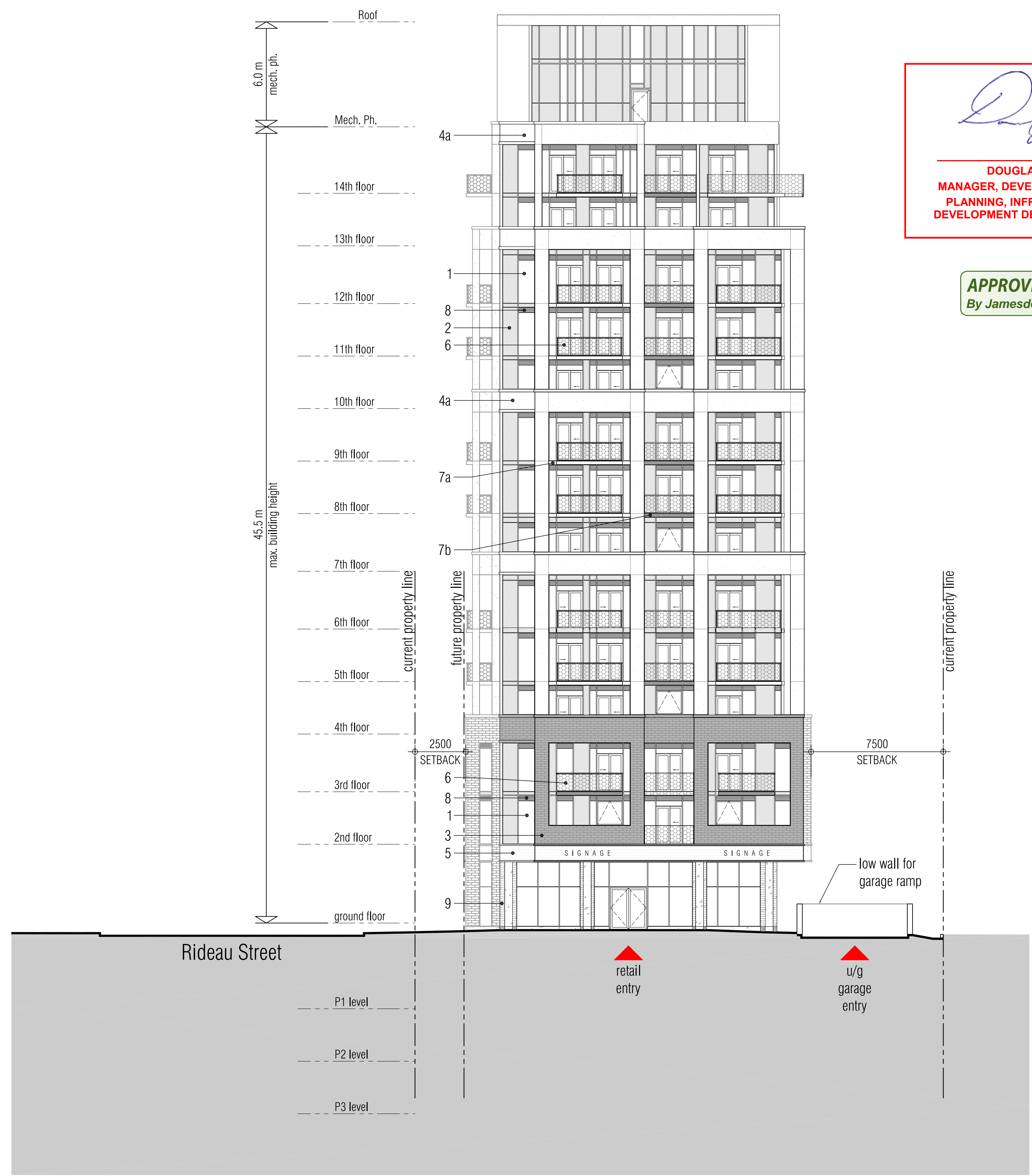
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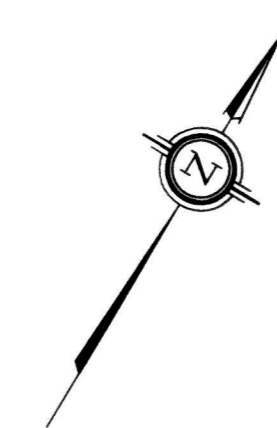
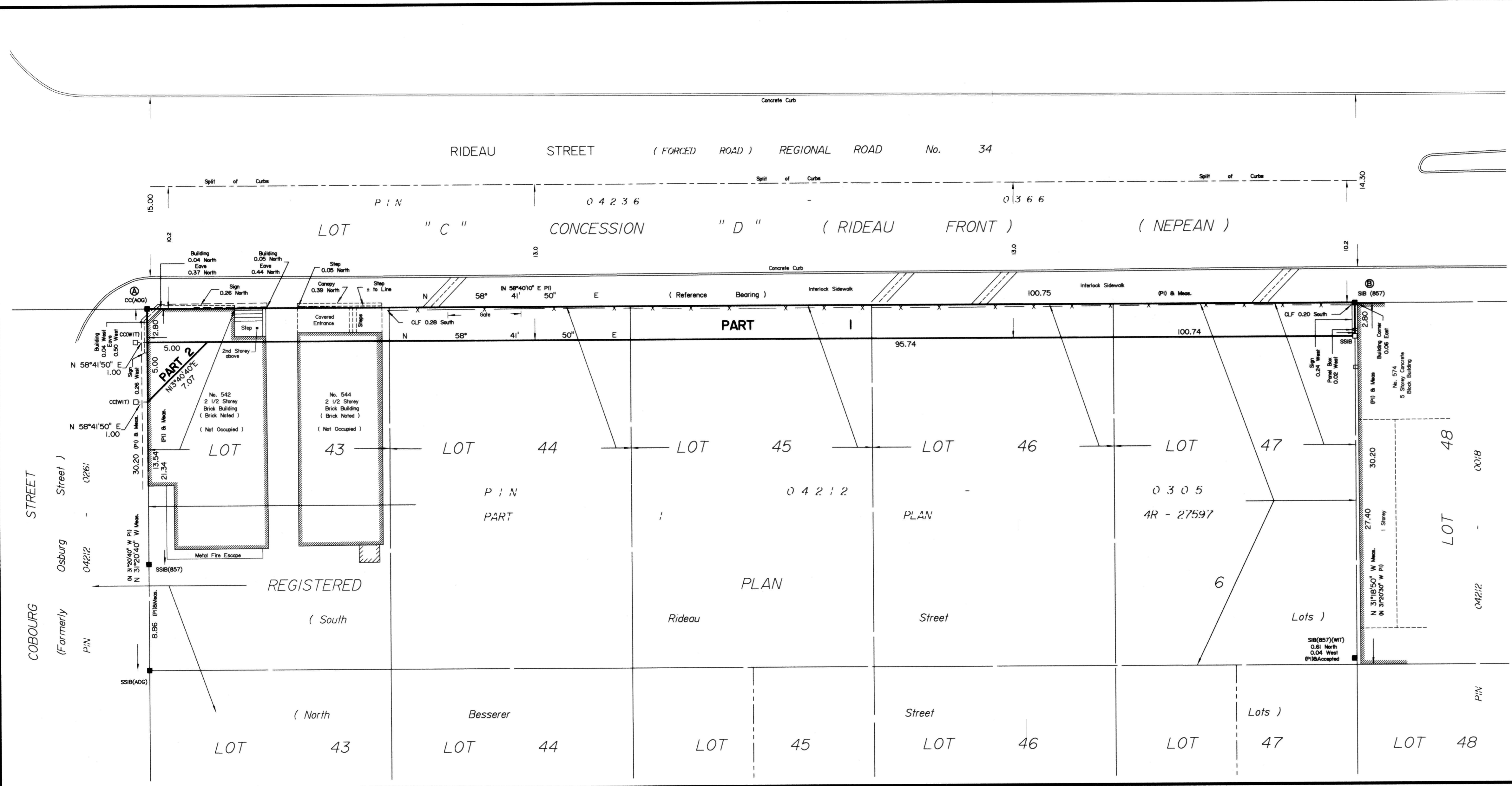
The Charlotte

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 Checked By: L. BIASE
 Plot Date: Aug. 6, 2019
 Job #: 1266.15





I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: April 20, 2018

PLAN 4R-31046
 RECEIVED AND DEPOSITED
 DATE: Apr 20, 2018

Andre Roy
 ANDRE ROY
 ONTARIO LAND SURVEYOR

Greg Noel/Neuman
 REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	PART OF 43, 44, 45, 46 & 47	6	PART OF 04212-0305
2	PART OF 43		

PLAN OF SURVEY OF
PART OF LOTS 43, 44, 45, 46 And 47
 (South Rideau Street)
REGISTERED PLAN 6
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.
 Scale 1 : 200

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the 13th day of April, 2018.

April 20, 2018
 Date

Andre Roy
 Andre Roy
 Ontario Land Surveyor

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N58°41'50"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919680105	Northing	5024915.16	Easting	373971.65
. Point A	Northing	5032783.70	Easting	369146.76
. Point B	Northing	Easting		

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Notes & Legend

□	Denotes	Survey Monument Planted
■	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
CC	"	Cut Cross
(WT)	"	Witness
(AOG)	"	Annis, O'Sullivan, Vollebakk Ltd.
Meas.	"	Measured
CLF	"	Chain Link Fence
(P1)	"	Plan 4R-27597

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-1079
 Email: Nepean@asvlltd.com

Ontario Land Surveyors Job No. 19785-17, Richard Pt. Lts. 43-47, RP. 6 R.F.