

## SITE DESCRIPTION AND ANALYSIS

### **Configuration, Dimensions and Size**

The subject site has a slightly irregular configuration, with the principal frontage on the west side of Baycrest Drive. With reference to the legal description attached to Deed No. NS14642, the following site dimensions are noted in Table No. 1 below.

<b>TABLE No. 1 - Summary of Site Data - 2810 Baycrest Drive</b>	
<b>Aspect</b>	<b>Dimension</b>
Frontage (West Side - Baycrest Drive)	231.34 feet
South Side	242.52 feet
West Side (rear)	289.04 feet
North Side	154.70 feet

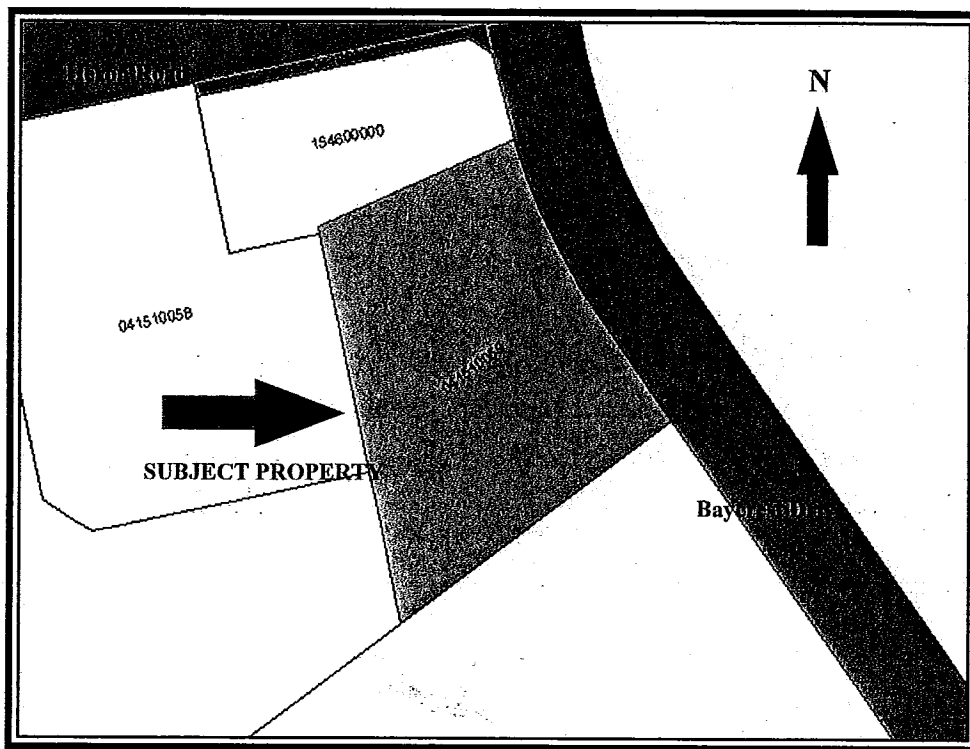
With the aid of DEED PLOTTER™, and Ottawa-Carleton LRO records, the overall site area is calculated to be: **48,124 square feet or 1.105 acres**. A reproduction of GEOWAREHOUSE™ Mapping highlighting the subject site is found on Page 12.

### **Floor Area Ratio (FAR)**

A Floor Area Ratio relates the total size of the building improvements of a property to its site area. In the calculation of the corresponding FAR, only above grade gross floor area (GFA) is considered. This is important to the analysis of non-residential properties, as it will provide a primary indication of a property's conformance to a zoning By-law. The Site Coverage Ratio (SCR) on the other hand, relates the building footprint to the total site area. This does not incorporate multi-storeys, as the ground level area represents the building footprint. A low site coverage, may be desirable to uses whereby surface parking is required for a particular use, exterior storage is permitted, or other uses of the site are required other than its primary use. For a one storey, slab-on-grade structure, the FAR and SCR are the same.

Based on the subject property's above grade GFA of 17,195 square feet, plus the detached garage at 1,010 square feet, the FAR is 37.8%. The SCR is 20.8% based on a building footprint of 10,032 square feet. The subject building is oriented in the central of the subject site.

### Subject Site - GEOWAREHOUSE™ Mapping



#### Site Services

As at the effective date, the subject property had access to a FULL complement of municipal services. This includes, municipal water supply, sanitary and storm sewers, hydro, telephone, cable vision, Internet access, street lighting and paved roadways. Police and fire protection are available as well.

#### Easements and Rights-of-Way

Based on records held at the Ottawa-Carleton LRO, and the corresponding legal description attached to the subject property, the subject property is not presently encumbered by any typical utility easements. The existence of any encumbrances which may run with the land is subject to a more in-depth, legal opinion/title search.

#### Topography, Soil Conditions and Drainage

The subject site is generally level throughout its area and is oriented at grade with Baycrest Drive at both its north and south ends. There is a gradual slope downward along the south side of the site.

The front yard area has a built-up slope extending west to the front entrance of the building. This was done to accommodate a driveway ramp which runs past the building's main entrance. No adverse drainage conditions were noted as of the date of inspection.

No soils test was conducted as part of this appraisal report and soil conditions are assumed stable and of a suitable consistency to support the existing improvements. No settling was observed in the subject building's foundation walls nor is settling reported to be a problem in the subject property's general vicinity. The existing soil conditions could be verified by the appropriate soils/hydrogeological testing. This appraisal report has been prepared on the assumption that the property complies with all requirements of the authorities having jurisdiction over environmental matters. The value reported will not reflect the actual *market value* of the property should the site and/or building be found to be contaminated.

#### **Site Access/Parking Availability**

The subject property has two main points of ingress/egress from Baycrest Drive. The north ingress leads to the main parking lot which is paved and has 16 spaces demarcated. There is a smaller parking area at the south end of the property where the front circular driveway exits back out onto Baycrest Drive. Three parking spaces were noted. Overall, on-site parking is rated adequate.

#### **Site Improvements**

The majority of the site not occupied by the main structure, the detached garage and the parking and driveway areas is a fully landscaped lawn area. Mature trees and shrubs complement the landscaping. The site has a chain link fence extending along the south, west and north property boundaries. The pictures on the next page highlight some of the landscape features as noted.

## **DESCRIPTION OF IMPROVEMENTS**

### **General Overview of Improvements**

The subject property is presently improved with a combined 1 and 2-storey structure which has undergone some additions in the past. It has a full basement level which is sections of the building is only partially below grade. According to MPAC (Municipal Property Assessment Corporation) records, the original structure was constructed in 1966, with additions built in 1975, 1980 and 1995. It has a basic "L" shaped floor plate with some minor jogs and extensions. Based on exterior measurements, the building measures 147'3" in total length by 117'10" in maximum width. The building's estimated Gross Floor Area (GFA) above grade is calculated to be: **17,185 square feet**. The basement level occupies an additional 9,117 square feet, which results in a total building size of: **26,302 square feet**.

The structure is constructed in the central part of the subject site. The front entrance has an eastern orientation. The building is internally subdivided into two sections. The south part of the structure is recognized as the Notre Dame Residence. It functions as a nun's residence. The north part of the building is recognized as Serenity Renewal for Families. It functions as a family treatment centre for those suffering from addiction or addictive behaviour.

The property has a detached three bay garage. It is a similar style of construction, with a brick exterior finish and a flat tar and gravel roof. The building is rectangular in shape save a small jog in the rear west corner. It measures 24'3" wide by 38'3" long and has a GFA calculated to be 1,010 square feet.

### **Construction Features**

The building is a concrete block structure, constructed on a poured concrete slab. The building's exterior walls are brick veneer. The roof is a flat roof design and it is assumed it has a built-up tar and gravel surface. (The roof was not inspected by the appraiser). There is wood trim at the roof line extending along the front facade with the rest of the roof trim being metal flashing. The main entrance doors are glass in metal frame commercial style units and there are some plate glass panels at the main entrances. The remainder of the building's window system consists of both metal frame and vinyl clad horizontal sliders, some fixed sash windows with screen panels and some casement style windows. Exit doors are both fire-rated metal units and some wood construction doors. There is a sliding patio door accessing a rear wood deck. The pictures on the next page illustrate some of the construction features as noted.

### **Interior Layout/Finishes**

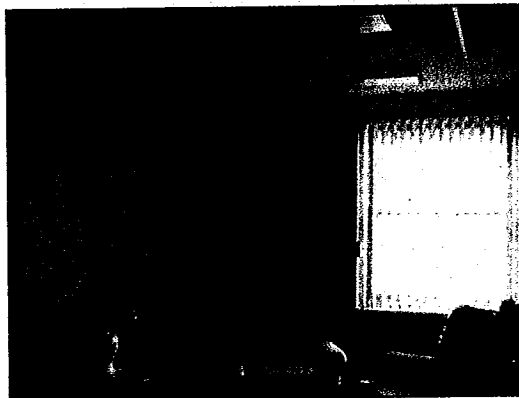
As previously noted, the interior of the building is subdivided into two areas. The south part of the building is the nun's residence with the north part being occupied by an addiction treatment centre. The following is a brief description of the two sections based on a cursory walk-through interior inspection of the subject building.

#### *Notre Dame Residence*

The nun's currently occupy approximately half of the southern section of the facility. At the end of the hallway in the south part of the structure, is a mechanical lift which accesses all three floors. The basement in this section has some storage rooms, a laundry room, some sitting lounges, a few bedrooms, some smaller rooms used for offices, the maintenance rooms, a handicapped accessible washroom and a kitchenette. The main level includes the business offices, some additional bedrooms, sitting lounges, the chapel and the nun's kitchen and adjoining dining room. There are washrooms on this level. The second floor features additional bedrooms, fully equipped washrooms and some sitting lounges. Typical of a nun's residence, most bedrooms have a sink in each bed room. The photographs below and on the next page help to illustrate the interior finishes and layout of this section of the subject building. Most of the interior finishes consist of vinyl tile flooring with carpeting in selected areas. The washrooms have ceramic tile flooring. The walls are both painted concrete block as well as painted drywall. The ceiling finishes are a combination of suspended acoustic tiles and painted drywall.



Typical Bedroom



Sitting Room

### **Mechanical Details**

The lighting in this section of the building is a combination of recessed pot lights, both suspended and ceiling mounted fluorescent lighting, and some ceiling mounted incandescent lighting. The main heating is a gas fired hot water boiler system with supplementary baseboard electrical heating. Ceiling fans in various locations enhance the air circulation. There are some individual window mounted air-conditioners. The plumbing fixtures are modern and of good quality.

### *Serenity Renewal for Families*

This organization occupies roughly the north half of the subject building. There are interior stairwells accessing all three floors. The basement level in this area includes some amenity rooms, mechanical rooms, a youth lounge, a laundry room and some conference/meeting rooms. The main level features the reception area, waiting rooms, interview rooms, a handicapped accessible washroom, the business offices, a large conference room and a separate kitchen and dining room. The second floor has approximately 20 bedrooms, and separate men's and ladies washroom facilities. The pictures on the following pages highlight some of the interior layouts and finishes as described.

Most of the interior finishes in this section also consist of vinyl tile flooring with carpeting in selected areas. The washrooms have ceramic tile flooring. The walls are both painted concrete block as well as painted drywall. The ceiling finishes are a combination of suspended acoustic tiles and painted drywall.

### **Mechanical Details**

The lighting in this section of the building is also a combination of recessed pot lights, both suspended and ceiling mounted fluorescent lighting, and some ceiling mounted incandescent lighting. The main heating is a gas fired hot water boiler system with supplementary baseboard electrical heating. Ceiling fans in various locations enhance the air circulation. There are some individual window mounted air-conditioners. The plumbing fixtures are modern and of good quality. The main electrical service for the whole building is 600 amperes. There is an Edwards fire alarm system. The building does not have ceiling mounted sprinklers.

**General Comments/Overall Condition and Appeal**

Based on observed condition through a walk-through physical inspection, the subject building is considered to be in very good condition. However, being somewhat older in chronological age, the building overall is reflective of more historical styles of construction. The building has had some upgrading, as the washrooms have been updated and the kitchen and dining room in the Notre Dame Residence were recently completely upgraded/modernized. The building exterior demonstrates very limited evidence of general wear and tear. The building's interior exhibited a high degree of cleanliness and this is attributable to a regular program of standard maintenance. Based on the building's combined chronological age, it is considered to have good functionality. The potential for adaptability to alternate institutional uses exists, but this would be anticipated to include some interior remodifications and/or renovations undertaken by a prospective purchaser. Deferred maintenance is considered to be normal based on the building's design. Overall, as an Institutional Use property, market appeal is generally rated good.