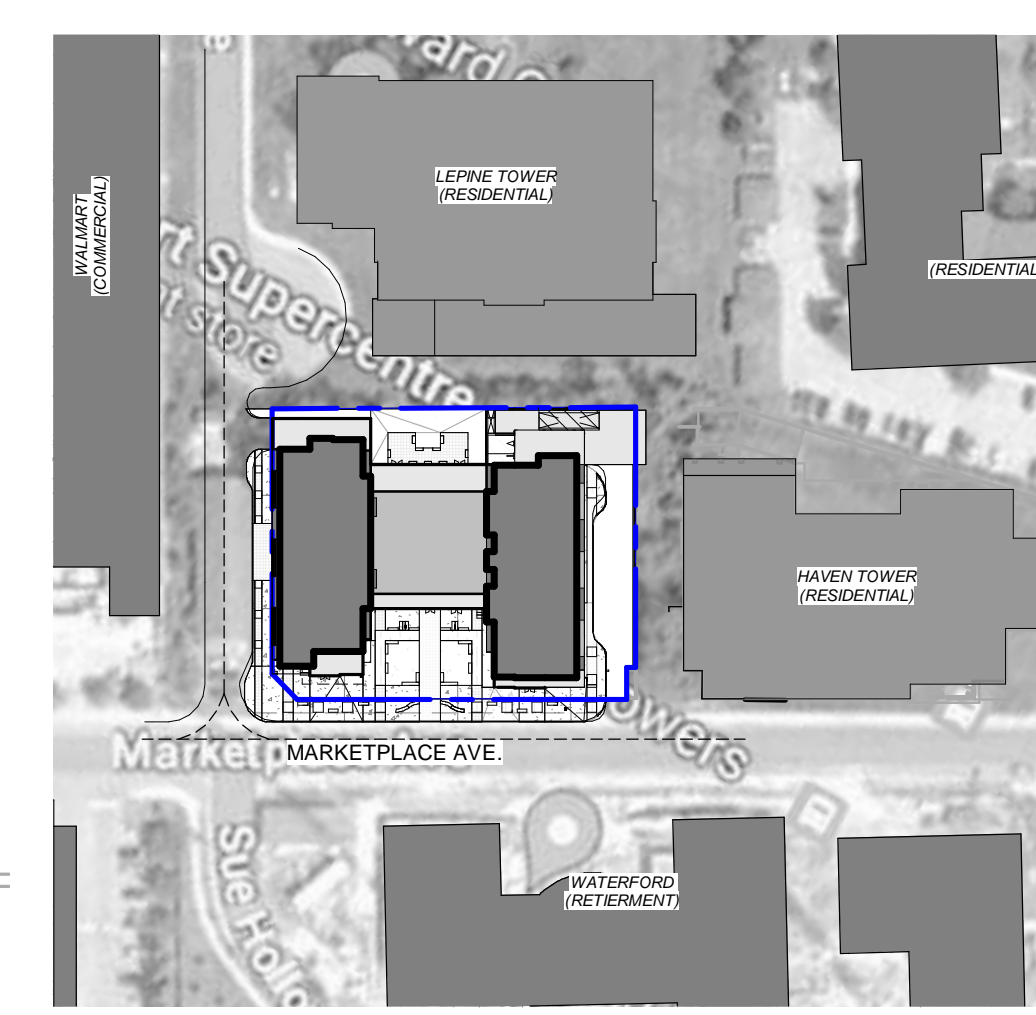
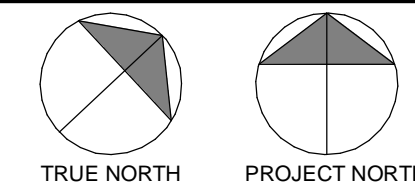


1 ARCHITECTURAL SITE PLAN
1 : 200



2 KEYPLAN
1 : 1500

TOTAL UNIT COUNT			
LEVELS	PER FLR	# OF LEVELS	TOTAL
PODIUM & LINK			
2ND- 4TH FLR	25 UNITS	3 LEVELS	75 UNITS
5TH- 9TH FLR	25 UNITS	5 LEVELS	125 UNITS
10TH & 11TH FLR	17 UNITS	2 LEVELS	34 UNITS
WEST TOWER			
12TH FLR	7 UNITS	1 LEVEL	7 UNITS
13TH- 35TH FLR	9 UNITS	23 LEVELS	207 UNITS
EAST TOWER			
12TH FLR	9 UNITS	1 LEVELS	9 UNITS
13TH- 26TH FLR	10 UNITS	14 LEVELS	140 UNITS
			TOTAL 597 UNITS

UNIT TYPE COUNT				
UNIT TYPE	2ND-11TH FLR	WEST TOWER	EAST TOWER	TOTAL
STUDIO	37	46	--	83 (13.9%)
1 BED	103	72	75	250 (41.9%)
2 BED	78	95	74	247 (41.4%)
3 BED	16	1	--	17 (2.8%)
TOTAL	234	214	149	597 UNITS

BUILDABLE AREA			
LEVELS	PER FLR	# OF FLRS	TOTAL
PARKING			
P1 PARKING	3033 m²	1 FLRS	3033 m²
P2-P6 PARKING	4128 m²	5 FLRS	20640 m²
P6 LOWER LEVEL	2007 m²	1 FLRS	2007 m²
TOTAL BELOW GRADE 25680 m²			
PODIUM			
1ST FLR	2289 m²	1 FLR	2289 m²
2ND- 4TH FLR	2267 m²	3 FLRS	6801 m²
5TH- 9TH FLR	1950 m²	5 FLRS	9750 m²
10TH & 11TH FLR	1959 m²	2 FLRS	3918 m²
TOWERS			
12TH-35TH FLR WEST	745 m²	24 FLRS	17880 m²
12TH-26TH FLR EAST	743 m²	15 FLRS	11145 m²
			TOTAL ABOVE GRADE 51739 m²

VEHICULAR PARKING STALL TYPE	
STANDARD	448 SPACES
COMPACT	178 SPACES
TYPE 'A' BARRIER FREE	16 SPACES
TYPE 'B' BARRIER FREE	11 SPACES
TOTAL PARKING	653 TOTAL

BIKE PARKING COUNT	
GROUND FLR	30 SURFACE SPACES
P1 PARKING	19 SPACES
P2-P6 PARKING (51 PER LEVEL)	255 SPACE PER FLR
TOTAL PARKING	304 TOTAL

CITY OF OTTAWA ZONING BYLAW 2008-250			
MC2573 MIXED-USE CENTRE ZONE			
PROPOSED APARTMENT DWELLING, HIGH RISE			
PROPOSED USES: APARTMENT DWELLING, HIGH RISE (597 UNITS) RETAIL STORE: 1120M² G.F.A. LOT AREA: 5194.06M² LOT FRONTAGE: 70.41M LOT DEPTH: 57.55M			
ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANT
MIXED-USE CENTRE ZONE MC2573			
LOT AREA (MIN.)	NO MINIMUM	4,148m²	✓
LOT WIDTH (MIN.)	NO MINIMUM	72.3m	✓
FRONT YARD & CORNER YARD SETBACK (MIN.)	NO MINIMUM	0m, 2.15m	✓/✓
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM	2.0m	✓
REAR YARD SETBACK (MIN.)	NO MINIMUM	10.15m	✓
FLOOR SPACE INDEX (MAX.)	NO MAXIMUM	17.9 FSI	✓
BUILDING HEIGHT (MIN.)	20 m*†	7.5 m	✓
BUILDING HEIGHT (MAX.)	57 m*	130 m	X
GROSS FLOOR AREA (MAX.)	28,270 m²	66,780 m² (WEST TOWERS 38,510m² + EAST TOWERS 28,270m²)	X
LANDSCAPED AREA (MIN.)	NO MINIMUM	1155 m²	✓
PROVISION FOR HIGH RISE BUILDING (SECTION 7) (AREA B ON SCHEDULE 4#2)			
INTERIOR SIDE YARD (MIN.) PORTION OF A BUILDING THAT ARE 10 STOREYS OR TALLER:	11.5 m	5.9 m & 11.65 m	X/✓
PARKING PROVISIONS (SECTION 10) (AREA C ON SCHEDULE 1A) (320m FROM EXISTING RAPID TRANSIT ON SCHEDULE 2A)			
RESIDENTIAL:			
MINIMUM PARKING SPACES REQUIRED FOR DWELLING UNITS IN A MIXED-USE BUILDING: 0.5 PER DWELLING UNIT:	597 UNITS x 0.5 =	299 SPACES*	✓
RETAIL STORE (N79): 1.25 SPACES PER 100 M² G.F.A.	(1120 m²) x 0.0125 = 14 SPACES	14 SPACES	✓
RESIDENTIAL VISITOR PARKING: 0.3 SPACES PER DWELLING UNIT:	597 UNITS x 0.2 = 119.4 (119) SPACES*	119 SPACES	✓
TOTAL VEHICLE PARKING SPACES:	432 SPACES	653 SPACES	✓
BIKE PARKING (SECTION 11)			
RESIDENTIAL:			
DWELLING UNIT IN THE SAME BUILDING AS A NON-RESIDENTIAL USE: 0.5 SPACES PER DWELLING UNIT:	597 UNITS x 0.5 = 299 SPACES	299 SPACES	✓
RETAIL STORE (R): 1 SPACE PER 250 M² G.F.A.	1120 X 0.004 = 4.5 (5) SPACES	5 SPACES	✓
TOTAL BIKE PARKING SPACES:	304 SPACES	304 SPACES	✓
AMENITY AREA (SECTION 13) (MIXED USE BUILDING WITH NINE OR MORE DWELLING UNITS)			
RESIDENTIAL:			
8 M² PER DWELLING UNIT AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT:	597 UNITS x 8 = 3588 m²	5707 m²†	✓
COMMUNAL AMENITY AREA: MINIMUM OF 50% OF THE REQUIRED TOTAL:	3588 X 50% = 1794 M²	1980M²†	✓
OTHER PROVISIONS			
50% OF THE GROUND FLOOR OF A BUILDING CONTAINING DWELLING UNITS MUST BE OCCUPIED BY NON-RESIDENTIAL USES			
NO MORE THAN 12 PARKING SPACES MAY BE PROVIDED AT GRADE			
NOTES:			
* PROVISION OF URBAN EXCEPTION 2573			
† ONLY 50% OF THE BUILDING ENVELOPE MUST COMPLY WITH THE MINIMUM BUILDING HEIGHT			
‡ COMMUNAL AMENITY AREA INCLUDES PUBLICLY ACCESSIBLE FORECOURT			

8			16		
7			15		
6			14		
5			13		
4			12		
3	SEPT 12.24	OPA&ZBA APPROVALS	11		
2	FEB 27.24	PHASE 2 PRE-CONSULT.	10		
1	DEC 21.23	RE-ZONING	9		
rev.	date	issued for	rev.	date	issued for