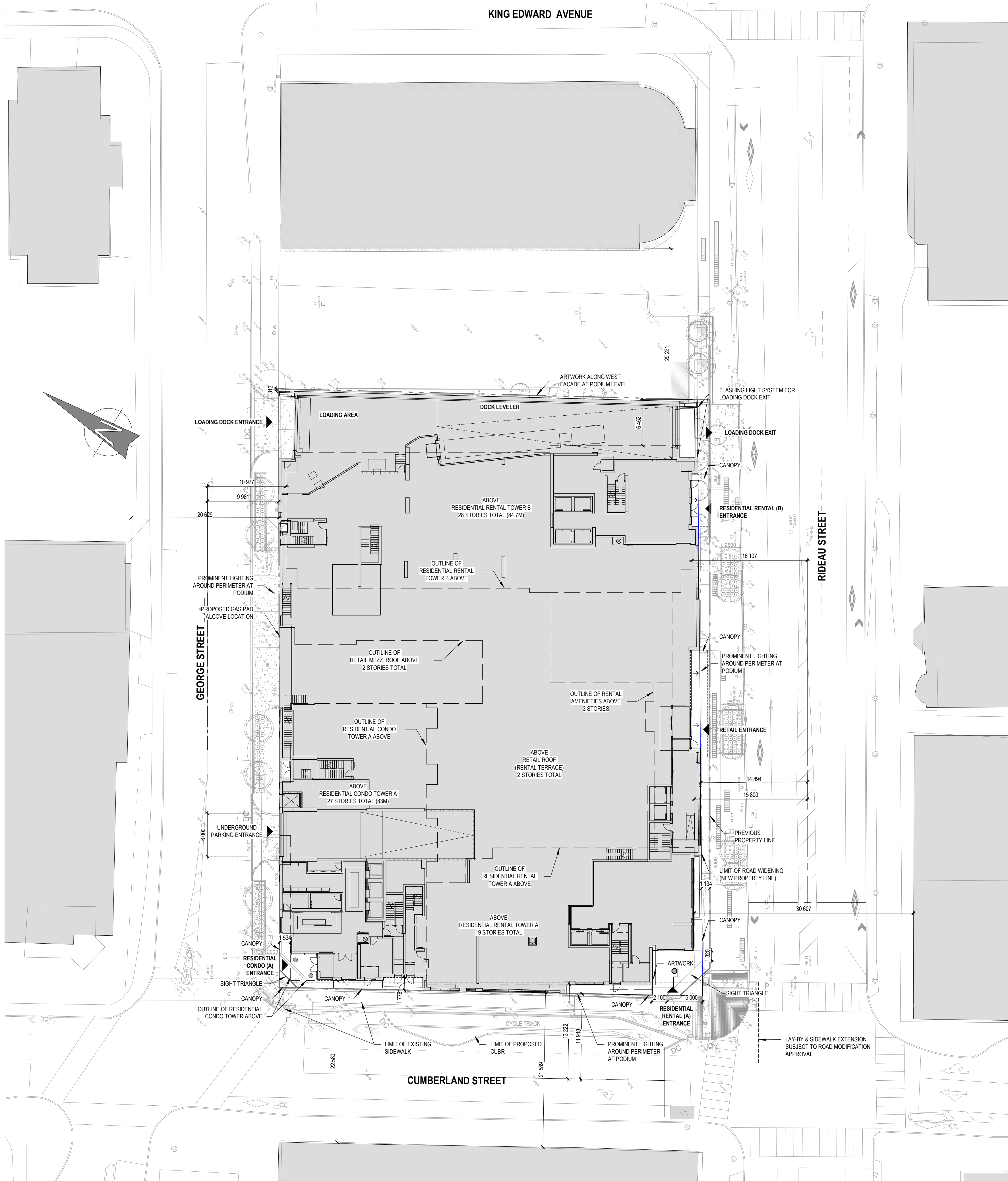


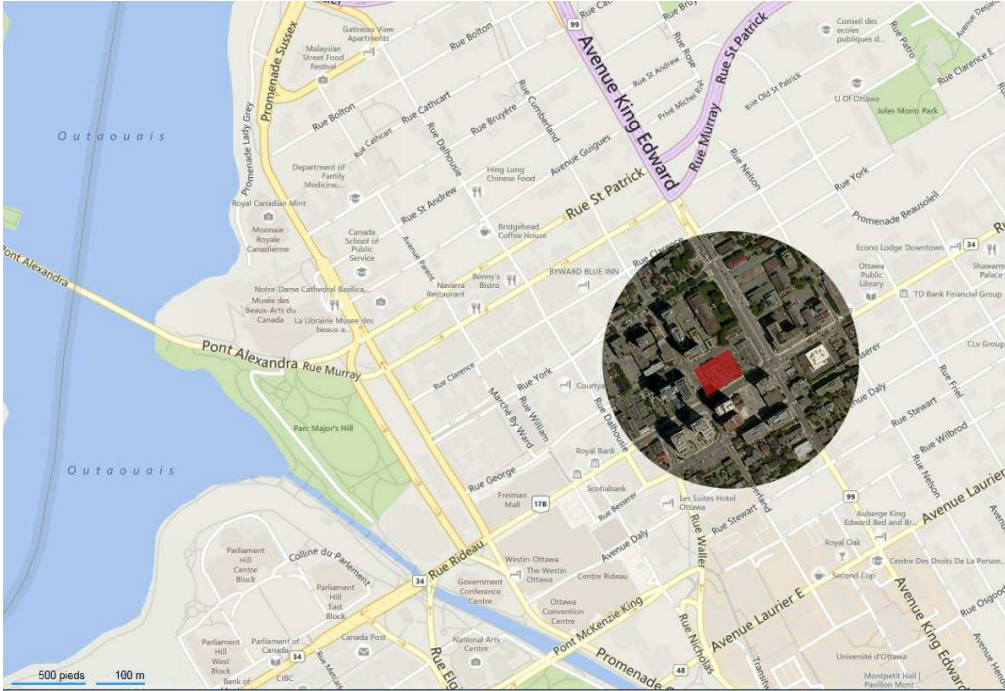


SITE PLAN
1:300

1
A100

NOTES

- FOR EXISTING SITE CONDITIONS SEE SURVEY PLAN BY ANNIS O'SULLIVAN VOLLEBEKK LTD. SUBMITTED SEPARATELY.
- FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLAN BY NOVATECH ENGINEERING, SUBMITTED SEPARATELY.
- FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION SEE LANDSCAPE ARCHITECTURE PLAN BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.



MIXED-USE WITH GROUND FLOOR COMMERCIAL, THREE RESIDENTIAL TOWERS (CONDO AND RENTAL) ZONING - MDS84		
ZONING MECHANISM	REGULATION	PROPOSED
Minimum lot area	No minimum	4575m ²
Minimum lot width	No minimum	46.136m
Minimum front yard and corner side yard	No minimum	Cumberland Street: 0m Corner Side Yard - Rideau Street: 0m Corner Side Yard - George Street: 0m
Maximum building height	As per schedule 84	83m to 84.7m including mechanical penthouse
Maximum floor space index	Not applicable	Not applicable
Minimum width of landscape area	No minimum except that where a yard is provided and not used for required driveways, aisles, parking, loading spaces, or outdoor commercial patio, the whole yard must be landscaped	0m
Commercial use at ground floor	100% of the ground floor along Rideau Street (excluding mechanical / lobby areas) must be occupied by commercial uses.	100% of the ground floor along Rideau Street (excluding mechanical / lobby areas) is occupied by commercial uses.

NBR UNITS / STOREYS	PREVIOUS PROPOSAL (2015)	PREVIOUS PROPOSAL (2019)	ACTUAL PROPOSAL (2020)
TOWER A CONDO	202 UNITS / 26 STOREYS	223 UNITS / 26 STOREYS	238 UNITS / 27 [*] STOREYS (66 x S, 108 x 1BR, 64 x 2BR)
TOWER A RENTAL	224 ROOMS / 18 STOREYS (HOTEL)	208 ROOMS / 18 STOREYS (HOTEL)	148 UNITS / 19 [*] STOREYS (18 x S, 82 x 1BR, 50 x 2BR)
TOWER B RENTAL	241 UNITS / 28 STOREYS	341 UNITS / 27 STOREYS	341 UNITS / 28 [*] STOREYS (21 x S, 216 x 1BR, 99 x 2 BR, 5 x 3BR)
RETAIL	2 STOREYS	1 STOREY (GF ONLY)	2 [*] STOREYS (GROUND + MEZZANINES (>10%))

* Retail mezzanines are greater than 10% of floor area; increasing the total number of stories, though not altering the height or number of residential floors in the development from the 2019 approved site plan.

GFA BY USE	PREVIOUS PROPOSAL (2015)	PREVIOUS PROPOSAL (2019)	ACTUAL PROPOSAL (2020)
TOWER A CONDO	13 662m ²	13 710m ² (SAME AS 2020)	13 710m ² (SAME AS 2020)
TOWER A RENTAL	8 156m ² (HOTEL)	7 878m ² (HOTEL)	8 580m ² (RENTAL)
TOWER B RENTAL	21 557m ²	20 670m ² (SAME AS 2020)	20 670m ² (SAME AS 2020)
RETAIL 1*	4 250m ²	0m ²	0m ²
RETAIL 2	2 861m ²	2 958m ²	3 470m ² (GROUND + MEZZANINES)
TOTAL	50 486m ²	45 406m ²	46 430m ²

* Second floor retail 1 removed from project

AMENITY AND PARKING REQUIREMENTS ZONING - MDS84 - AREA Z		
ZONING MECHANISM	REGULATION	PROPOSED
Residential Parking	None Required	Residential Condo: 102 spaces Residential Rental: 215 spaces Total: 317 spaces
Visitor Parking	Residential Area Z (By-law 2016-249) Within areas X, Y, Z, no more than 30 visitor spaces are required per building. Total: 30 required spaces	Condo / Rental: 30 spaces Total: 30 spaces
Commercial Parking	None Required (Retail Food Store Max. 38 spaces)	Retail: 38 spaces Total: 38 spaces
Total Parking	Total: 30 required spaces (Res. Visitor) Residential: 0.5/dwelling (0.5*727=363.5) Retail: (1/250 m ² of GFA) (258/250=11.5) Total: 376 required bicycle spaces	Total Parking: 385 spaces Residential: 364 interior spaces (P1 & P2) Retail: 12 interior spaces (P1) Total: 376 bicycle spaces
Minimum bicycle parking		
Minimum driveway width	6m	6m
Minimum aisle width	6m	6m
Loading	Min. 3 loading bays	Ground level: 2 loading bays Total: 2 loading bays
Amenities Area Requirements	Total Amenity Area - 6m ² per dwelling unit 238 Units (Condo A) x 6m ² = 1 428m ² 341 Units (Rental B) x 6m ² = 2 046m ² 148 Units (Rental A) x 6m ² = 888m ² Total req. Amenity Area = 4 362m ² Communal Amenity Area - 50% of the required total Amenity Area = 2 181m ² Layout of Communal Amenity Area - aggregated into areas up to 54m ²	Total Amenity Area: Condo Tower A = 1 880 m ² Rental Tower A+B (shared) = 3 870 m ² Total Amenity Area = 5 750 m ² Total Communal Amenity Area: Condo Tower A = 740 m ² Rental Tower A+B = 1 890 m ² Total Communal Amenity Area = 2 630 m ²

NOTES GÉNÉRALES General Notes

1. Ces documents d'architecture sont la propriété exclusive de NEUF architect(e)s et ne pourront être utilisés, reproduits ou copiés sans autorisation écrite préalable. / These architectural documents are the exclusive property of NEUF architect(e)s and cannot be used, copied or reproduced without written pre-authorization.
2. Les dimensions apparaissant aux documents doivent être vérifiées par l'entrepreneur avant le début des travaux. / All dimensions which appear on the documents must be verified by the contractor before to start the work.
3. Veuillez aviser l'architecte de toute dimension erreur et/ou divergences entre ces documents et ceux des autres professionnels. / The architect must be notified of all errors, omissions and discrepancies between these documents and those of the others professionals.
4. Les dimensions sur ces documents doivent être lues et non mesurées. / The dimensions on these documents must be read and not measured.

MECANIQUE ÉLECTRIQUE Mechanical Electrical

Smith + Andersen
1600 Carling Avenue, Suite 530, Ottawa ON K1Z 1G3
T 613 230 1186 smithandandersen.com

ARCHITECTURE DE PAYSAGE Landscaps Architect

James B. Lennox & Associates Inc.
3333 Carling Avenue, Ottawa ON K2H 5A9
T 613 232 5168 jbls.ca

ARPENTEUR Surveyor

Annis O'Sullivan Vollebakk Ltd.
14 Concourse Gate, Suite 500, Nepean ON K2E 7S6
T 613 230 1186 annis.com

STRUCTURE Structure

Goodeve Structural Inc.
77 Auriga Drive, Unit 18, Ottawa ON K2E 7Z7
T 613 226 4558 goodevestructural.ca

CIVIL Civil

Novatech Engineering
Suite 200, 240 Michael Cowpland Drive, Ottawa ON K2M 1P6
T 613 254 9645 novatech-eng.com

ARCHITECTES Architect

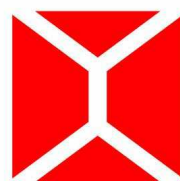
NEUF architect(e)s SENCRL
630, boul. René-Lévesque O. 33e étage, Montréal QC H3B 1S6
T 514 847 1117 NEUFarchitectes.com

SCEAU / Seal



NEUF

ARCHITECT(E)S



NEUF ARCHITECTES SENCRL

CLIENT Client



OUVRAGE Project

**ROYALE DEVELOPMENT
TOWER A**

EMPLACEMENT Location NO PROJET No.
245 RIDEAU STREET, 10914.01
OTTAWA

NO	RÉVISION	DATE (aa-mm-jj)
A	ISSUED FOR FOUNDATION PERMIT	2019.06.21
B	SITE PLAN REVISION	2019.08.08
C	SITE PLAN REVISION	2019.08.30
D	ISSUED FOR EXCAVATION PERMIT	2019.11.18
E	RE-ISSUED FOR FOUNDATION PERMIT	2019.12.06
F	ISSUED FOR BUILDING PERMIT	2020.02.18
G	ISSUED FOR COORDINATION	2020.03.05
H	ISSUED FOR SITE PLAN REVISION	2020.04.24

DESSINÉ PAR Drawn by
MH/PV/MR/NL/CR
DATE (aa-mm-jj)
2020-02-19

VÉRIFIÉ PAR Checked by
ALQ/LH
ÉCHELLE Scale
1:300

TITRE DU DESSIN Drawing Title
**SITE PLAN AT GROUND
FLOOR LEVEL**

REVISION Revision

NO. DESSIN Dwg Number

H

A100

D07-12-19-0072