

AVERAGE NUMBER OF BEDROOMS PER DWELLING UNIT

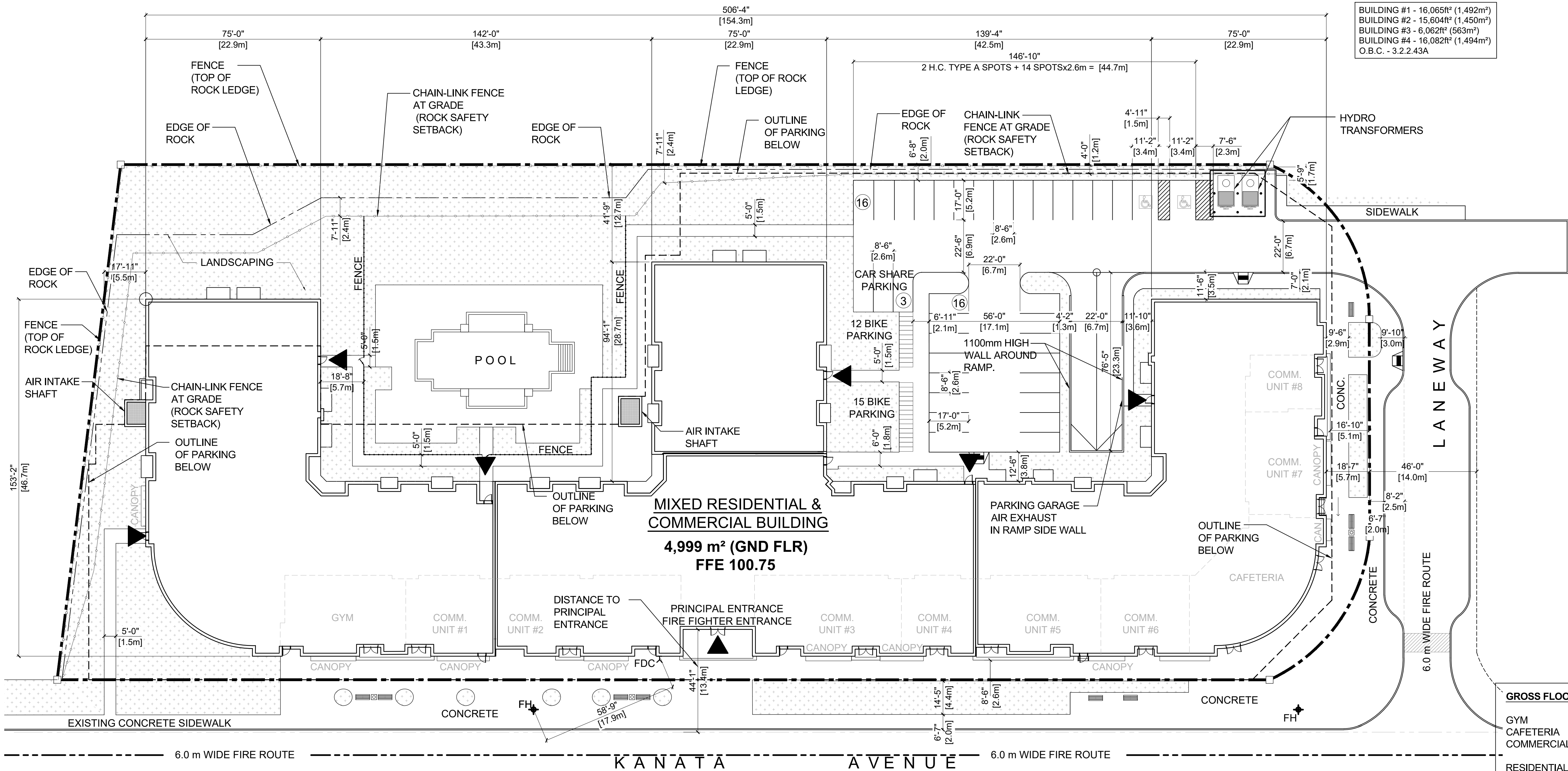
NO. OF UNITS:	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL NUMBER OF UNITS	NUMBER OF BEDROOMS	% OF BEDROOMS
STUDIO	2	3	3	3	3	3	17	17	3.84
ONE BEDROOM	18*	26	26	26	26	26	148*	148*	33.41
TWO BEDROOM	9*	26	26	26	26	26	139*	278*	62.73
TOTAL COMBINED	29*	55	55	55	55	55	304*	443	100%
AVERAGE NUMBER OF BEDROOMS								1.46	

*2 MODEL/GUEST UNITS INCLUDED IN STATS

BARRIER FREE UNITS

NO. OF UNITS = 304 x 15% = 46 UNITS REQ'D				
TYPE OF UNITS	# OF UNITS	REQ'D B.F. UNITS (15%)	PROVIDED B.F. UNITS	
STUDIO	17	2.55	5	
ONE BEDROOM	148*	22.20	23	
TWO BEDROOM	139*	20.85	25	
TOTAL COMBINED	304*	45.60	53	

*2 MODEL/GUEST UNITS INCLUDED IN STATS



CITY OF OTTAWA ZONING BY-LAW 2008-250		
MCS H(35) (MIXED-USE CENTRE ZONE)		
PROPOSED MID-RISE MIXED-USE DEVELOPMENT		
ZONING PROVISION	REQUIRED	PROVIDED
MIXED-USE CENTRE ZONE PROVISIONS		
LOT AREA (MIN.)	NO MINIMUM	11,135.1m²
LOT WIDTH (MIN.)	NO MINIMUM	+/- 158.7m
FRONT YARD SETBACK (MIN. / MAX.)	NO MINIMUM / MAXIMUM 3.5m	2.6 m
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.1 m (EAST) & 5.5 m (WEST)
REAR YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	12.7 m
FLOOR SPACE INDEX (MAX.)	2	2.04
FLOOR SPACE INDEX NON-RESIDENTIAL (MIN.)	0.75	0.13
BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	21.2 m
WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIES
PARKING PROVISIONS (AREA C)		
PARKING SPACES (MIN.)	1.0 PER DWELLING UNIT = 304 3.4 PER 100m² GFA RETAIL = 33.1 10 PER 100m² GFA GYM = 15.3 10 PER 100m² GFA CAFÉ = 17	TOTAL = 387
VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 60.8	
TOTAL REQUIRED	TOTAL = 430	
ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 152 1 PER 250m² GFA RETAIL = 5 1 PER 250m² GFA CAFE = 1 1 PER 1500m² GFA GYM = 0	TOTAL = 244 INCLUDES 0.75 PER DWELLING UNIT
AMENITY AREA PROVISIONS		
TOTAL AMENITY AREA (MIN.)	6m² PER DWELLING UNIT = 1824	4,575 m²
COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 912 m²	3,222 m²

AMENITY AREAS

COMMUNAL
POOL/GRASS = 2,465m² (26,534ft²)
ROOF TOP = 379m² (4,075ft²)
GND FLR AMENITIES = 379m² (4,076ft²)

PRIVATE BALCONIES
GND FLOOR = 135m² (1,456ft²)
2ND FLOOR = 243m² (2,617ft²)
3RD FLOOR = 245m² (2,635ft²)
4TH FLOOR = 244m² (2,627ft²)
5TH FLOOR = 243m² (2,612ft²)
6TH FLOOR = 243m² (2,612ft²)

TOTAL = 4,575m² (49244ft²)

BUILDING AREA CALCULATIONS (PERIMETER)

U/G LEVEL 1 = 8,488m² (91,359ft²)
U/G LEVEL 2= 3,056m² (32,895ft²)
GROUND FLR = 4,999m² (53,813ft²)
2ND FLR = 4,996m² (53,773ft²)
3RD FLR = 4,990m² (53,710ft²)
4TH FLR = 4,986m² (53,669ft²)
5TH FLR = 4,986m² (53,669ft²)
6TH FLR = 4,986m² (53,669ft²)
ROOF = 148m² (1,596ft²)

GROSS FLOOR AREAS (GFA) - PER CITY

GYM = 153m² (1,644ft²)
CAFETERIA = 213m² (2,292ft²)
COMMERCIAL = 1,083m² (11,659ft²)

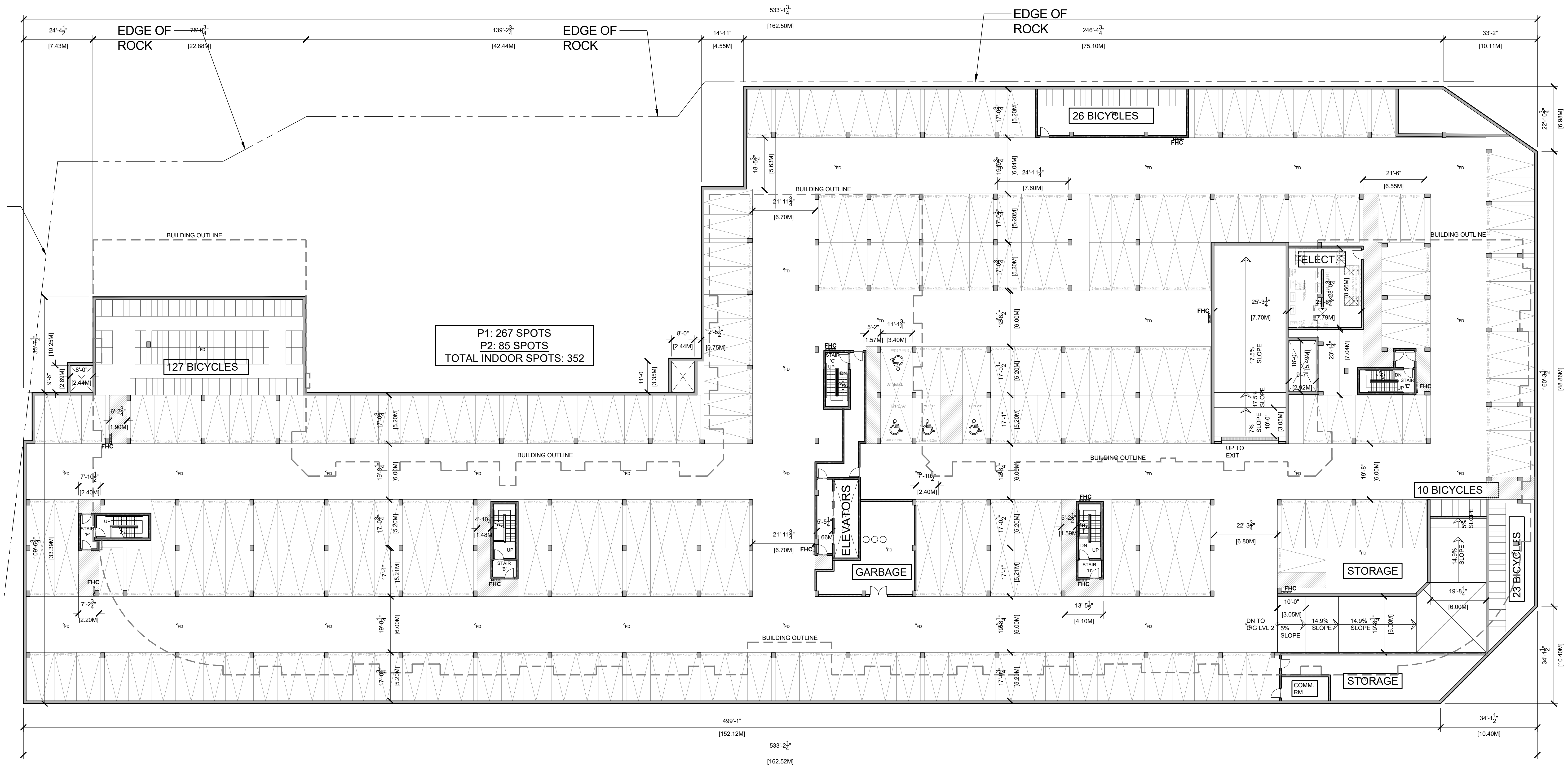
RESIDENTIAL (1ST FLR) = 2,020m² (21,739ft²)
RESIDENTIAL (2ND FLR) = 4,240m² (45,640ft²)
RESIDENTIAL (3RD FLR) = 4,240m² (45,640ft²)
RESIDENTIAL (4TH FLR) = 4,240m² (45,640ft²)
RESIDENTIAL (5TH FLR) = 4,240m² (45,640ft²)
RESIDENTIAL (6TH FLR) = 4,240m² (45,640ft²)

PARKING					
FLOOR	2.6m x 5.2m	2.4m x 5.2m	BF TYPE 'A' 3.4m x 5.2m	BF TYPE 'B' 2.6m x 5.2m	TOTAL
SITE	33	0	1	1	35
U/G LVL 1	190	73	2	2	267
U/G LVL 2	61	20	2	2	85
TOTAL	289	94	5	5	387



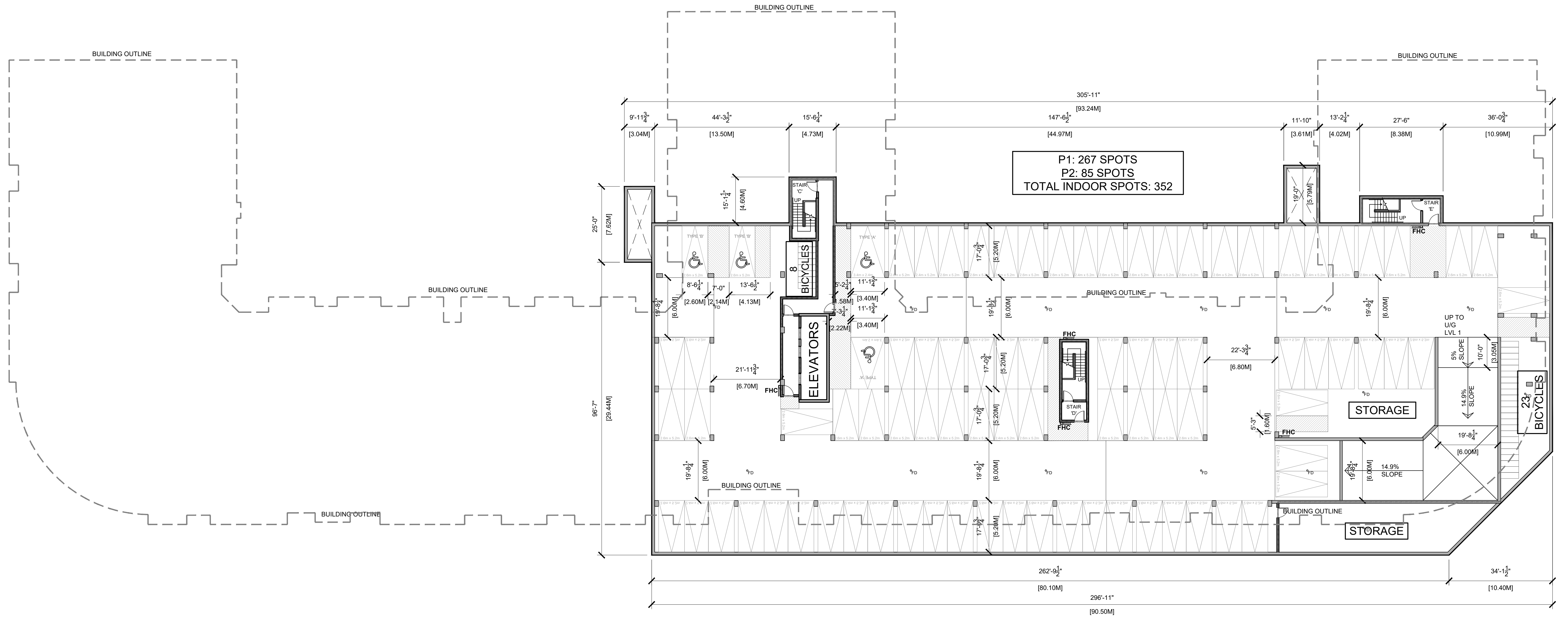
SITE PLAN
SCALE 1 = 300

8			16		
7			15		
6			14		
5	DEC. 09.21	SPA RESUBMISSION	13		
4	OCT. 27.21	RE-ZONING	12		
3	OCT. 20.21	UDRP	11		
2	JUNE 30.21	ZONING	10		
1	JUNE 11.21	REVIEW	9		
rev.	date	issued for	rev.	date	issued for



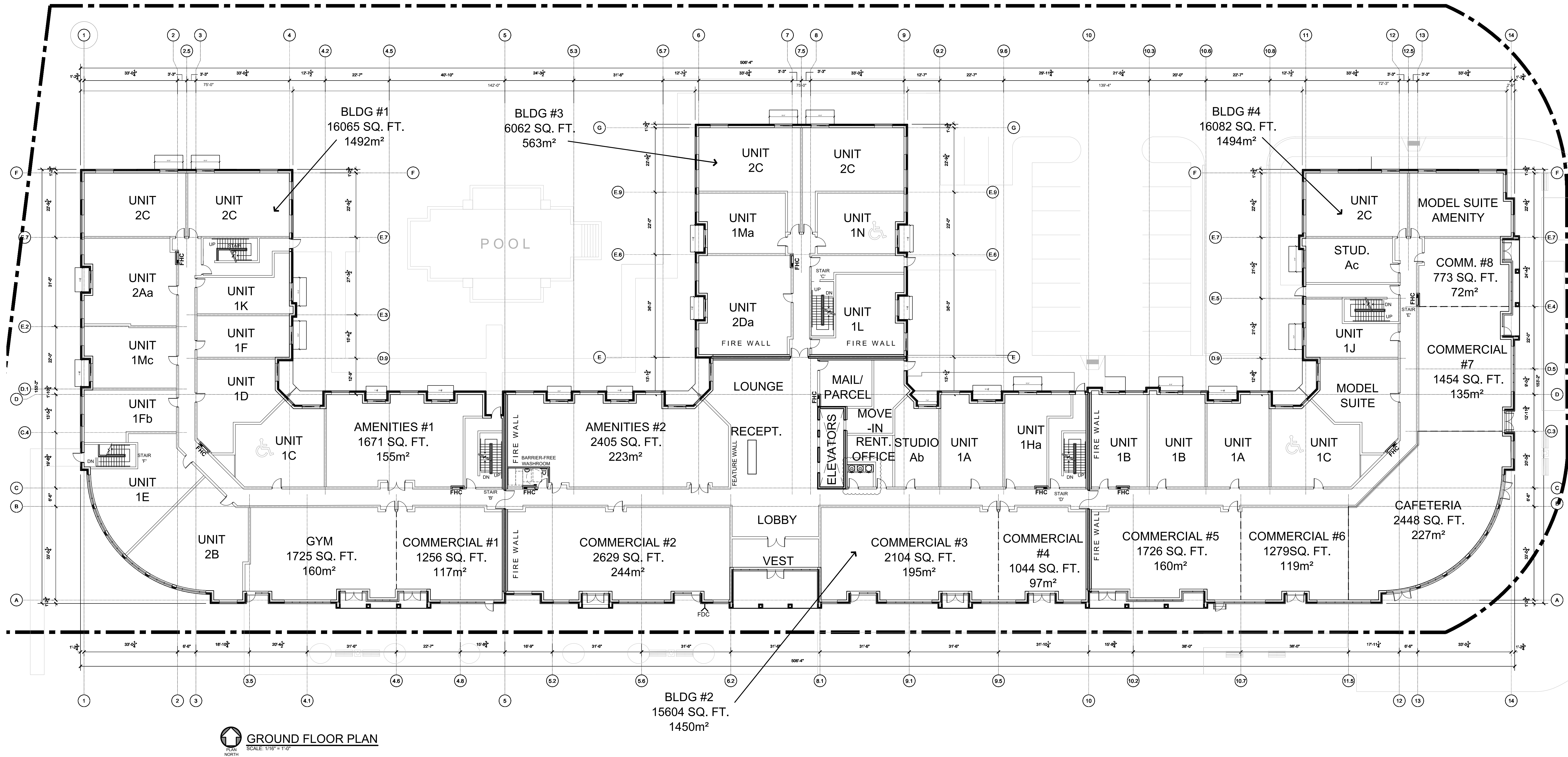
 **UNDERGROUND LEVEL 1**
SCALE: 1/16" = 1'-0"
PLAN
NORTH

8		16		
7		15		
6		14		
5		13		
4		12		
3	DEC. 09.21	SPA RESUBMISSION	11	
2	OCT. 27.21	RE-ZONING	10	
1	JUNE 30.21	ZONING	9	
rev.	date	issued for	rev.	date

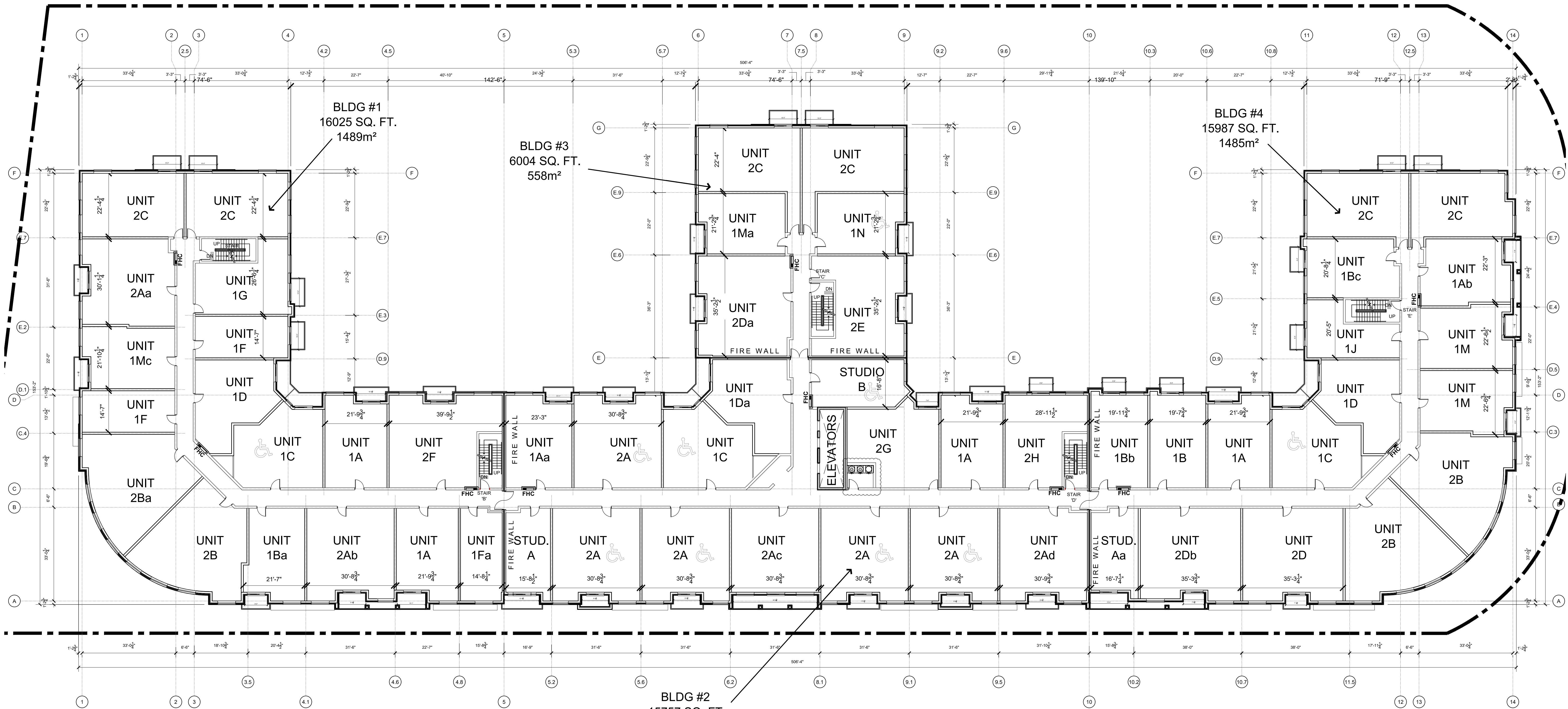


 **UNDERGROUND LEVEL 2**
SCALE: 1/16" = 1'-0"

8			16		
7			15		
6			14		
5			13		
4			12		
3	DEC. 09.21	SPA RESUBMISSION	11		
2	OCT. 27.21	RE-ZONING	10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for

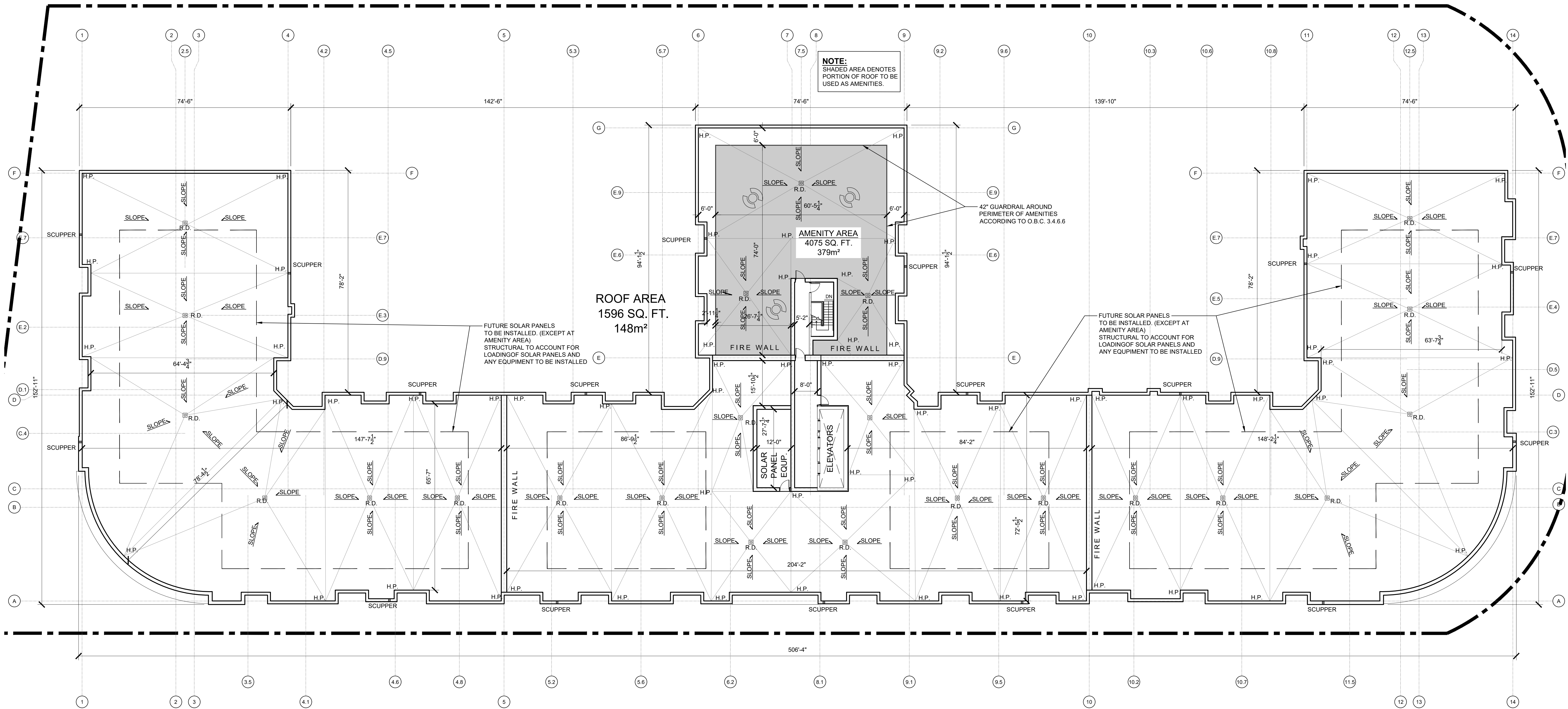


8			16		
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6			14		
5			13		
4			12		
3	DEC. 09.21	SPA RESUBMISSION	11		
2	OCT. 20.21	UDRP	10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for



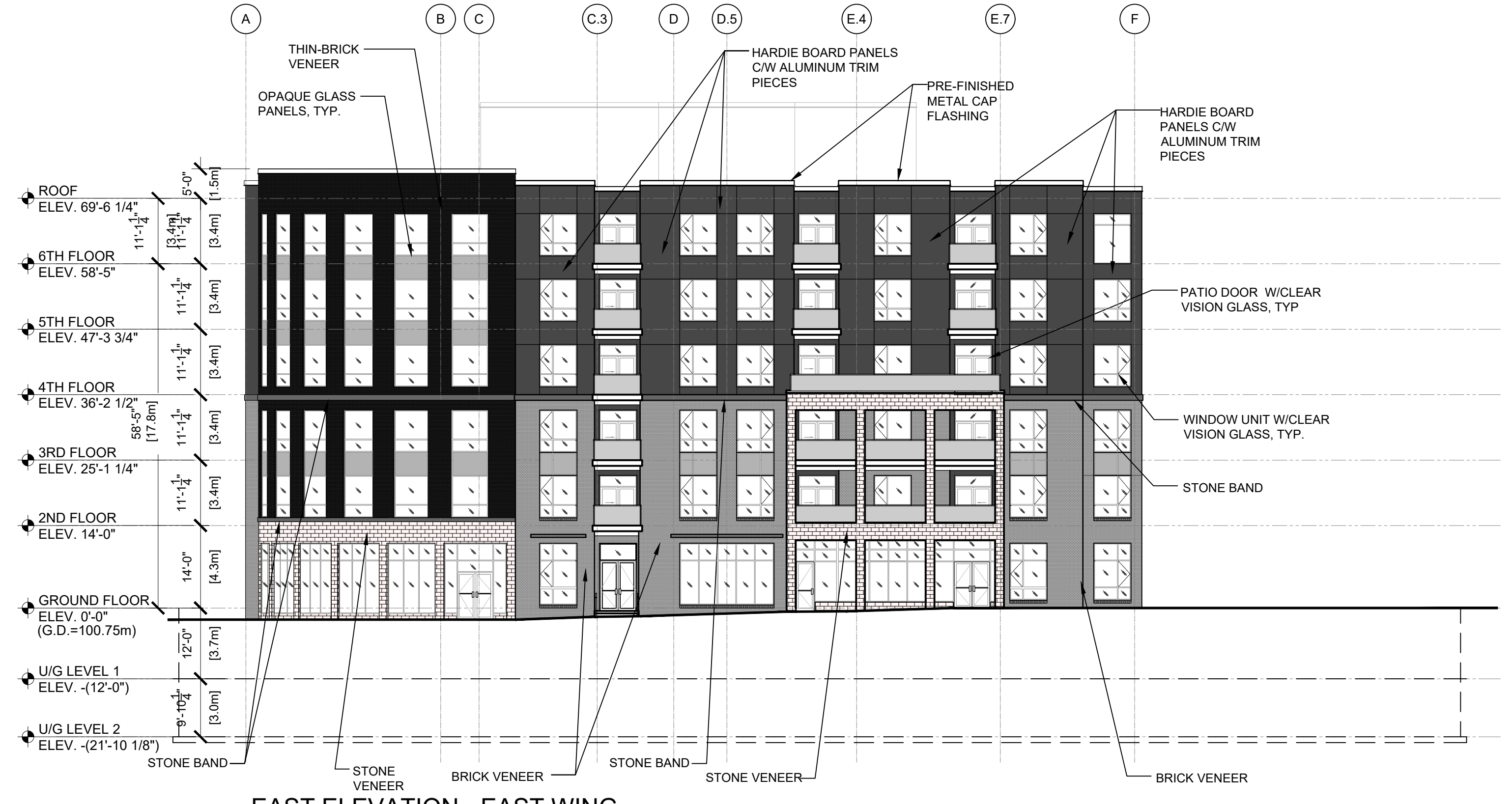
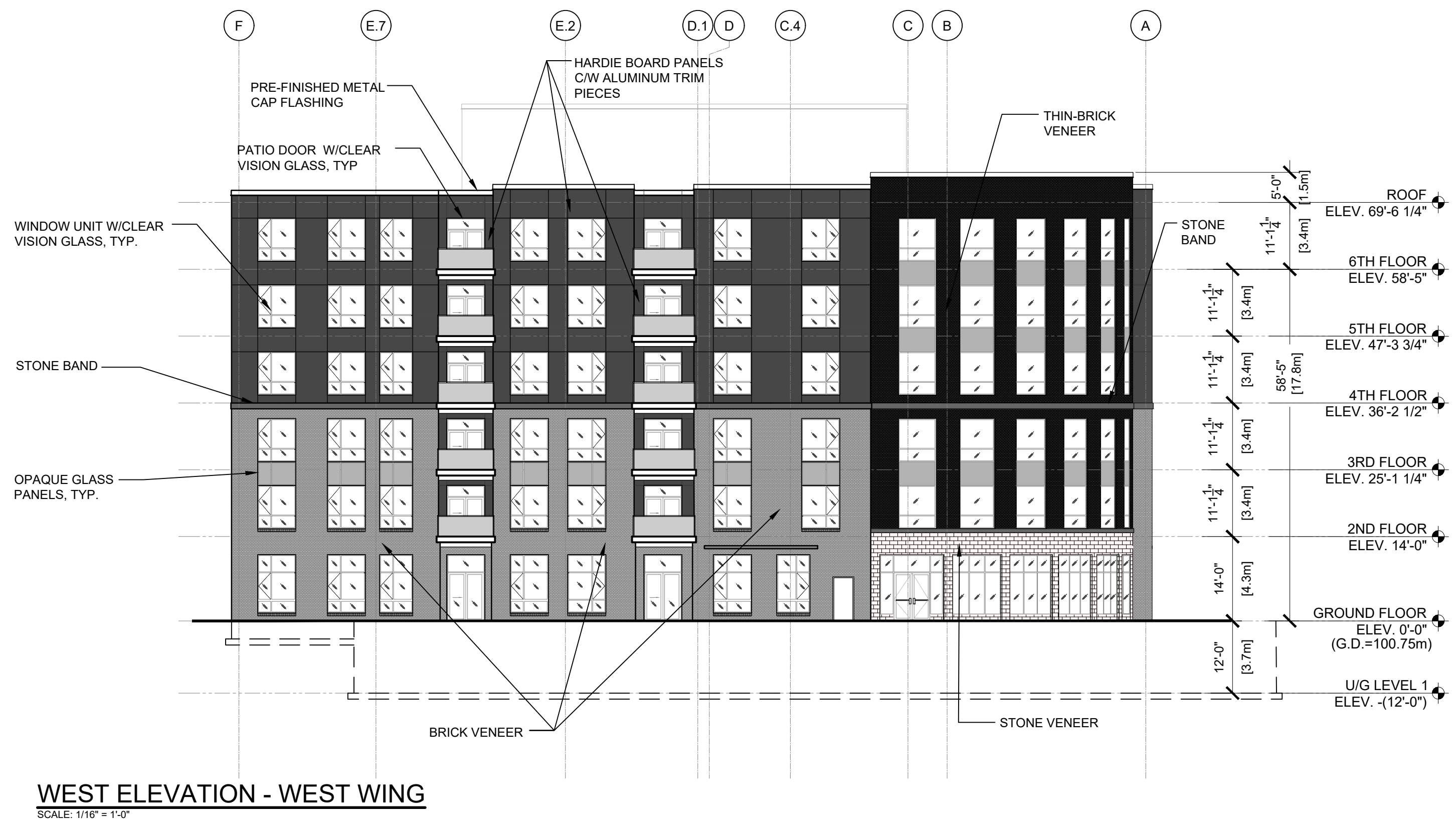
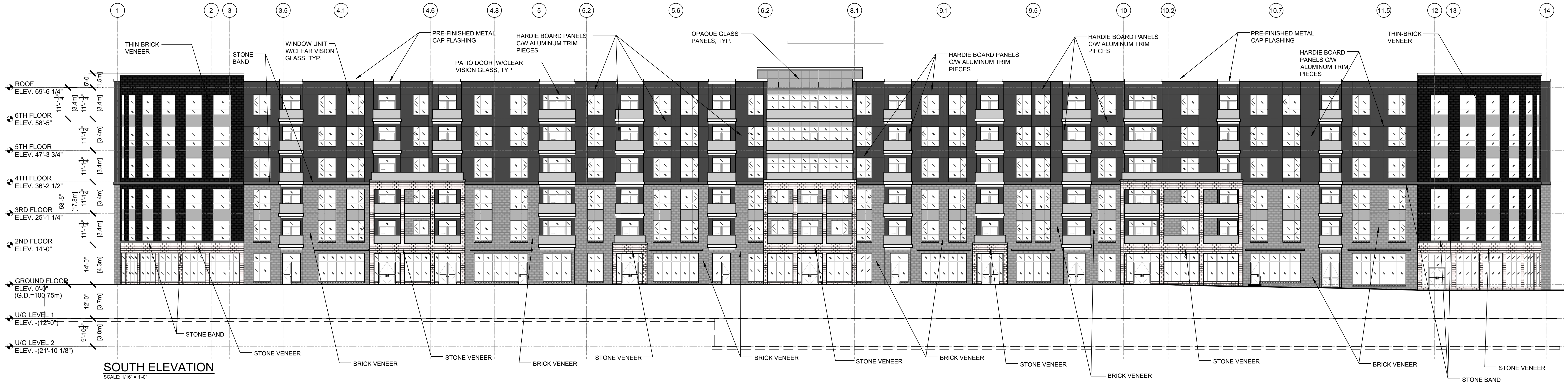
 **2ND FLOOR PLAN**
SCALE: 1/16" = 1'-0"
PLAN NORTH

8		16		
7		15		
6		14		
5		13		
4		12		
3	DEC. 09.21	SPA RESUBMISSION	11	
2	OCT. 20.21	UDRP	10	
1	JUNE 30.21	ZONING	9	
rev.	date	issued for	rev.	date issued for

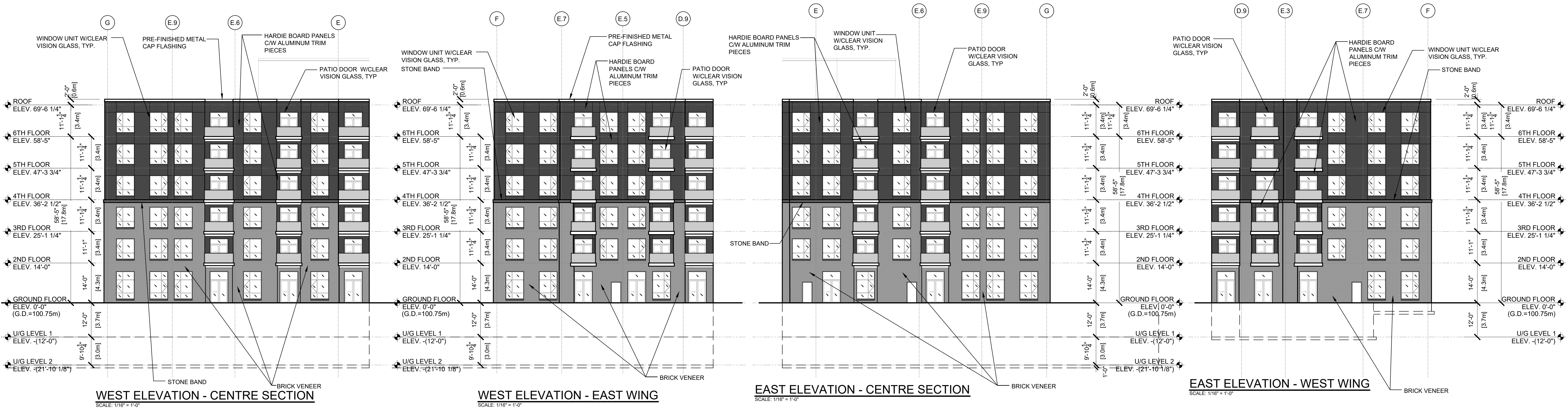
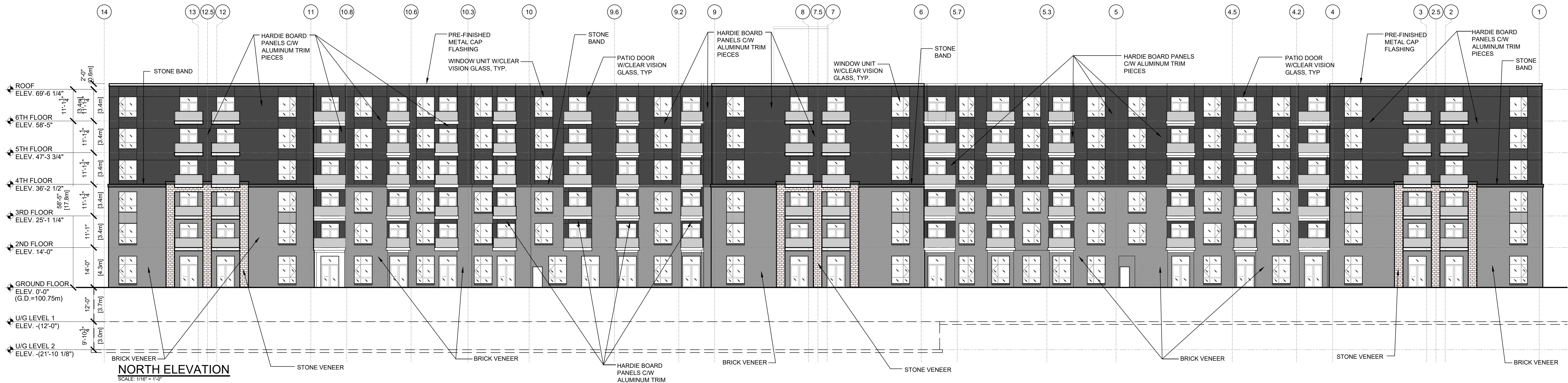


 **ROOF PLAN**
SCALE: 1/16" = 1'-0"
PLAN NORTH

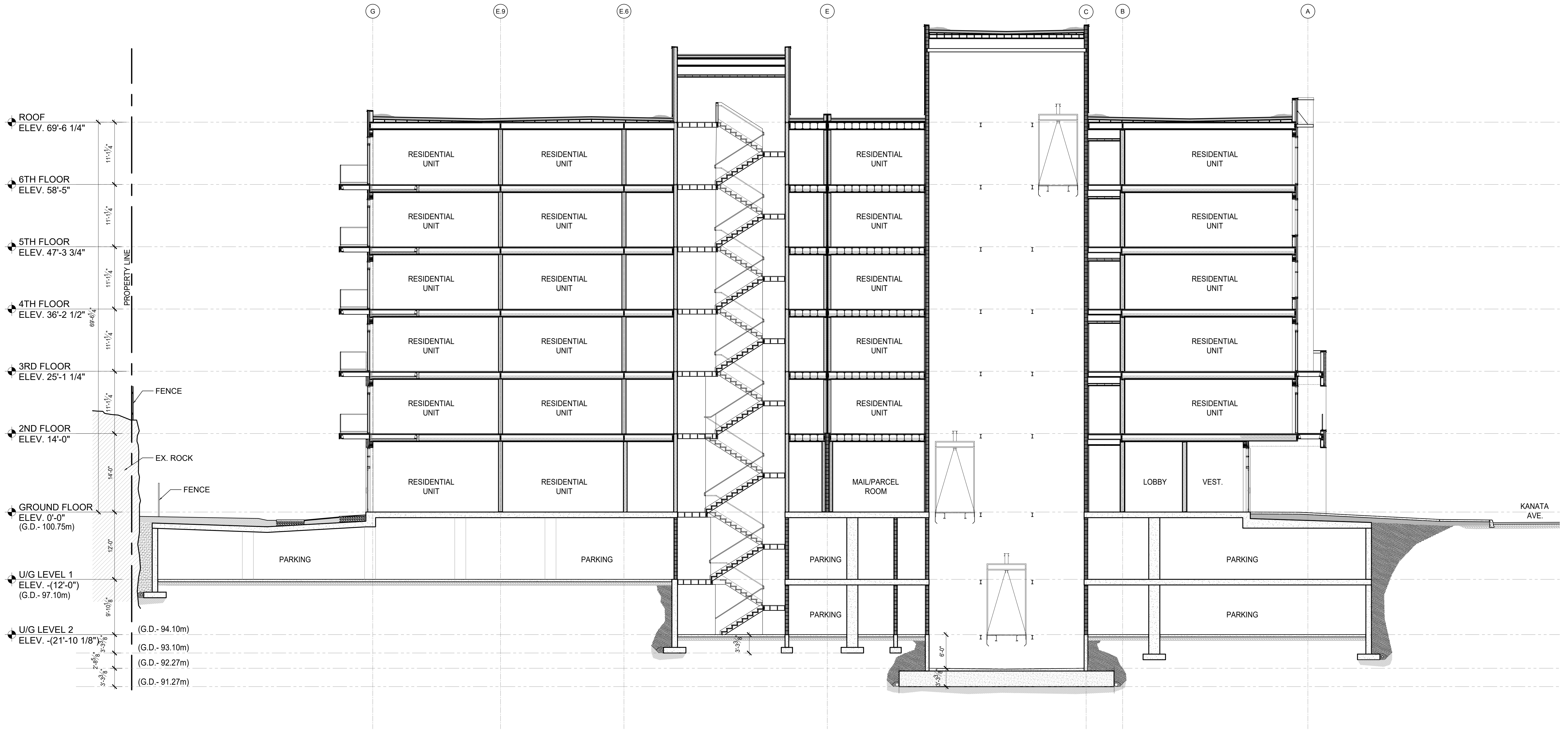
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6			14		
5			13		
4			12		
3	DEC. 09.21	SPA RESUBMISSION	11		
2	OCT. 20.21	UDRP	10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for



8			16		
7			15		
6			14		
5			13		
4			12		
3	DEC. 09.21	SPA RESUBMISSION	11		
2	OCT. 20.21	UDRP	10		
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rev.	date	issued for	rev.	date	issued for



8			16		
7			15		
6			14		
5			13		
4			12		
3	DEC. 09.21	SPA RESUBMISSION	11		
2	OCT. 20.21	UDRP	10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for



1
A-201 BUILDING SECTION
SCALE: 1/8" = 1'-0"

8			16		
7			15		
6			14		
5			13		
4			12		
3	DEC. 09.21	SPA RESUBMISSION	11		
2	OCT. 20.21	UDRP	10		
1	JUNE 30.21	ZONING	9		
rev.	date	issued for	rev.	date	issued for