



PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation	GM R1FF	SITE AREA	1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	BUILDING 'A'	18.0m	24 STOREYS / 78.0m
	BUILDING 'B'	18.0m	24 STOREYS / 78.0m
	BUILDING 'C'	18.0m	32 STOREYS / 102.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m	4.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX		2.0 = 28,588.8 sq. m	4.5 = 68,827.0 sq. m
TOWER SEPARATION		23.0m	49.0m & 56.0m
TOWER FOOTPRINT		750 sq. m	930 sq. m
FRONT YARD SETBACK		3.0m	3.0m
CORNER YARD SETBACK		3.0m	3.0m
INTERIOR SIDE YARD SETBACK (VARIES)		5.0m / 7.5m	5.0m / 7.5m
REAR YARD SETBACK (VARIES)		3.0m / 7.5m	3.0m / 7.5m
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)		0.0m / 3.0m	3.0m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT		3.0m	1.5m
TOTAL RESIDENTIAL UNIT COUNT			1,089
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA X	527	984
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		105	105
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA		TBD	45
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,089
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		11	32
AMENITY AREA - TOTAL PER UNIT - 6.0m²		6,534.0m²	8,550m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,267.0m²	4,050m²

CAR PARKING		BUILDING STATISTICS	
MINIMUM REQUIRED		GROSS BUILDING - AREAS	
RESIDENCE (AFTER 12 UNITS)	- 0.5 PER DWELLING UNIT	527	(CITY OF OTTAWA ZONING AREA)
VISITOR (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	105	
COMM. USE	- UNDER 200m² NON REQUIRED	0	
COMM. DAYCARE	- 1.0 PER 100m² OF GFA	ESTIMATE 4	
COMM. MEDICAL FACILITY	- 2.0 PER 100m² OF GFA	ESTIMATE 9	
COMM. PSB	- 1.25 PER 100m² OF GFA	ESTIMATE 0	
COMM. RESTAURANT	- 5.0 PER 100m² OF GFA	ESTIMATE 60	
COMM. RETAIL	- 1.25 PER 100m² OF GFA	ESTIMATE 0	
COMM. OFFICE	- 1.0 PER 100m² OF GFA	ESTIMATE 2	
TOTAL		707	
MAXIMUM REQUIRED		TOTAL BUILDING AREA	
RESIDENCE	- 1.75 PER DWELLING UNIT	1,906	22,320.0 sq. m
COMM. MEDICAL FACILITY	- 5.0 PER 100m² OF GFA	ESTIMATE 24	240,030.0 sq. ft.
COMM. RETAIL	- 4.0 PER 100m² OF GFA	ESTIMATE 20	929.0 sq. m
COMM. OFFICE	- 2.7 PER 100m² OF GFA	ESTIMATE 7	9,969.0 sq. ft.
TOTAL		1,957	343
PROVIDED		TOTAL TOWER FOOTPRINT	
RESIDENCE	- 0.50 PER DWELLING UNIT	999	26,784.0 sq. m
VISITOR	- 0.1 PER DWELLING UNIT	105	288,300.0 sq. ft.
COMM. USE		45	836.0 sq. m
TOTAL		1,149	8,999.0 sq. ft.
LOCATION		TOTAL UNIT COUNT	
PARKING GARAGE - P1 LEVEL	264	426	17
PARKING GARAGE - P2 LEVEL	280	426	12
PARKING GARAGE - P3 LEVEL	280	426	13
PARKING GARAGE - P4 LEVEL	280	426	17
EXTERIOR	45	343	12
TOTAL	1,149	1,449	355
BICYCLE PARKING		TOTAL COMMERCIAL AREA	
REQUIRED			1,207.7 sq. m
RESIDENCE	- 0.5 PER UNIT (1,089 UNITS)	545	13,000.0 sq. ft.
COMMERCIAL	- 1 PER 250m² GFA (2,847.5m²)	11	
TOTAL		546	
PROVIDED		TOTAL COMMERCIAL AREA	
RESIDENCE	- 1.0 PER UNIT	1,089	26,784.0 sq. m
COMMERCIAL		32	288,300.0 sq. ft.
TOTAL		1,121	740,850.0 sq. ft.

AMENITY SPACE	
AT GRADE EXTERIOR - COMMUNAL	= 600.0 sq. m
INTERIOR 1st fl. AMENITY - COMMUNAL	= 450.0 sq. m
EXTERIOR TERRACES - PRIVATE	= 500.0 sq. m
INTERIOR 5th fl. AMENITY - COMMUNAL	= 900.0 sq. m
EXTERIOR 5th fl. TERRACES - COMMUNAL	= 1,200.0 sq. m
EXTERIOR ROOF TOP - COMMUNAL	= 300.0 sq. m
INTERIOR ROOF TOP - COMMUNAL	= 600.0 sq. m
PRIVATE BALCONIES	= 4,000.0 sq. m
TOTAL	= 8,550.0 sq. m
TOTAL COMMUNAL	= 4,050.0 sq. m
REQUIRED - 6.0m² PER UNIT (1,089)	= 6,534.0 sq. m
REQUIRED COMMUNAL @ 50%	= 3,267.0 sq. m

LAND PHASE AREA	
PHASE 1 - BUILDING "A"	= 3,488.2 sq. m, 22.1%
PHASE 2 - BUILDING "B"	= 5,364.3 sq. m, 34.2%
PHASE 3 - BUILDING "C"	= 6,835.1 sq. m, 35.3%
PARKLAND DEDICATION = 1,320.0 sq. m, 8.4%	
TOTAL	= 15,688.6 sq. m, 100.00%

LOT COVERAGE	
BUILDING FOOTPRINT - "A"	= 1,721.7 sq. m, 10.97%
BUILDING FOOTPRINT - "B"	= 2,786.2 sq. m, 17.63%
BUILDING FOOTPRINT - "C"	= 2,510.8 sq. m, 16.00%
DRIVING SURFACE	= 2,665.6 sq. m, 16.99%
LANDSCAPE SURFACE	= 4,704.3 sq. m, 29.99%
PARKLAND DEDICATION = 1,320.0 sq. m, 8.41%	
TOTAL	= 15,688.6 sq. m, 100.00%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

1 SITE PLAN - OVERALL
SCALE 1:300

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LEGAL DESCRIPTION
TOPOGRAPHIC PLAN OF SURVEY OF
LOT 6 AND
PART OF LOTS 5, 7, 8, 9, 10, 11 & 12
REGISTERED PLAN 310501
& PART OF LOTS 5, 6, 7, 8 & 9
REGISTERED PLAN 310509
CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2023