

SITE INFORMATION

SITE AREA (LOT AREA)			
NORTH SIDE - LOT 2		5,715	
SOUTH SIDE - LOT 1 EXCLUDING MTO AREA		8,554	
SOUTH SIDE - LOT 1 INCLUDING MTO AREA		9,951	
HEIGHT		Roof	Mechanical
NORTH site	TOWER E1	25 Storeys	78m
	TOWER E2	23 Storeys	72m
	TOWER D	20 Storeys	63m
SOUTH site	TOWER A	18 Storeys	57m
	TOWER B	30 Storeys	93m
	TOWER C1	28 Storeys	87m
	TOWER C2	27 Storeys	84m

PARKING RATES		Required
Residential		0.5 p/unit
Visitor		0.1 p/unit
Retail		1.25 p/100m ²

AMENITIES RATE		Required
		6m ² /unit

SETBACKS PROVIDED	NORTH	SOUTH	EAST	WEST
NORTH site	2.2m	0.8m	3m	5.9m
SOUTH site	2m	14.3m	2.2m	8.8m

MTO SETBACK 14m from HWY 147

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS		Required
Apartment		1768
*Assumes an 85% efficiency and 80m ² average net unit size		

ESTIMATED GFA		Retail	Residential
TOTAL BUILDING AREA		1518	149132
NORTH	Retail	1518	60135
	Residential	0	89617
	TOTAL	1518	149132

PARKING		Required	Provided
Residential	NORTH	355	377
	SOUTH	529	550
Visitor	NORTH	71	71
	SOUTH	106	106
Retail	NORTH	19	100
	SOUTH	0	0
Total		1060	1204

AMENITIES		Required	Provided
Required		6m ² x 1768 = 10608	
Provided	NORTH SIDE	INTERIOR	220
	SOUTH SIDE	EXTERIOR	5081
		INTERIOR	629
		EXTERIOR	8466
			14396

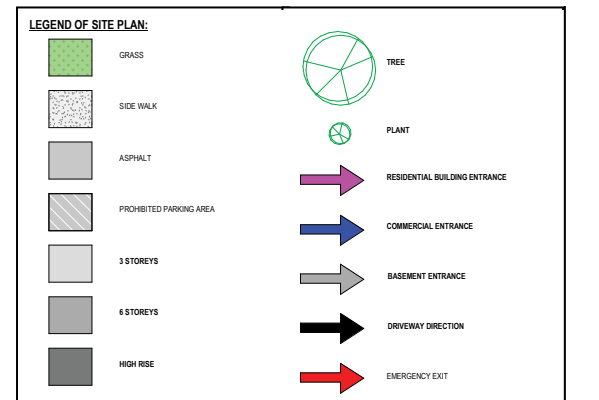
PARKLAND DEDICATION		Required	Provided
Required		2021	
Provided		2021	

LOT COVERAGE			
Total lot area (including park & excluding MTO area)		16,290	
Total lot area (including park & including MTO area)		26,241	
Built up area; excluding park and road		8856	
Percentage: 71%	0.713735783	NORTH	4079
Percentage: 56%	0.558452186	SOUTH	4777
Percentage: 48%		SOUTH	
including MTO	0.480052256	including MTO area	4777
Landscaped surfaces; hard and soft			
Percentage:27%	0.275940507	NORTH	1,577
Percentage:27%	0.273556231	SOUTH	2,340

NOTES

- Assumes typical residential floor height of 3m. Assumes retail ground floor height of 6m.
- For the purpose of this concept, an average of 80m² (860sf) unit size is used to calculate the approximate total number of units.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's open plan data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept considers the internal street envisioned in the Trembley TOD plan as a public right-of-way, allowing for the park to be located in a more pedestrian scale streetscape. This solution would depend on negotiations with other landowners and temporary easements to allow for a road loop towards Coventry Road. In the case of the internal street being a private street or multi-use path, the park would likely need to be relocated to a public street frontage (Coventry Rd or Belfast Rd) reducing the commercial frontage.

400 COVENTRY RD OTTAWA



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DESIGNED	CR
REVIEWED	SP
DATE	2023.06.13