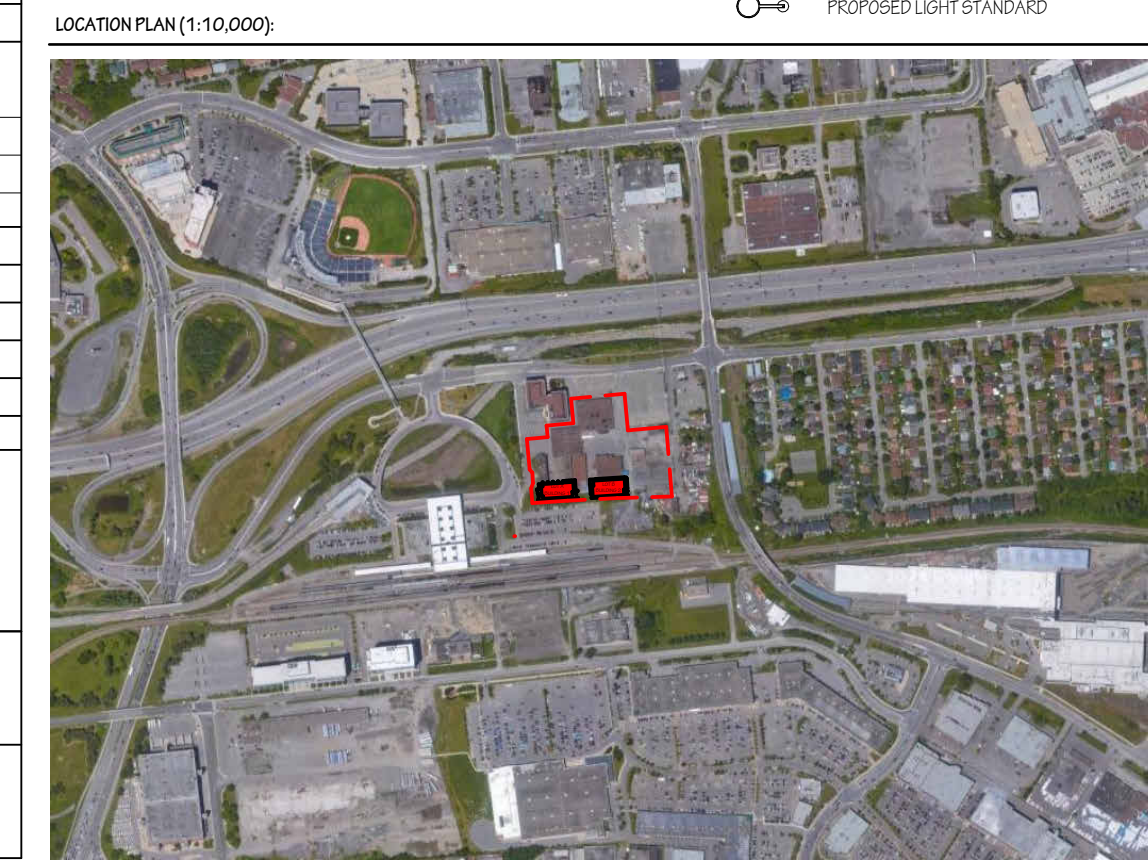


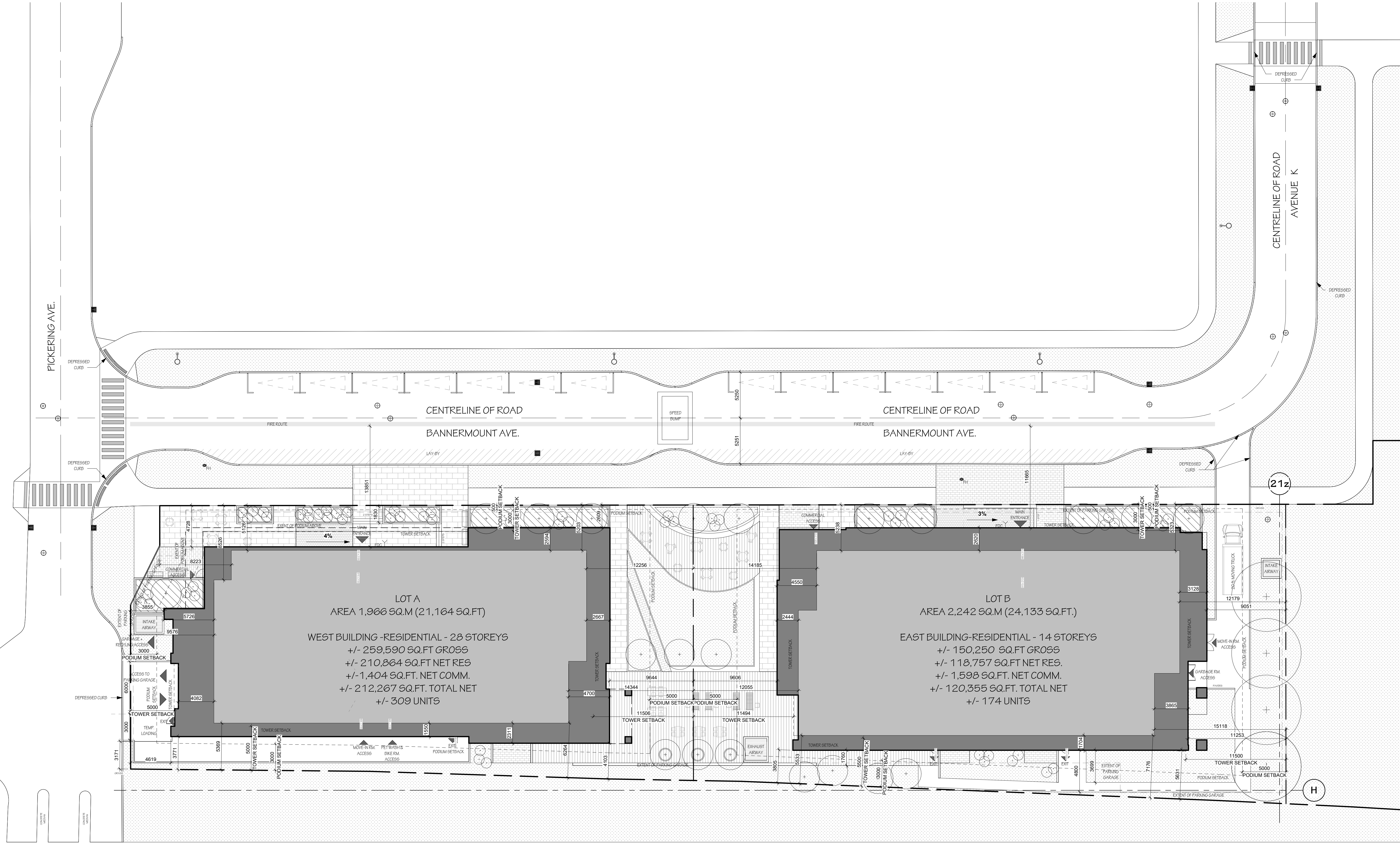
LOT A - BUILDING 1 (WEST) - ZONING TABLE			
Current Zoning	R23 (2536) 6468		
Site Area	1868.93M		
Number of Dwelling Units	329		
Dwelling Unit Ratios	TYPE	NO. %	
	Studio	54 17%	
	1 Bed (Internal)	27 8%	
	1 Bed	117 36%	
	1 Bed + Den	6 2%	
	2 Bed	125 38%	
REQUIRED	PROVIDED		
Lot Area	No minimum	1060.95M	
Lot Frontage	No minimum	30.2 m (regular)	
Minimum Lot Width	-	60.2 m (regular)	
Setbacks	Front Yard (Pickering)	0.5 m	3.6 m
	Corner Side Yard (Basement)	0.5 m	2.6 m
	Interior Side Yard	3 m	3.7 m
	Rear Yard	5 m	9.6 m
Maximum Building Height	80 m	80 m	
Area - Building Area	1092 m		
Area - Typical Podium	1162 m		
Area - Typical Tower Floor	827 m		
Area - Total Gross Building Area (GBA)	+/- 24,117 m		
Area - Total Gross Floor Area (GFA - City def)	+/- 18,732 m		
Amenity Area			
Total of 6m <sup>2</sup> per dwelling unit of which 50% is required to be common	Total (6m <sup>2</sup> per dwelling unit): 1954 m <sup>2</sup> Common (50% of regional total): 927 m <sup>2</sup>	Private Amenity Space: 1271 m <sup>2</sup> Common Amenity Space: 641 m <sup>2</sup>	
Parking (Combined - Three Levels)	Minimum Required:	Maximum Required:	
	Residential: 9 spaces/unit Visitor: 1 space/unit after first 12 per block Bicycle Parking Requirement Residential: 9 spaces/unit	Residential (485 units) x 1.75 = 846 spaces + Visitor (485 (1.0x2)) x 1 = 485 spaces + 692 spaces total	Total Provided: 250 spaces (0.82 ratio) Residential: 204 spaces (0.42 ratio) Visitor: 46 spaces (0.1 ratio after 2.4 units deducted (12 from each building)) Total Provided: 373 spaces (1.85 vertical + 150 horizontal) = 0.77 ratio Outdoor: N/A Incor: 373 spaces (located at grade (m), and parking garage)

LOT B - BUILDING 2 (EAST) - ZONING TABLE			
Current Zoning	R23 (2536) 6468		
Site Area	2242.93M		
Number of Dwelling Units	174		
Dwelling Unit Ratios	TYPE	NO. %	
	Studio	40 23%	
	1 Bed (Internal)	- -	
	1 Bed	82 48%	
	1 Bed + Den	4 2%	
	2 Bed	32 18%	
REQUIRED	PROVIDED		
Lot Area	No minimum	2242.93M	
Lot Frontage	No minimum	68.0 m (regular)	
Minimum Lot Width	-	31.6 m (regular)	
Setbacks	Front Yard (Basement)	0.5 m	2.7 m
	Interior Side Yard	3 m	9.2 m
	Interior Side Yard	3 m	9.6 m
	Rear Yard	3 m	3.6 m
Maximum Building Height	80 m	80 m	
Area - Building Area	1170 m		
Area - Typical Podium	1185 m		
Area - Typical Tower Floor	891 m		
Area - Total Gross Building Area (GBA)	+/- 13,358 m		
Area - Total Gross Floor Area (GFA - City def)	+/- 11,181 m		
Amenity Area			
Total of 6m <sup>2</sup> per dwelling unit of which 50% is required to be common	Total (6m <sup>2</sup> per dwelling unit): 1044 m <sup>2</sup> Common (50% of regional total): 522 m <sup>2</sup>	Private Amenity Space: 448 m <sup>2</sup> Common Amenity Space: 1068 m <sup>2</sup>	

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED JANUARY 21, 2020 PREPARED BY ANNE O'SULLIVAN, VLS00848, C.D. PART PLAN OF LOTS 457, 458, 459, 460, 461 AND LOTS 470 TO 482 (INCLUDING) AND LOTS 487 TO 500 (INCLUDING) AND LOTS 508 TO 522 (INCLUDING) AND PART OF LOTS 481, 482, 483, 484, 485 AND PART OF AVENUE CLOSED BY BY-LAW 193-50 (INF. 073287) AND BY-LAW 6-67 (INF. 0774046) AND PART OF WALKER CLOSER BY BY-LAW 127-90 (INF. 072290) REGISTERED PLAN 830 CITY OF OTTAWA



LEGEND:  
 PROPOSED PODIUM  
 PROPOSED TOWER  
 PROPERTY BOUNDARY  
 SETBACKS  
 PROPOSED FIRE ROUTE  
 PARKING GARAGE BELOW  
 EDGE OF SIDEWALK  
 CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS  
 NEW MANHOLE  
 NEW FIRE HYDRANT  
 NEW CATCH BASIN  
 NEW UTILITY POLE  
 EDGE OF SIDEWALK  
 FIRE DEPARTMENT CONNECTION  
 PROPOSED LIGHT STANDOFF



NOT FOR CONSTRUCTION

240910	ISSUED FOR SITE PLAN
rev	date
	rev
	rev

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.  
 DO NOT SCALE DRAWINGS.  
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.  
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PROJECT  
**22 PICKERING**  
 22 Pickering Place, Ottawa, ON

DRAWING TITLE  
**SITE PLAN**

DRAWN	DATE	SCALE
Author	240228	As Indicated

PROJECT  
 2222  
 DRAWING NO.  
**A1.01**  
 SPA  
 REVISION NO. 2