

ZONING PERFORMANCE STANDARDS		MC (2845)			The Subject Site is zoned Mixed Use Centre with an exception (MC [2854])			
CITY OF OTTAWA ZONING BY-LAW 2008	<u>-250</u> F	REQUIRED	PROVIDED		PROVISIONS	REQUIRED	PROVIDED	
MINIMUM LOT SETBACK (m) EAST		0m		1.934m			TROTIBLE	
NIMUM LOT SETBACK (m) NORTH		0m		17.674m		4 STOREYS AND 14 M	8 STOREYS AND	
IMUM LOT SETBACK (m) SOUTH IMUM LOT SETBACK (m) WEST		0m 2m		85.370m 9.673m	MINIMUM BUILDING HEIGHT DOES NOT APPLY TO ABOVE GRADE PARKING STRUCTURES.	NA. THE PARKING IN THE BUILDING IS NOT A SEPARATE PARKING STRUCTURE.	N/A	
					MAXIMUM BUILDING HEIGHT	30 STOREYS AND 94 M	8 STOREYS AND	
					PARKING	NO PARKING IS REQUIRED.	928	
						FOR THE PURPOSE OF THE BELOW PROVISIONS, A TOWER IS DEFINED AS		
						THE PORTION OF THE BUILDING ABOVE THE PODIUM.	DEFINED AS A T	
					MINIMUM SEPARATION BETWEEN TWO TOWERS	32 METRES IN HEIGHT OR GREATER: 25 M.	N/A (ONLY 1 TO)	
	RKING	AREA	REQUIRED	PROVIDED	MINIMUM SEPARATION BETWEEN TWO TOWERS BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL PRIVATE STREET SHALL HAVE A MAXIMUM PODIUM HEIGHT OF	32 METRES IN HEIGHT OR GREATER: 25 M. 4 STOREYS AND 14 M.	N/A (ONLY 1 TO) THE R&D ENGIN STOREY AND 6.	
	ATE	AREA		-	BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL		THE R&D ENGIN	
R	ATE 2		REQUIRED	PROVIDED 85 *(ITEM B) 28 *(ITEM B)	BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL PRIVATE STREET SHALL HAVE A MAXIMUM PODIUM HEIGHT OF	4 STOREYS AND 14 M. 1. FOR A BUILDING ABUTTING PRIVATELY OWNED PUBLIC SPACE,	THE R&D ENGIN STOREY AND 6. STEPBACK (E)A	
R . 1/250 m	ATE 2 n ²	21 042 m ²	85	85 *(ITEM B)	BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL PRIVATE STREET SHALL HAVE A MAXIMUM PODIUM HEIGHT OF	4 STOREYS AND 14 M. 1. FOR A BUILDING ABUTTING PRIVATELY OWNED PUBLIC SPACE, LEGGET DRIVE, OR A PUBLIC PARK, MINIMUM STEP BACK REQUIRED,	THE R&D ENGIN STOREY AND 6. STEPBACK (E)A MINIMUM.	
R. 1/250 m 1/1500 r 1/250 m	ATE 2 2 n ² 2 2	21 042 m ² 31 948 m ²	85	85 *(ITEM B)	BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL PRIVATE STREET SHALL HAVE A MAXIMUM PODIUM HEIGHT OF	4 STOREYS AND 14 M. 1. FOR A BUILDING ABUTTING PRIVATELY OWNED PUBLIC SPACE, LEGGET DRIVE, OR A PUBLIC PARK, MINIMUM STEP BACK REQUIRED, INCLUDING BALCONIES: 3 M; AND	THE R&D ENGIN STOREY AND 6. STEPBACK (E)A MINIMUM. STEPBACK (N)A SPACE 3.0 MINII	
R. 1/250 m 1/1500 r 1/250 m	ATE 2 n ² 2 -24999 m ²	21 042 m ² 31 948 m ² 2 120m ²	85	85 *(ITEM B)	BUILDINGS ON LOTS THAT SHARE A LOT LINE WITH LEGGET DRIVE OR AN INTERNAL PRIVATE STREET SHALL HAVE A MAXIMUM PODIUM HEIGHT OF	 4 STOREYS AND 14 M. 1. FOR A BUILDING ABUTTING PRIVATELY OWNED PUBLIC SPACE, LEGGET DRIVE, OR A PUBLIC PARK, MINIMUM STEP BACK REQUIRED, INCLUDING BALCONIES: 3 M; AND 2. IN ALL OTHER CASES, MINIMUM STEP BACK REQUIRED, INCLUDING 	THE R&D ENGIN STOREY AND 6. STEPBACK (E)A MINIMUM. STEPBACK (N)A SPACE 3.0 MINII COMPLIES. NO	

	PROVIDED
	8 STOREYS AND 44M
KING	N/A
	8 STOREYS AND 44M
	928
6 DEFINED AS	ONLY THE R&D ENGINEERING HUB TOWER IS
	DEFINED AS A TOWER.
	N/A (ONLY 1 TOWER)
	THE R&D ENGINEERING HUB PODIUM IS 1 STOREY AND 6.5 M HIGH
PACE,	STEPBACK (E)ABUTTING LEGGET DR 4.575M
QUIRED.	MINIMUM.
,	STEPBACK (N)ABUTTING PRIVATE DR/ PUBLIC
ICLUDING	SPACE 3.0 MINIMUM.
ONS,	COMPLIES. NO BALCONIES PROJECT BEYOND
FRONT WALL	THE FRONT WALL OF THE PODIUM.

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