

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAHICAL SURVEY PLAN DATED JANUARY 21, 2020.
PREPARED BY ANNE O'SULLIVAN, VOLUME 8, L2D
PART 1 PLAN OF LOTS 457, 458, 459, 460, 461, 462 AND LOTS 470 TO 480
(INCLUSIVE) AND LOTS 487 TO 500 (INCLUSIVE) AND LOTS 508 TO 522
(INCLUSIVE) AND PART OF LOTS 461, 462, 463, 464, 465 AND PART OF AVENUE
CLOSED BY BY-LAW 193-50 (NET: 073387) AND BY-LAW 6-67 (NET: 0774046)
AND PART OF AVENUE K CLOSED BY BY-LAW 127-50 (NET: 072295)
REGISTERED PLAN 320 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 UTILITY POLE
NEW CATCH BASIN
FIRE DEPARTMENT CONNECTION
PROPOSED LIGHT STANDARD

LOCATION PLAN (1:10,000)



LOT A - BUILDING 1 (WEST) - ZONING TABLE			
Current Zoning	T03(2036) S460		
Site Area	1966 SQ.M		
Number of Dwelling Units	309		
Dwelling Unit Ratios	TYPE	NO.	%
	Studio	55	18%
	1 Bed	73	24%
	1 Bed + Den	72	23%
	2 Bed	76	25%
	2 Bed + Den	27	9%
	3 Bed	6	2%
REQUIRED		PROVIDED	
Lot Area	Minimum	1966 SQ.M	
Lot Frontage	Minimum	30.2 m (Irregular)	
Minimum Lot Width	-	60.2 m (Irregular)	
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	1036 m		
Area - Typical Podium	1162 m		
Area - Typical Tower Floor	802 m		
Area - Total Gross Construction Area (GCA)	+/- 31,942 m		Area - Total Gross Floor/Building Area (GBA)
Area - Total Net Leasable Area	+/- 19,337 m		+/- 24,011 m
Amenity Area			
Total of Gm ² per dwelling unit of which 50% is required to be communal	Total (Gm ² per dwelling unit): 1,054 m ² Communal (50% of required total): 527 m ²		Private Amenity Space: 1,250 m ² Common Amenity Space: 974 m ² Total Amenity Space: 2,224 m ²
Parking (Combined - Three Levels)	Minimum Required:		Maximum Required:
Residential: 8 spaces/unit	Visitors (474 x 1.242) x 1 = 49 spaces		Residential (474 units) x 1.75 = 830 spaces +
Visitors: 1 space/unit after first 12 per block			Visitors (474 x 1.023) x 1 = 485 spaces + 875 spaces total
Bicycle Parking Requirements	Minimum Required:		
Residential: 5 spaces/unit	Residential: 474 x 5 = 2370 spaces		

LOT B - BUILDING 2 (EAST) - ZONING TABLE			
Current Zoning	T03(2036) S460		
Site Area	2242 SQ.M		
Number of Dwelling Units	165		
	TYPE	NO.	%
	Studio	50	30%
	1 Bed	45	27%
	1 Bed + Den	40	24%
	2 Bed	25	14%
	2 Bed + Den	18	10%
	3 Bed	5	3%
		5	3%
REQUIRED		PROVIDED	
Lot Area	No minimum	2242 SQ.M	
Lot Frontage	No minimum	68.0m (Irregular)	
Minimum Lot Width	No minimum	31.6m (Irregular)	
Setbacks	Front Yard (Basement)	0.5 m	2.7 m
	Interior Side Yard	5 m	9.0 m
	Interior Side Yard	5 m	9.6 m
	Rear Yard	3 m	3.6 m
Maximum Building Height	80m	80 m	
Area - Building Area	1174 m		
Area - Typical Podium	1191 m		
Area - Typical Tower Floor	885 m		
Area - Total Gross Construction Area (GCA)	+/- 20,771 m	Area - Total Gross Floor/Building Area (GBA)	+/- 13,744 m
Area - Total Net Leasable Area	+/- 11,225 m		
Amenity Area			
Total of 6m ² per dwelling unit of which 50% is required to be communal	Total (6m ² per dwelling unit): 990 m ² Communal (50% of required total): 495 m ²	Private Amenity Space: 505 m ² Common Amenity Space: 800 m ² Total Amenity Space: 1305 m ²	
Total Provided: 250 spaces (0.53 ratio)			
Residential: 205 spaces (0.49 ratio)			
Visitors: 45 spaces (0.11 ratio) (74 units deducted (12 from each building)			
Total Provided: 474 spaces (2.37 horizontal double stacked) = 1.00 ratio			
Outdoor: N/A			
Indoor: 474 spaces (located at grade (trc) and in parking garage)			

