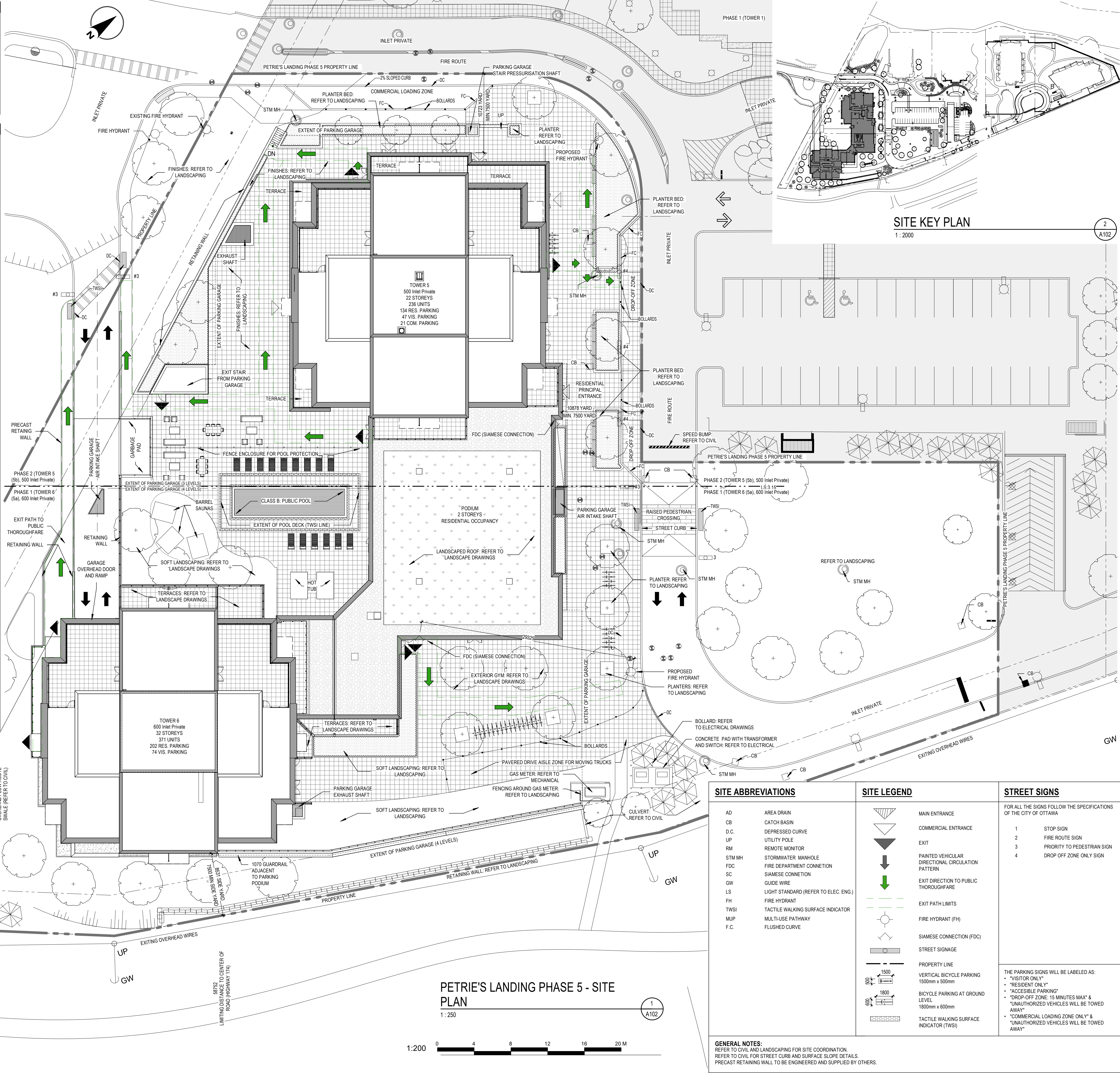


Project Information			
Review Date	October 23, 2025	Official Plan Designation	Suburban (East) Transect (Annex B8) C
Municipal Address	8910 & 8920 Jeanne D'arc Blvs, Orleans, ON		
Legal Description	PART OF LOTS 28 & 29, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA		
Scope of Work	Development of a vacant, treed parcel of land for an apartment building comprised of two (2) high-rise towers (22 and 32 storeys) connected by a 2 storey podium		
Existing Zoning Code	R5A [2606] S406	By-law Number	2008-250, 2008-341, 2014-292
Schedule 1/1A Area	Area C; Urban and Greenbelt area	Applicable Overlays	N/A

Zoning Compliance Review			
Provision	Required	Provided	Compliance
TABLE 164A for Apartment Dwelling Mid-High Rise			
Minimum Lot Width (m)	25	134	Yes
Minimum Lot Area (m ²)	1000	22,475.22	Yes
Max. Building Height (m)	Varies (51)	13	Yes
Minimum Setbacks - Front yard (m)	6	Min. 7.5m	Yes
Minimum Setbacks - Corner side yard (m)	4.5	Min. 7.5m	Yes
Minimum Setbacks - Rear yard (m)	7.5	Min. 7.5m	Yes
Minimum Setbacks - Interior Side yard (m)	7.5	Min. 7.5m	Yes
SECTION 163 (9)			
Min. Landscaped Area	30% of 11658.94m ² = 3497.68m ²	59.57% (6945.74m ²)	Yes
SECTION 137			

Amenity Area	Total Amenity Area: 6m ² per dwelling unit 6m ² * (371+236) = 3,642m ² Communal Area: Minimum of 50% of required total amenity area 3,642m ² /2 = 1821m ²	Private: 3140m ² -Balconies: 2492m ² -Terraces: 648m ² Communal: 2434m ² -Interior Area: 1143m ² Dog Wash: 28m ² Bar/Seating: 74m ² Games Rm: 38m ² Shared Lobby: 58m ² Working Area: 91m ² Gym: 284 m ² Library/Games Rm: 76m ² Kids Room: 67m ² Party Room: 76m ² Exercise Room: 67m ² Movie Room: 54m ² Lounge Room: 150m ² Music Room: 32m ² Games Room: 66m ² -Exterior Area: 1291m ² Exterior Gym: 201m ² Exterior Lounge: 67m ² Exterior Spa Area: 64m ² Pool: 54m ² Pool Deck: 96m ² Spectator Area: 193m ² Sauna Area: 77m ² Exterior Lounge: 80m ² Rooftop Terrace T5 amenity: 170m ² Rooftop Terrace T6 amenity: 170m ² Total Amenity Area = 5574m ²	Yes
	0.5 spaces per dwelling unit for residents 0.5* (371+236) = 304 0.2 spaces per dwelling unit for visitor parking 0.2* (371+236) =121 3.4 spaces per 100m ² of Commercial space 3.4* (624.24/100) =21 Total = 446	328 Resident vehicle parking spaces (incl. 4 carshare, and 6 EV and 6 future EV spaces) 121 Visitor vehicle parking spaces (incl. 3 EV and 3 future EV spaces) 21 Commercial dedicated vehicle parking spaces (incl. 3 EV and 3 future EV spaces) Total = 470	Yes
SECTION 111			
Bicycle Parking	0.5 spaces per dwelling unit 0.5*(371+236) = 304	479	Yes
SECTION 106			
Size and Space of Parking	2.6m wide x 5.2 long	2.6m wide x 5.2 long typical (some Residential spaces are narrow 2.4 x 5.2 and others are short 2.6 x 5.0)	Yes, See Garage Plan
SECTION 107			
Driveway Width	Min 6.0m wide Max 6.7m wide	Min 6.0m wide in parking garage	Yes, See Garage Plan



GENERAL NOTES / Notes Générales

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- The dimensions on these documents must be read and not measured. / Les dimensions sur ces documents doivent être lues et non mesurées.

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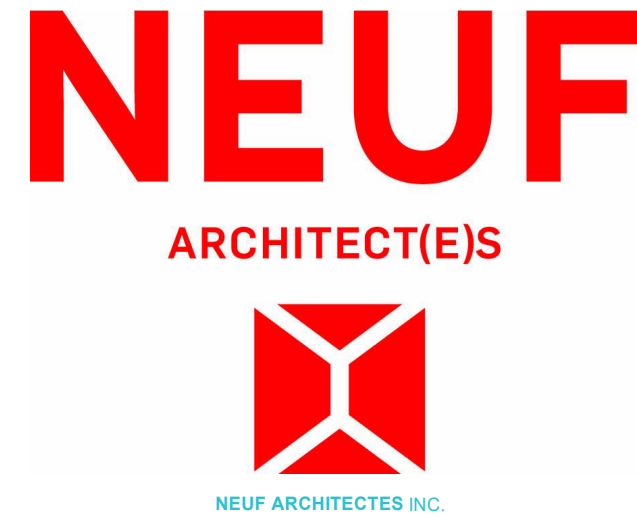
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SCAU / Seal



CLIENT / Client

brigit

OUVRAGE / Project

PETRIE'S LANDING I - TOWER 5/6

EMPLACEMENT / Location NO PROJET No
8910 & 8920 11597/12191
JEANNE-D'ARC BLVD
ORLEANS, ON

NO	REVISION	DATE (aa-mm-jj)
F	ISSUED FOR 60%	2022-12-16
G	RE-ISSUED FOR SPA REV6	2022-02-28
H	ISSUED FOR 80% REVIEW	2022-04-21
I	ISSUED FOR PERMIT	2022-07-15
J	ISSUED FOR TENDER	2022-12-02
K	RE-ISSUED FOR TENDER	2023-03-10
L	ISSUED FOR 60% COORD.	2024-03-22
M	ISSUED FOR 80% COORD.	2024-04-19
N	ISSUED FOR INTERNAL AUDIT A3.2	2024-04-30
O	ISSUED FOR 95% TENDER	2024-05-31
P	ISSUED FOR 95% TENDER R1	2024-07-05
Q	ISSUED FOR COORDINATION	2025-06-02
R	FOR COORDINATION	2025-06-11
S	ISSUED FOR COORDINATION	2025-08-22
T	ISSUED FOR COORDINATION 30%	2025-08-19
U	ISSUED FOR SHORING/EXCAVATION	2025-10-06
V	FOR SPA REISSUE REV7	2025-10-30

DESSINÉ PAR Drawn by

AJ

DATE (aa mm jj)

10/29/21

TITRE DU DESSIN Drawing Title

PTL PHASE 5 SITE PLAN

VÉRIFIÉ PAR Checked

MU

ÉCHELLE Scale

As indicated

REVISION / Revision

V

NO. DESSIN Dwg Number

A102