

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAHICAL SURVEY PLAN DATED JANUARY 21, 2020.

PREPARED BY: ANNE D'AMICO/ANNE D'AMICO LTD.
PART 1: PLAN OF LOTS 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467 AND LOTS 470 TO 482 (INCLUSIVE) AND LOTS 487 TO 503 (INCLUSIVE) AND LOTS 508 TO 522 (INCLUSIVE) AND PART OF LOTS 483, 484, 485, 486, 487 AND PART OF AVENUE J, CLOSED BY BY-LAW 193-50 (NET: 073287) AND BY-LAW 6-67 (NET: 074046) 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 CATCH BASIN
NEW UTILITY POLE
FIRE DEPARTMENT CONNECTION
PROPOSED LIGHT STANDARDS

LOCATION PLAN (1:10,000)



LOT A - BUILDING 1 (WEST) - ZONING TABLE				
Current Zoning	TDS(2036) (S40)			
Site Area	1868 SQ.M			
Number of Dwelling Units	321			
Dwelling Unit Ratios	TYPE	NO.	%	
	Studio	55	17%	
	1Bed	85	26%	
	1Bed + Den	72	22%	
	2Bed	88	27%	
	2Bed + Den	15	5%	
	3Bed	6	2%	
	REQUIRED	PROVIDED		
Lot Area	No minimum	1800 SQ.M		
Lot Frontage	No 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	20m + permitted projection	
Area - Building Area	1082 m			
Area - Typical Podium	1173 m			
Area - Typical Tower Floor	831 m			
Area - Total Gross Construction Area (GCA)	+/- 35,002 m		Area - Total Gross Floor/Building Area (GBA)	+/- 24,710 m
Area - Total Net Leasable Area	+/- 19,874 m			
Amenity Area	Total (Gm ² per dwelling unit): 1800 m ² Common (50% of required total): 900 m ²		Private Amenity Spaces: 999 m ² Common Amenity Space: 998 m ² Total Amenity Space: 1997 m ²	
Total of Gm ² per dwelling unit of which 50% is required to be common				
Parking (Continued - Three Levels)				
Residential: 8 spaces/unit	Minimum Required: Visitors: 480 (1:242) x 1 = 48 spaces		Maximum Required: Residential: 480 units x 1.75 = 872 spaces Visitors: 480 (1:242) x 1 = 48 spaces = 920 spaces total	
Visitors: 1 space/unit after first 12 per bldg				
Bicycle/Parking Requirements				
Residential: 5 spaces/unit	Minimum Required: Residential: 480 x 5 = 2400 spaces			

LOT B - BUILDING 2 (EAST) - ZONING TABLE			
Current Zoning	TDS (2036) (S40)		
Site Area	2242 SQ.M		
Number of Dwelling Units	177		
TYPE	NO.	%.	
Studio	50	21%	
1 Bed	40	20%	
1 Bed + Den	40	23%	
2 Bed	42	24%	
2 Bed + Den	11	6%	
3 Bed	-	-	

