



BUILDING STATISTICS		
GROSS BUILDING - AREA PHASE 1 - TOWER 'A'		
(CITY OF OTTAWA'S DEFINITION)	0.0 sq. m	
P2 PARKING LEVEL	0.0 sq. m	
P2 PARKING LEVEL	0.0 sq. m	
GROUND FLOOR	711.5 sq. m	
2nd FLOOR	7,859 sq. m	
3rd FLOOR	1,277.3 sq. m	
4th FLOOR - AMENITY LEVEL	13,749 sq. m	
5th - 14th FLOOR	0.0 sq. m	
15th - 35th FLOOR	0.0 sq. m	
36th FLOOR	0.0 sq. m	
AMENITY / MECHANICAL PENTHOUSE	0.0 sq. m	
TOTAL AREA	22,755.7 sq. m	
TOWER FLOOR PLATE (AS DEFINED IN ZONING EXCEPTION 2484)	636.1 sq. m	
TOWER BALCONY PROJECTIONS	847.7 sq. m	
TOTAL BALCONY PROJECTIONS	79.0 sq. m	
TOTAL BALCONY PROJECTIONS	850.7 sq. m	
UNIT STATISTICS		
STUDIO UNIT	10.1%	
1 BEDROOM UNIT	43.0%	
1 BEDROOM + DEN UNIT	17.3%	
2 BEDROOM UNIT	18.1%	
2 BEDROOM + DEN UNIT	11.5%	
3 BEDROOM UNIT	1.2%	
TOWNHOUSE UNIT - 3 BEDROOM	0.9%	
TOTAL	100%	
RESIDENTIAL AREA	22,149.4 sq. m	
COMMERCIAL AREA	238.414 sq. m	
CITY OF OTTAWA'S DEFINITION	502.5 sq. m	
COMMERCIAL AREA	5,409 sq. m	
COMMERCIAL AREA (NON-RESIDABLE AREA DEFINITION - NOTED ON FLOOR PLAN)	523.8 sq. m	
COMMERCIAL AREA (NON-RESIDABLE AREA DEFINITION - NOTED ON FLOOR PLAN)	5,735 sq. m	
CAR PARKING		
REQUIRED BY ZONING BY-LAW		
RESIDENCE	- AREA 'Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (MAX 30 PER BLDG.)	30
COMMERCIAL	- AREA 'Z' NONE REQUIRED	0
TOTAL		30
PROVIDED		
RESIDENCE	- 0.447 PER UNIT	189
VISITOR	- 0.071 PER UNIT	35
COMMERCIAL		30
TOTAL		254
LOCATION		
P2 U/G PARKING LEVEL		133
P1 U/G PARKING LEVEL		121
EXTERIOR AT GRADE		0
TOTAL		254
BICYCLE PARKING		
REQUIRED		
RESIDENCE	- 0.5 PER UNIT	214
COMMERCIAL	- 1.0 PER 250m ² OF G.F.A.	3
TOTAL		217
PROVIDED		
RESIDENCE - INTERIOR	- 0.5 PER UNIT	204
RESIDENCE - EXTERIOR		10
COMMERCIAL - EXTERIOR		3
TOTAL		322
REVISIONS:		
No.	DESCRIPTION	DATE
1	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24
2	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24
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99	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24
100	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 28, 24

1 SITE PLAN

SCALE: 1:250

KEY MAP

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WIND / SOUND ENGINEER Gradient Wind 127 Walgreen Road, Ottawa, ON, Canada K0A 1L0 Tel: (613) 836-0934 ext. 116 Cell: (613) 268-5273 E-Mail: joshua.foster@gradientwind.com	GEOTECHNICAL ENGINEER Golder Associates Ltd. 1931 Roberson Road Ottawa, Ontario K2H5B7 Tel: 613 592 9600 E-Mail:

SITE PLAN SYMBOLS: SOFT LANDSCAPE PLANTING PARKLAND DEDICATION CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS PAVERS @ TERRACE LEVEL CONCRETE UNIT PAVERS ON DRIVEWAY CITY SIDEWALK BIKE RACK MAIN ENTRANCE DOOR COMMERCIAL/EXIT DOOR VEHICULAR DIRECTION PROPOSED SITE LIGHTING EXISTING TREE TO REMAIN EXISTING TREE TO BE REMOVED PROPOSED TREE SEWER CONNECTION FIRE HYDRANT NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN	DRAWING NOTES: 1 PROPERTY LINE 2 BUILDING / TOWER SETBACK LINE 3 OUTLINE OF TOWER 4 LINE OF BALCONIES / CANOPY ABOVE 5 LINE OF PARKING GARAGE BELOW 6 ENTRANCE TO GARAGE RAMP 7 ENTRANCE TO LOADING BAY 8 TRENCH DRAIN 9 RELOCATED EXISTING FIRE HYDRANT 10 DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY 11 PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK 12 CITY CURB, SIDEWALK & GRASSSED BOULEVARD 13 BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE 14 SIAMISE CONNECTION 15 PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT. VARIES 16 INTAKE / EXHAUST GRATE 17 GAS PRESSURE RELEASE STATION 18 SOFT LANDSCAPING 19 HARD SURFACE LANDSCAPED AREA 20 RAISED PLANT BED, SEE LANDSCAPE 21 EXISTING TREE TO BE REMOVED 22 CISTERN WITH OVERFLOW / ACCESS MH 23 EXTERIOR STEPS WITH HANDRAILS AS REQUIRED 24 6.0 METRE WIDE FIRE ROUTE 25 PROPOSED SERVICES, SEE CIVIL 26 EXISTING TREE TO REMAIN 27 EXISTING UTILITY / LIGHT POLE 28 150mm HT. BARRIER CURB
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PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation TM2494 (H12)	SITE AREA	0.9 ha, 9,055.8 sq. m
	PHASE 1 AREA	5,051.7 sq. m
	PHASE 2 AREA	4,004.1 sq. m
		43,100 sq. ft.
ZONING		
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	37 STOREY / 113.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STOREY / 0.0m
GRADE (GEODEIC ELEVATION - ASL)	65.50m ASL	65.50m ASL
DENSITY - FSI	6.3 (57,355.2m ²)	2.44 (22,149.4m ²)
TOWER FLOOR PLATE - GFA	750.0m ²	636.1m ²
PRIVATELY OWNED PUBLIC SPACE (POPS) MIN. 200.0m ²	200.0m ²	0.0m ²
NON-RESIDENTIAL SPACE AT GRADE MIN. 1,000.0m ²	1,000.0m ²	502.5m ²
ABUTTING PARK SETBACK (PODIUM)	5.0m	5.0m
ABUTTING PARK SETBACK (TOWER)	3.0m	4.5m
REAR & INTERIOR YARD SETBACK (TOWER)	22.0m	22.5m
INTERIOR YARD SETBACK (TOWER)	12.5m	12.5m
CORNER SIDE YARD SETBACK (TOWER)	7.0m	7.0m
ABUTTING PARK SETBACK (TOWER)	6.5m	6.5m
TOWER SEPARATION (SAME LOT)	25.0m	52.0m
AMENITY AREA - TOTAL 6.0m ² PER UNIT, 425 UNITS	2,562.0m ²	4,413.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,281.0m ²	1,813.0m ²
VEHICLE PARKING - RESIDENTIAL - AREA 'Z' NOT REQUIRED	0	189
VEHICLE PARKING - VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	30
VEHICLE PARKING - COMMERCIAL - AREA 'Z' NOT REQUIRED	0	35
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	214	304
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m ² GFA	3	18
ASIS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m

AMENITY SPACE	
GROUND FLOOR COMMUNAL EXTERIOR =	350.0 sq. m
GROUND FLOOR COMMUNAL INTERIOR =	200.0 sq. m
4th FLOOR COMMUNAL INTERIOR =	590.0 sq. m
4th FLOOR COMMUNAL TERRACE =	200.0 sq. m
37th FLOOR COMMUNAL INTERIOR =	265.0 sq. m
PRIVATE BALCONIES =	2,520.0 sq. m
PRIVATE TERRACE =	80.0 sq. m
TOTAL =	4,205.0 sq. m
TOTAL COMMUNAL =	1,805.0 sq. m
REQUIRED - 6.0m ² PER UNIT (427) =	2,552.0 sq. m
REQUIRED COMMUNAL @ 50% =	1,281.0 sq. m
WASTE REQUIREMENT	
GARBAGE - COMPACTED - 0.053 PER UNIT	23 YARDS
RECYCLING GMP - 0.016 PER UNIT	8 YARDS
RECYCLING FIBER - 0.038 PER UNIT	16 YARDS
COMPOST - 240L PER 50 UNITS	9
LOT COVERAGE	
PHASE 2 LANDS	4,004.1 sq. m, 44.22%
POPS (ALL IN PHASE 2)	0.0 sq. m, 0%
PAVED SURFACE	983.3 sq. m, 10.86%
TOWER 'A' FOOTPRINT	2,121.2 sq. m, 23.42%
LANDSCAPE OPEN SPACE	1,947.2 sq. m, 21.50%
TOTAL	9,055.8 sq. m, 100.0%
PARKLAND DEDICATION	1,012.0 sq. m
NEW ORCHARD ROW	74.0 sq. m
BUS STOP	48.2 sq. m
TOTAL	1,134.2 sq. m
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m
PHASE 1 LANDS	5,051.7 sq. m