

Project Development Data - Mixed Use Development
2655 Queensview Drive, Ottawa, ON

- A. **Project:**
Mixed Use Development
- B. **Legal Description:**
PART OF LOT 307, Registered Plan 372212
- C. **Zoning:**
Existing Zoning: MC20
Proposed Zoning: H2E

Setbacks:	Req'd	Proposed	Note
Front (South) - Queensview Dr	0.0m	4.0m	2.0m Additional Road Dedication
Side (East)	0.0m	6.5m	
Side (West)	0.0m	4.5m	
Rear (North)	6.0m	6.0m	

Site Coverage Calculations:			
ARB	Prior to Road Dedication		After Road Dedication (2.0m)
Gross Site Area	98,534 sq ft	9,154 sq m	95,581 sq ft 8,880 sq m
Building Footprint Area	46,687 sq ft	4,337 sq m	
Site Coverage Percentage	47.4%		48.8%

Building Height:	Required	Proposed
Minimum	6.7m (2 Storeys)	22.68m (6 Storeys)
Maximum	60.0m	

Amenity Area:				
Amenity Area	Required Amenity Area			Total Required Amenity Area
	Bylaw Requirement		Area (sq m)	
	6 sq m per Dwelling Unit + 10% of the gross floor area of each rooming unit		2,947 sq m	
Communal Amenity Area	2% of Total Lot Area @ Ground Level		183 sq m	1,971 sq ft
BLDG A	Provided Amenity Area			Total Amenity Area
	Indoor Amenity	Outdoor Amenity	Private Balcony / Patio	
	1,932 sq ft	8,143 sq ft	10,162 sq ft	
BLDG B	1,505 sq ft	6,435 sq ft	12,574 sq ft	40,751 sq ft
Total	3,437 sq ft	14,578 sq ft	22,736 sq ft	

Level	Parking				Accessible Breakdown		Visitor Parking
	Total	Regular	Small Car	Total Accessible	Regular Accessible	Van Accessible Min 50%	0.1 per Dwelling Unit
	No Requirement		Not More Than 50%	400 Stalls > 5 Accessible			
P1	236	129	103	4	1	3	34
P2	111	70	39	2	0	2	
Total	347	199	142	6	1	5	34

Level	Long Term Bicycle Parking 0.5 per Dwelling				Short Term Bicycle Parking 2+ 1per 20 Dwelling over 21 units	
	Required	Total Provided	Horizontal Minimum 50%	Vertical	Required	Total Provided
P1		109	61	48		
P2	335	232	168	64	18+2(commercial)	20
Total		341	229	112		

Site Use	Gross Site Area	Proposed Gross Floor Area (Not Including Indoor Amenity)	Proposed FSR	Existing Zoning	Existing Zoning Allowed FSR (Max.)	Existing Allowed Gross Floor Area (prior to road dedication)	Proposed Zoning	Proposed Zoning Allowed FSR (Min.)	Proposed Allowed Gross Floor Area (Min.)
Residential	98,534 sq ft	226,150 sq ft	2.30	MC20	1.1	108,387 sq ft	H2E	1	98,534 sq ft

Residential Statistics - Floor Areas														
BLDG A														
Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Service Area per Floor	Total Service Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Balcony Area per Floor	Balcony Area (All Floors)	Indoor Amenity (All Floors)	Outdoor Amenity (Ground Floor)	Commercial Area
L1	1	13,446 sq ft	13,446 sq ft	4,380 sq ft	4,380 sq ft	36 sq ft	36 sq ft	13,446 sq ft	13,446 sq ft	1,591 sq ft	1,591 sq ft	1,181 sq ft	6,413 sq ft	743 sq ft
L2	1	18,110 sq ft	18,110 sq ft	2,940 sq ft	2,940 sq ft	36 sq ft	36 sq ft	18,110 sq ft	18,110 sq ft	1,727 sq ft	1,727 sq ft	0 sq ft	0 sq ft	0 sq ft
L3-4	2	18,110 sq ft	36,220 sq ft	2,940 sq ft	5,880 sq ft	36 sq ft	72 sq ft	18,110 sq ft	36,220 sq ft	1,639 sq ft	3,278 sq ft	0 sq ft	0 sq ft	0 sq ft
L5	1	18,110 sq ft	18,110 sq ft	2,940 sq ft	2,940 sq ft	36 sq ft	36 sq ft	18,110 sq ft	18,110 sq ft	1,637 sq ft	1,637 sq ft	0 sq ft	0 sq ft	0 sq ft
L6	1	14,996 sq ft	14,996 sq ft	2,734 sq ft	2,734 sq ft	36 sq ft	36 sq ft	14,996 sq ft	14,996 sq ft	1,929 sq ft	1,929 sq ft	751 sq ft	1,730 sq ft	0 sq ft
Roof	1	0 sq ft	0 sq ft	294 sq ft	294 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
Total	6		100,882 sq ft		19,188 sq ft		216 sq ft		100,882 sq ft		10,162 sq ft	1,932 sq ft	8,143 sq ft	743 sq ft
BLDG B														
Level	Number of Floors	Unit Area per Floor	Total Unit Area	Common Area per Floor	Total Common Area	Service Area	Total Service Area	Gross Floor Area (Per Floors)	Gross Floor Area (All Floors)	Balcony Area per Floor	Balcony Area (All Floors)	Indoor Amenity (All Floors)	Outdoor Amenity (Ground Floor)	Commercial Area
L1	1	19,590 sq ft	19,590 sq ft	4,316 sq ft	4,316 sq ft	68 sq ft	68 sq ft	19,590 sq ft	19,590 sq ft	2,228 sq ft	2,228 sq ft	0 sq ft	6,435 sq ft	745 sq ft
L2	1	21,309 sq ft	21,309 sq ft	3,353 sq ft	3,353 sq ft	68 sq ft	68 sq ft	21,309 sq ft	21,309 sq ft	1,997 sq ft	1,997 sq ft	0 sq ft	0 sq ft	0 sq ft
L3-5	2	21,309 sq ft	42,618 sq ft	3,353 sq ft	6,706 sq ft	68 sq ft	136 sq ft	21,309 sq ft	42,618 sq ft	1,997 sq ft	3,994 sq ft	0 sq ft	0 sq ft	0 sq ft
L6	1	21,309 sq ft	21,309 sq ft	3,353 sq ft	3,353 sq ft	68 sq ft	68 sq ft	21,309 sq ft	21,309 sq ft	1,984 sq ft	1,984 sq ft	0 sq ft	0 sq ft	0 sq ft
L6	1	18,954 sq ft	18,954 sq ft	3,353 sq ft	3,353 sq ft	68 sq ft	68 sq ft	18,954 sq ft	18,954 sq ft	2,371 sq ft	2,371 sq ft	1,505 sq ft	0 sq ft	0 sq ft
Roof	1	0 sq ft	0 sq ft	296 sq ft	296 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft	0 sq ft
Total	6		123,780 sq ft		21,377 sq ft		408 sq ft		123,780 sq ft		12,574 sq ft	1,505 sq ft	6,435 sq ft	745 sq ft
Total														
Total	-		224,662 sq ft		40,545 sq ft		624 sq ft		224,662 sq ft		22,736 sq ft	3,437 sq ft	14,578 sq ft	1,488 sq ft

Residential Statistics - Unit Counts									
BLDG A									
Level	Number of Floors	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed + Den	3 Bed	Total (Per Floor)	Total (All Floors)
L1	1	0	7	1	12	0	0	20	20
L2-5	4	0	8	2	15	0	1	26	104
L6	1	0	8	6	8	0	1	23	23
Total	6	0	47	15	80	0	5		147
Distribution		0%	32%	10%	54%	0%	3%		100%
BLDG B									
Level	Number of Floors	Studio	1 Bed	1Bed + Den	2 Bed	2 Bed + Den	3 Bed	Total (Per Floor)	Total (All Floors)
L1	1	1	12	2	14	0	1	30	30
L2-5	4	0	13	2	16	0	1	32	128
L6	1	0	13	8	8	0	1	30	30
Total	6	1	77	18	86	0	6		188
Distribution		1%	41%	10%	46%	0%	3%		100%
Total									
Total	-	1	124	33	166	0	11		335
Distribution		0%	37%	10%	50%	0%	3%		100%

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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NO. REVISION	DATE
REVISIONS:	MM/DD/YYYY
ISSUED FOR:	DATE
DEVELOPMENT PERMIT	02/19/2025

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PROJECT:
MIXED-USE DEVELOPMENT

2655 Queensview Drive, Ottawa, ON

CLIENT:

WESTRICH
PACIFIC CORP.

CONSULTANT:

DRAWN BY: Designer	SEAL:
DATE: 07/17/2025	
SCALE:	
JOB NO:	
2525	

SHEET TITLE:

PROJECT DATA

DRAWING NO.:
A0.3

REVISION NO: