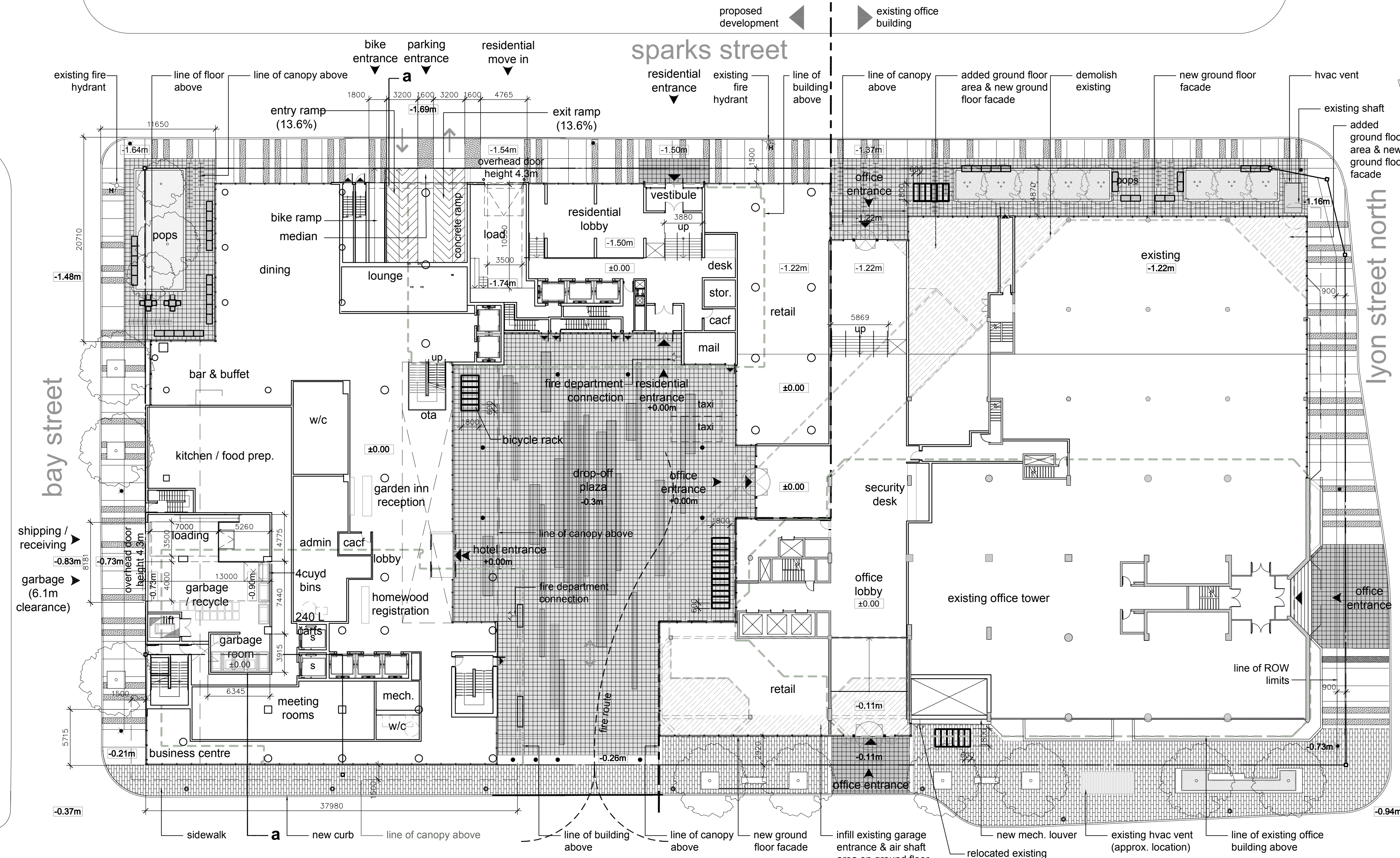


Site Plan

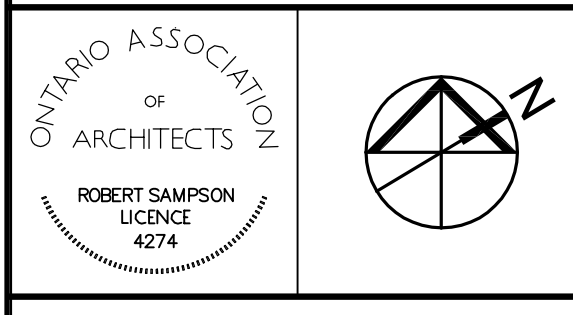


queen street

building statistics

site data	building data	parking		
site area	proposed building(s) height			
ground floor area*	north tower (residential)	151.61m ASL	existing office parking spaces* (0.75/100m ² gfa)	142 cars
landscape open space - ground (including entry plaza)*	south tower (hotel)	158.31m ASL	proposed hotel parking spaces (0.5/100m ² gfa)	93 cars
	podium	3 to 6 floors	proposed residential	0 cars
floor space index	proposed GFA		total parking spaces (includes 14 barrier free spaces / 15 visitor / 3 car share/3 car pool)	235
site coverage*	north tower (residential)	14,744m ²	bicycle	
landscape open space*	south tower (hotel)	18,618m ²	residential bicycle parking spaces (0.5 spaces/unit)	125
	ground level (commercial)	267m ²	hotel bicycle parking spaces (1/1,000m ²)	19
	ground level addition (office)	157m ²	loading space	
	total building GFA	33,786m ²	residential	0
easements and setbacks	total number of residential units	250 units	hotel	2
zone MD H(64) / zone MD	total residential amenity area (6.0m ² /unit)	1,500m ²	note: *floor area related and/or include existing office building is based on approximate estimate.	
minimum front yard setback	indoor and outdoor amenity space	1,500m ²		
minimum side yard setback (west)	minimum communal amenity space	750m ²		
minimum side yard setback (east)	total number of hotel units	303 keys	0.00 = +73.76m	
minimum rear yard setback				

Issue	Description	Date
B-1	Site Plan Control Resubmission	16OCT2015
B	Site Plan Control	26JUN2015



Property boundary information was derived from topographic plan of survey of LOTS 13, 14 & PART OF LOT 12 (South of Sparks St) LOTS 12, 13, 14 & PART OF LOT 15 (North of Queen St) REGISTERED PLAN No. 3022 CITY OF OTTAWA prepared by Stanton Geospatial Ltd. June 04, 2015

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350 SPARKS STREET
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K1R 7S8

Sheet Title:
SITE PLAN

Scale: 1:250
Project Number: 06409.000
Drawing Number: A-002