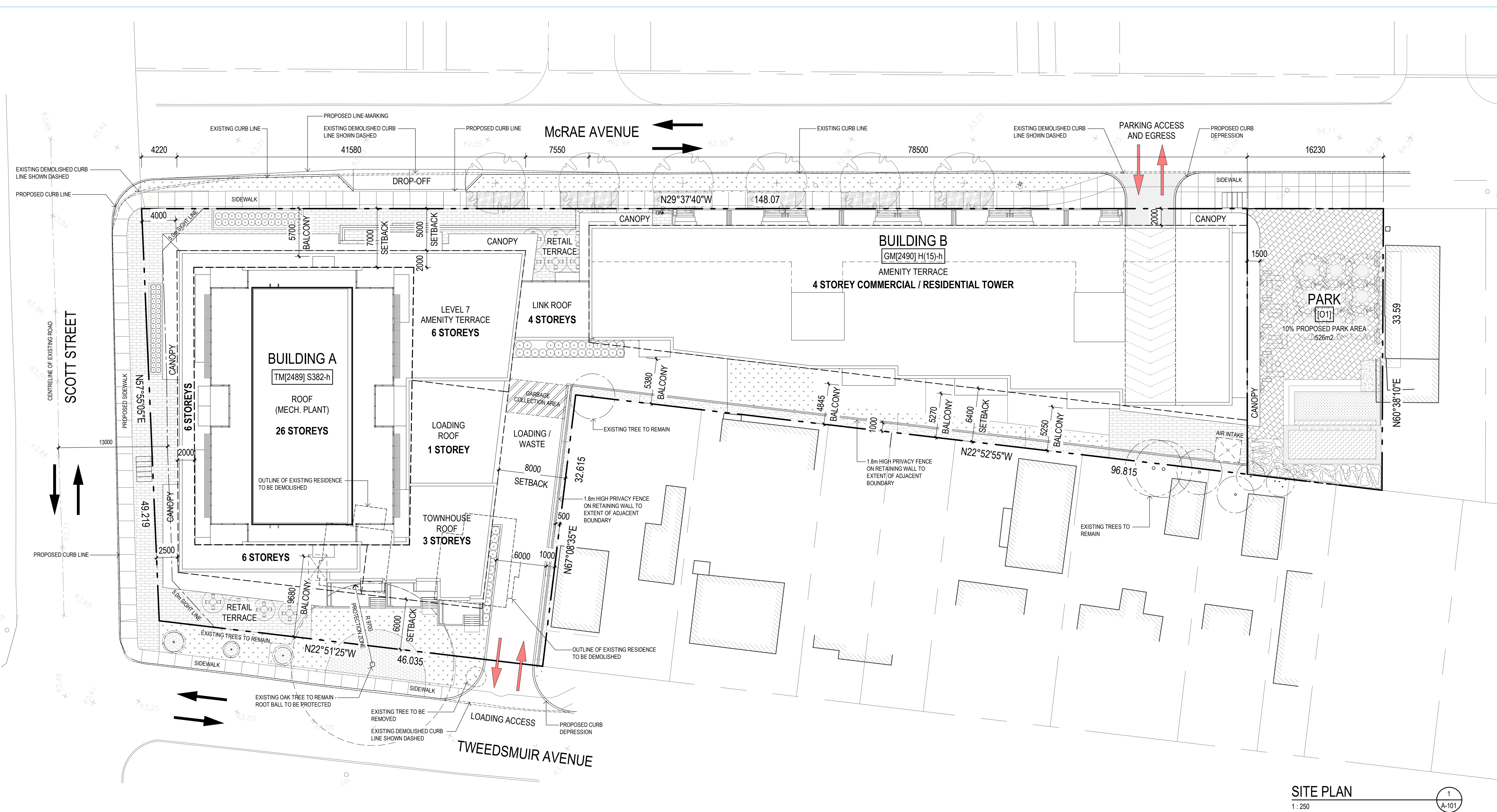


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SITE PLAN
1 : 250

320 McRAE AVENUE, OTTAWA											
PROJECT STATISTICS											
PROJECT INFORMATION		PROJECT STATISTICS		BUILDING STATISTICS							
				GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)		UNIT STATISTICS		PARKING		AMENITY	
ZONING	TM[2489] S382-h	SCOTT STREET BUILDING		SCOTT STREET BUILDING		SCOTT STREET BUILDING		CAR PARKING		REQUIRED	
	GM[2490] H(15)-h		BUILDING HEIGHT 79.75m								
	O1		FRONT YARD SETBACK VARIES	GROUND FLOOR 748 m2	STUDIO 58	REQUIRED		TOTAL AMENITY: 318 UNITS x 6m2 1908m2			
			CORNER SIDE YARD SETBACK (McRAE AVENUE) 5.0m-7.0m	LEVEL 2 957 m2	1 BED 71	MIN. 50% COMMUNAL AREA 954m2					
SITE AREA	5260m2		CORNER SIDE YARD SETBACK (TWEEDSMUIR AVENUE) 6.0m	LEVEL 3 1056 m2	1 BED+ 76	RESIDENCE (0.5 PER UNIT AFTER 12 UNITS) 159					
BUILDING HEIGHT (TM[2489] S382-h)	78m		REAR YARD SETBACK 8.0m	LEVEL 4 890 m2	2 BED 37	-10% (Section 101(6)(c) of the Zoning By-law) (-15)		PROVIDED			
BUILDING HEIGHT (GM[2490] H(15)-h)	15m			LEVELS 5 & 6 (928m2 x 2) 1856 m2	2 BED+ 14	COMMERCIAL (1.25 PER 100m2 OF GFA) 0					
FLOOR SPACE INDEX				LEVEL 7 (AMENITY) -	3 BED 5	AFTER 500m2 OF GFA PER UNIT		PRIVATE TERRACE/BALCONIES TOTAL 2289m2			
SETBACKS (TM[2489] S382-h)	PER SCHEDULE 382			LEVELS 8-23 (568m2 x 16) 9088 m2	TOWNHOUSE 3	VISITOR (0.1 SPACES/DWELLING UNIT) 30					
SETBACKS (GM[2490] H(15)-h)				LEVELS 24-26 (518m2 x 3) 1554 m2		TO A MAXIMUM OF 30 SPACES		SCOTT STREET BUILDING COMMUNAL			
FRONT 2.0m						TOTAL 264	TOTAL 174	LEVEL 7 - INTERIOR 514m2			
REAR 6.4m								LEVEL 7 - EXTERIOR 599m2			
INTERIOR YARD 1.2m											
INTERIOR YARD (ABUTTING PARK) 0.0m											

NOTES GÉNÉRALES General Notes

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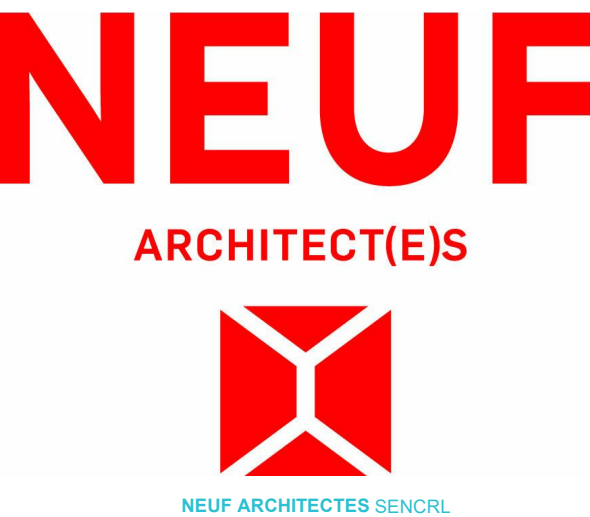
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SCEAU / Seal



OUVRAGE Project
320 McRAE AVENUE

EMPLACEMENT Location NO PROJET No
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OTTAWA, ON

NO REVISION DATE
1.0 SITE PLAN APPROVAL 2020 03 20

DESSINÉ PAR Drawn by VÉRIFIÉ PAR Checked
DH HG
DATE 20/03/20 ÉCHELLE Scale
1 : 250
TITRE DU DESSIN Drawing Title

SITE PLAN & PROJECT INFORMATION

REVISION Revision NO. DESSIN Dwg Number
1.0 A-101