

CONCEPT PLAN

1009 Trim Road

Ottawa ON



Master Planning Proposal

SEP 09, 2020

rla / architecture

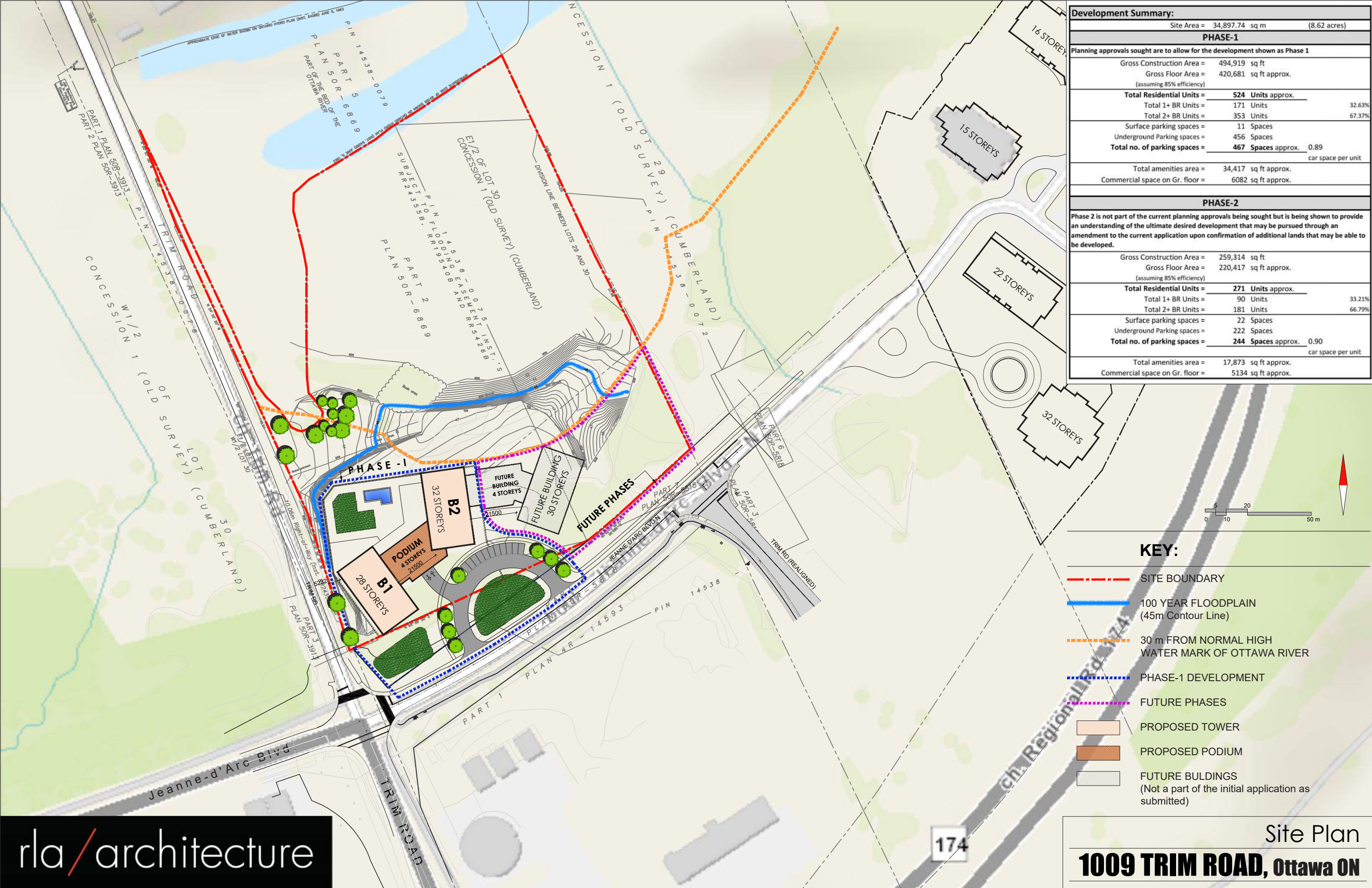
Site

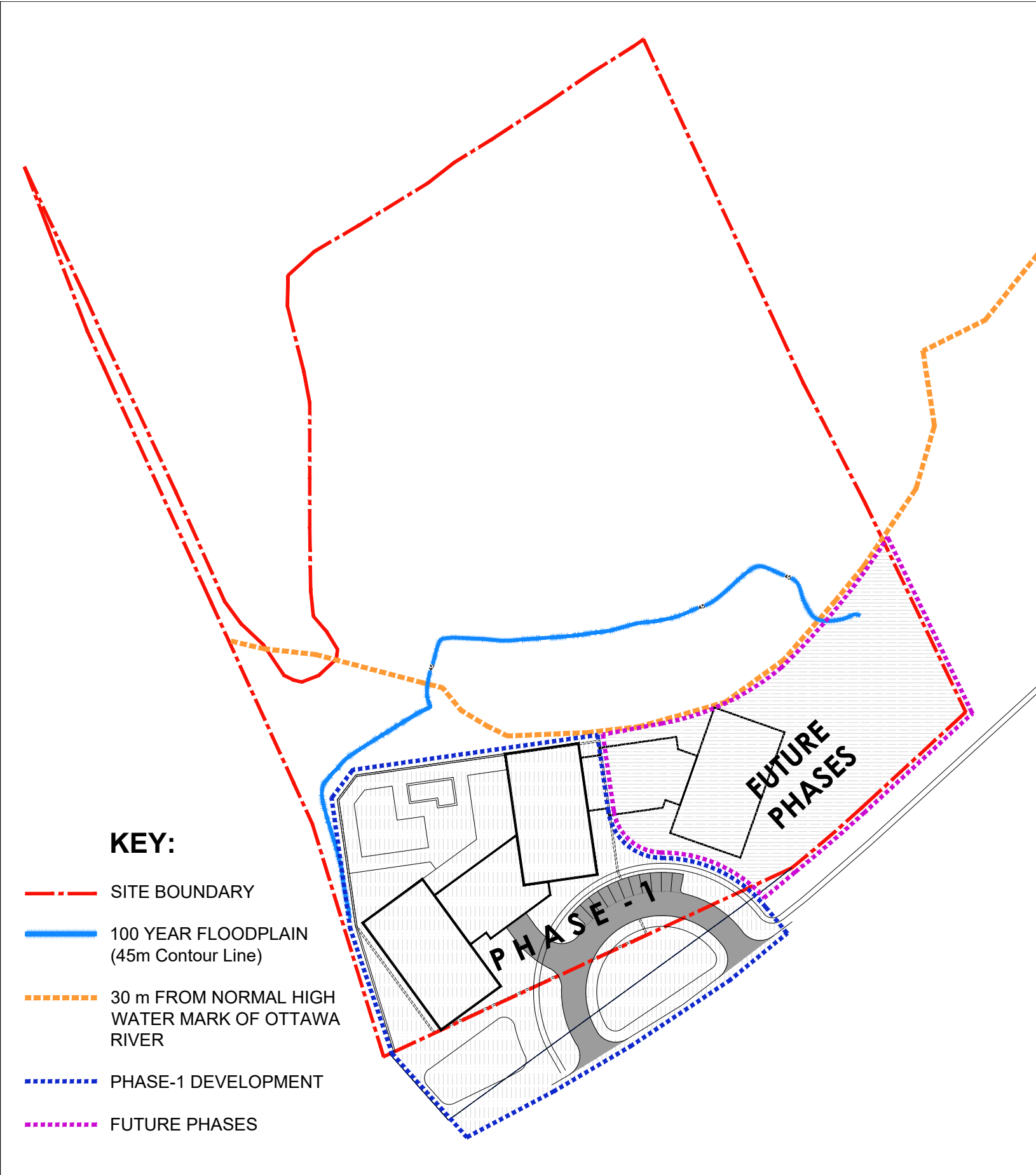
Site Area = 33,446.15 sq m (8.26 acre)

Zone - DR (Development Reserve Zone)

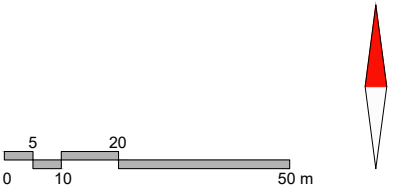


SITE PLAN

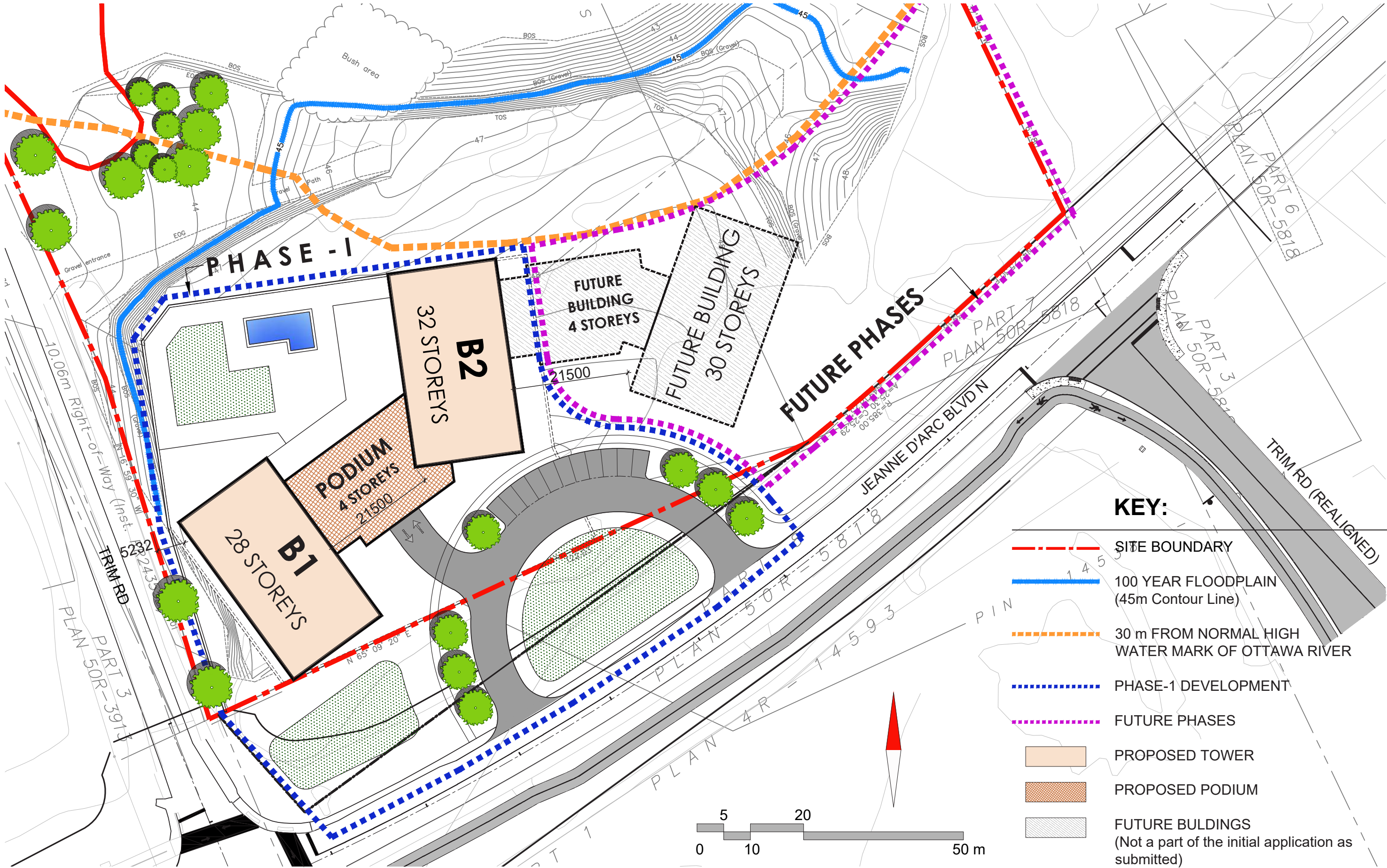




Development Summary:			
Site Area =		34,897.74 sq m	(8.62 acres)
PHASE-1			
Planning approvals sought are to allow for the development shown as Phase 1			
Gross Construction Area =		494,919 sq ft	
Gross Floor Area =		420,681 sq ft approx.	
		(assuming 85% efficiency)	
Total Residential Units =		524 Units approx.	
Total 1+ BR Units =		171 Units	32.63%
Total 2+ BR Units =		353 Units	67.37%
Surface parking spaces =		11 Spaces	
Underground Parking spaces =		456 Spaces	
Total no. of parking spaces =		467 Spaces approx.	0.89 car space per unit
Total amenities area =		34,417 sq ft approx.	
Commercial space on Gr. floor =		6082 sq ft approx.	
PHASE-2			
Phase 2 is not part of the current planning approvals being sought but is being shown to provide an understanding of the ultimate desired development that may be pursued through an amendment to the current application upon confirmation of additional lands that may be able to be developed.			
Gross Construction Area =		259,314 sq ft	
Gross Floor Area =		220,417 sq ft approx.	
		(assuming 85% efficiency)	
Total Residential Units =		271 Units approx.	
Total 1+ BR Units =		90 Units	33.21%
Total 2+ BR Units =		181 Units	66.79%
Surface parking spaces =		22 Spaces	
Underground Parking spaces =		222 Spaces	
Total no. of parking spaces =		244 Spaces approx.	0.90 car space per unit
Total amenities area =		17,873 sq ft approx.	
Commercial space on Gr. floor =		5134 sq ft approx.	



SITE PLAN (Detailed)



CONCEPTUAL VIEWS



CONCEPTUAL VIEW

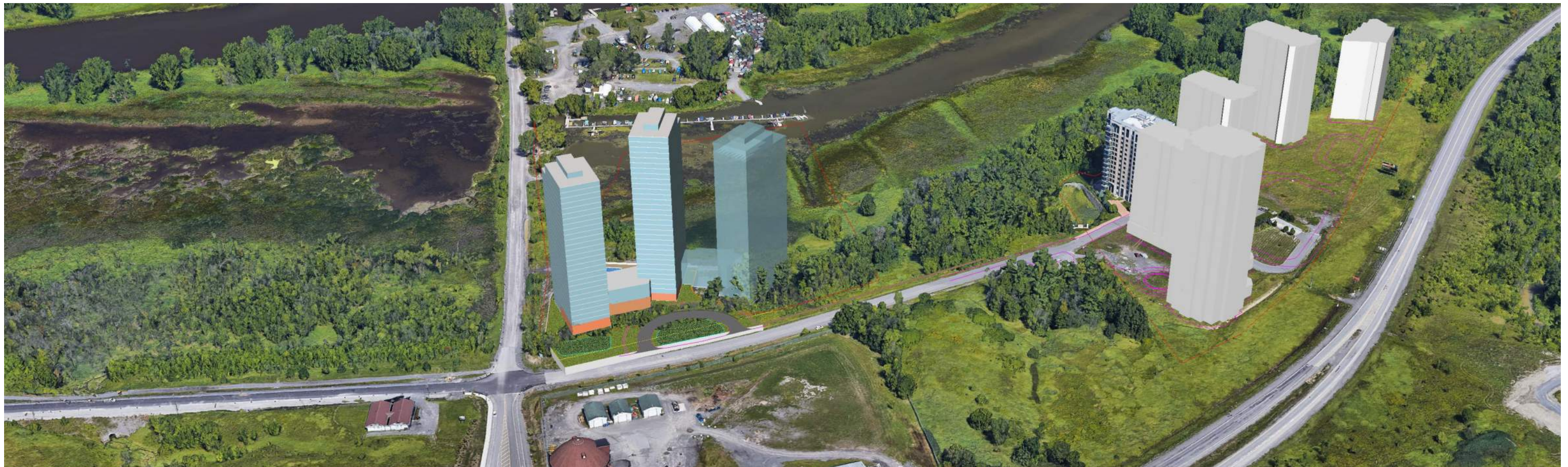


CONCEPTUAL VIEW



CONCEPTUAL VIEWS

1009 Trim Road
Concept Master Plan



CONCEPTUAL VIEW



CONCEPTUAL VIEW



SUN & SHADOW STUDY

1009 Trim Road
Concept Master Plan

