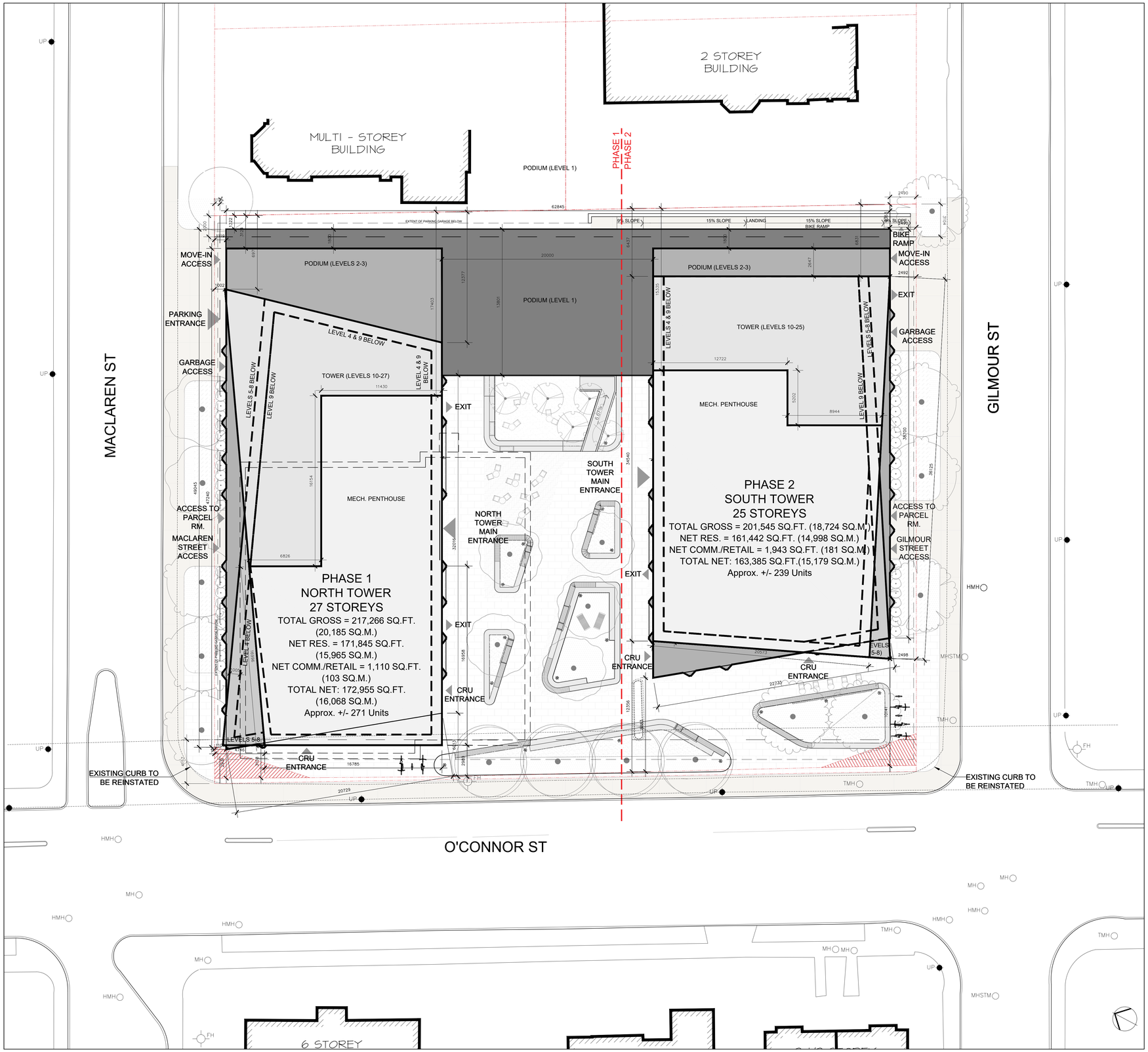
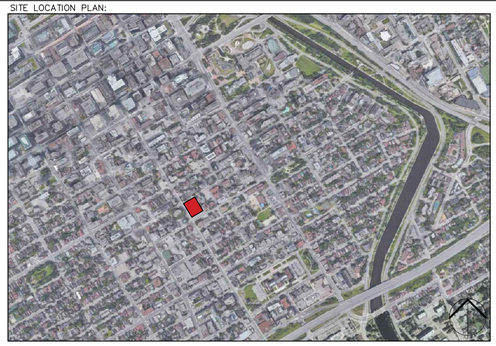


SITE LOCATION PLAN:



ZONING NOTES

CURRENT ZONING: NORTH PARCEL

LOT AREA : 3,538 m^2

DEVELOPMENT STATS	REQUIRED	EXISTING BLDG.	PROPOSED
LOT WIDTH			66.4m
LOT DEPTH			53.7m
UNITS			
TOTAL UNITS			510
O'CONNOR SETBACK		MIN. 2.4m	VARIES, MIN. 1.5m
MACLAREN SETBACK		MIN. 0.5m	VARIES, MIN 1.0m
REAR YARD SETBACK		MIN. 2.0m	VARIES, MIN. 1.3m
GILMOUR SETBACK		MIN. 2.49m	VARIES, MIN. 2.49m
BUILDING HEIGHTS			
3 STOREY PODIUM			+/- 15 m
27 STOREY TOWER			+/- 96 m
25 STOREY TOWER			+/- 90 m
BUILDING AREA			
TOTAL GROSS			+/- 418,811 sq.ft.(38,909 sq.m.)
TOTAL NET (RESIDENTIAL + COMMERCIAL/RETAIL)			+/- 336,340 sq.ft.(31,247 sq.m.)
GROSS FLOOR AREA (city def.)			+/- 336,340 sq.ft.(31,247 sq.m.)

NOTE: ALL EXISTING SITE INFORMATION AS PER SITE SURVEY PLAN DATED MAY 26, 2020 AND PREPARED BY STANTEC GEOMATICS LTD

UNIT RATIOS	PROPOSED	
PHASE 1 – NORTH BUILDING		
TOTAL UNIT COUNT		271
STUDIOS	35	13%
1 BEDROOM	142	52%
1 BEDROOM + DEN	3	1%
2 BEDROOM	89	33%
2 BEDROOM + DEN	2	1%
PHASE 2 – SOUTH BUILDING		
TOTAL UNIT COUNT		239
STUDIOS	22	9%
1 BEDROOM	144	60%
1 BEDROOM + DEN	9	4%
2 BEDROOM	54	23%
2 BEDROOM + DEN	10	4%

AMENITY SPACE REQUIREMENTS: 6 m^2 REQUIRED PER UNIT

PHASE 1 (NORTH BUILDING)
(271 X 6 SQ.M. = 1,626 SQ.M. REQUIRED AMENITY SPACE)
(813 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PHASE 2 (SOUTH BUILDING)
(239 X 6 SQ.M. = 1,434 SQ.M. REQUIRED AMENITY SPACE)
(717 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PHASE 1&2 COMBINED (NORTH & SOUTH BUILDINGS)
(510 X 6 SQ.M. = 3,060 SQ.M. REQUIRED AMENITY SPACE)
(1,530 SQ.M. REQUIRED TO BE COMMON AMENITY SPACE)

PROVIDED AMENITY SPACE
PHASE 1 (NORTH BUILDING): 2,079 SQ.M. PROVIDED AMENITY SPACE 1,381 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE
PHASE 2 (SOUTH BUILDING) 1,880 SQ.M. PROVIDED AMENITY SPACE 1,370 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE
PHASE 1 & 2 COMBINED (NORTH & SOUTH BUILDINGS) 3,959 SQ.M. PROVIDED AMENITY SPACE 2,751 SQ.M. PROVIDED TO BE COMMON AMENITY SPACE

PARKING REQUIREMENTS:

PROVIDED RESIDENTIAL PARKING
PHASE 1 (NORTH BUILDING): 164 RESIDENTIAL PARKING SPACES PROVIDED FOR 271 UNITS (0.61 /UNIT) (PARKING LEVELS P1–P4)
PHASE 2 (SOUTH BUILDING): 110 RESIDENTIAL PARKING SPACES PROVIDED FOR 239 UNITS (0.46 /UNIT) (PARKING LEVELS P1–P4)
PHASE 1 & 2 COMBINED (NORTH & SOUTH BUILDINGS): 274 RESIDENTIAL PARKING SPACES PROVIDED FOR 510 UNITS (0.54 /UNIT) (PARKING LEVELS P1–P4)
PROVIDED VISITOR PARKING
PHASE 1 (NORTH BUILDING): 28 VISITOR PARKING SPACES PROVIDED FOR 271 UNITS (0.1 /UNIT) (PARKING LEVEL P1)
PHASE 2 (SOUTH BUILDING): 24 VISITOR PARKING SPACES PROVIDED FOR 239 UNITS (0.1 /UNIT) (PARKING LEVEL P1)
PHASE 1 & 2 COMBINED (NORTH & SOUTH BUILDINGS): 52 VISITOR PARKING SPACES PROVIDED FOR 510 UNITS (0.1 /UNIT) (PARKING LEVEL P1)

BICYCLE PARKING REQUIREMENTS: 510 * 0.5 = 255

PROVIDED BICYCLE PARKING
435 (165 VERTICAL + 260 HORIZONTAL) BICYCLE PARKING SPACES PROVIDED FOR 510 UNITS (0.85/UNIT) * LOCATED IN UNDERGROUND PARKING GARAGE, AT GROUND LEVEL (INT.), AND AT GRADE (EXT.)

LEGEND:

EXISTING BUILDING
FIRE ROUTE
BUILDING TO BE DEMOLISHED
CURB TO BE REMOVED AND REINSTATED
PROPERTY BOUNDARY
SETBACK
PARKING GARAGE BELOW
MH EXISTING MAN HOLE
TSP EXISTING TRAFFIC LIGHT
FH CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS — EXISTING FIRE HYDRANT
BIKE PARKING SPACE
BL EXISTING BOLLARD
TSL EXISTING TRAFFIC SIGNAL LIGHT
UP EXISTING UTILITY POLE
CB EXISTING CATCH BASIN
CB PROPOSED CATCH BASIN
AS SIGNAGE FOR ACCESSIBLE PARKING SPACE
FRS SIGNAGE FOR FIRE ROUTE ACCESS
S EXISTING SIGN
EXISTING LIGHT POLE
NEW LIGHT POLE
PROPOSED WALL MOUNTED LIGHT
SL EXISTING STREET LIGHTING BOX
TB EXISTING TRAFFIC SIGNAL BOX

TAGGART REALTY MANAGEMENT

no.	date	revision
1	25-01-31	ISSUED FOR REZONING

It is the responsibility of the appropriate contractor to check and verify all dimensions on site and report all errors and/or omissions to the architect.

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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UNSTUDIO

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HOBIN ARCHITECTURE

PROJECT/LOCATION:

267 O'CONNOR

OTTAWA, ON.

DRAWING TITLE:

SITE PLAN

DRAWN BY:	DATE:	SCALE:
PB	24-12-04	1:150

PROJECT: 1938

DRAWING NO.: A100

REVISION NO.:

ONTARIO ASSOCIATION OF ARCHITECTS — ALAN T. HOBIN LICENCE 3049

None
2:400