



DRAWING NOTES

- PROPERTY LINE
- EXISTING BUILDING SETBACKS
- HARD SURFACE PAVING. SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB AND SIDEWALK TO CITY OF OTTAWA STANDARD DETAIL
- GROUND COVER IN CONCRETE PLANTERS
- RESERVED
- BICYCLE PARKING SPACES
- SIAMSESE CONNECTION @ GROUND FLOOR
- AREA RESERVED FOR SNOW STORAGE
- EXISTING FIRE HYDRANT
- OUTLINE OF UNDERGROUND PARKING LEVELS
- EXISTING TREE TO BE REMOVED
- 2 MINUTE TEMP PARKING MOVE-IN / MOVE-OUT
- RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- RESERVED
- RESERVED
- EXTENT OF GROUND FLOOR
- ENTRY DRIVEWAY TO U/G PARKING GARAGE
- EXISTING UTILITY POLE
- EXISTING 2 STOREY BUILDING TO BE REMOVED
- SPLASH PAD
- SOUTH P.O.P.S. AREA - 150 SQ METERS/1,630 SQ FT
- NORTH P.O.P.S. AREA - 200 SQ METERS/2,165 SQ FT

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- CITY OF OTTAWA MULTILANE PATHWAY (ASPHALT)
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN/COMMERCIAL ENTRANCE
- BIKE ROOM/RESIDENTIAL ENTRANCE
- FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS

PROJECT INFORMATION

EXISTING ZONING: IG1 H(11)
PROPOSED ZONING: MC
Zoning By-Law 2008-250

SITE AREA
6172 sq. m. (66,433) sq. ft.

OPEN AREA
2548 sq. m. (27,426) sq. ft. 41.3%

BUILDING HEIGHT - VARIES
85M, 91M

PROJECT STATISTICS

BUILDING HEIGHT	BLDG. A	27 STOREY - 85 M
	BLDG. B	29 STOREY - 91 M
AMENITY AREA	6 m² PER UNIT (479 UNITS)	2,874 sq. m.

GROSS BUILDING - AREAS (27 STOREY BLDG.)
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	367 sq. m. (3,950) sq. ft.
L2 FLOOR	1,138 sq. m. (12,249) sq. ft.
L3-6 FLOOR	4 x 1,085 sq. m. (46,716) sq. ft.
L7 FLOOR	277 sq. m. (2,982) sq. ft.
L8-27 FLOOR	20 x 562 sq. m. (11,240) sq. ft.
	20 x (6,049) sq. ft. (120,980) sq. ft.
TOTAL AREA	17,362 sq. m. (186,877) sq. ft.

GROSS BUILDING - AREAS (29 STOREY BLDG.)
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	N/A
GROUND FLOOR	535 sq. m. (5,758) sq. ft.
L2-6 FLOOR	5 x 1,070 sq. m. (57,585) sq. ft.
L7 FLOOR	320 sq. m. (3,444) sq. ft.
L8-29 FLOOR	22 x 546 sq. m. (12,012) sq. ft.
	22 x (5,877) sq. ft. (129,294) sq. ft.
MECHANICAL FLOORS	N/A
TOTAL AREA	17,682 sq. m. (190,323) sq. ft.

UNIT STATISTICS

	BLG. 'A'	BLG. 'B'	TOTAL	
STUDIO UNIT	25	23	48	10.0%
1 BEDROOM UNIT	47	75	122	25.5%
1 BEDROOM + DEN UNIT	33	53	86	18.0%
2 BEDROOM UNIT	117	76	193	40.3%
3 BEDROOM UNIT	10	20	30	6.2%
TOTAL	232	247	479	100%

COMMERCIAL RETAIL Bldg A - 27 storey: 0 sq. m. (0) sq. ft.
COMMERCIAL RETAIL Bldg B - 29 storey: 429 sq. m. (4,615) sq. ft.
TOTAL AREA: 429 sq. m. (4,615) sq. ft.

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- 0.5 PER UNIT (479 UNITS) (AFTER 12 UNITS - 10% FOR U/G)	234
VISITOR	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS - MAX 30)	30
COMMERCIAL RETAIL	- 0 UNDER 500 sq.m. PER UNIT	0
TOTAL		264

PROVIDED

2 LEVEL UNDER GROUND PARKING	124
SURFACE	0
TOTAL	124

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (479 UNITS)	240
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	2
TOTAL		242

PROVIDED

EXTERIOR	7
INDOOR ON GROUND FLOOR	132
INDOOR ON P1 & P2 PARKING LEVELS	539
TOTAL	678

AMENITY AREA

	BLDG. 'A'	BLDG. 'B'	TOTAL
PRIVATE AT GRADE	123 m²	0 m²	123 m²
COMMUNAL AT GRADE	733 m²	733 m²	1,466 m²
1st FLOOR LOBBIES	80 m²	80 m²	160 m²
1st FLOOR COMMUNAL AMENITY	210 m²	95 m²	305 m²
7th FLOOR COMMUNAL AMENITY	675 m²	690 m²	1,365 m²
PRIVATE BALCONIES	1,793 m²	2,507 m²	4,300 m²
ROOFTOP COMMUNAL AMENITY	310 m²	318 m²	628 m²
TOTAL	3,904 m²	4,403 m²	8,307 m²
TOTAL COMMUNAL			3,884 m²
REQUIRED - 6.0M² PER UNIT (479) =			2,874 sq. m.
REQUIRED COMMUNAL @ 50% =			1,437 sq. m.

PROPERTY OWNER
FRED UNSWORTH
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LEGAL DESCRIPTION
SURVEYOR'S REAL PROPERTY REPORT
LOT D (BLOCK B)
PARTS OF LOTS 10, 11, 12, 13 & 14
And ALL OF LOTS D, E, AND 9
(BLOCK J)
And LORETTA AVE
REGISTERED PLAN 73
CITY OF OTTAWA
Surveyed by Stantec Geomatics Ltd.

SURVEYOR
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