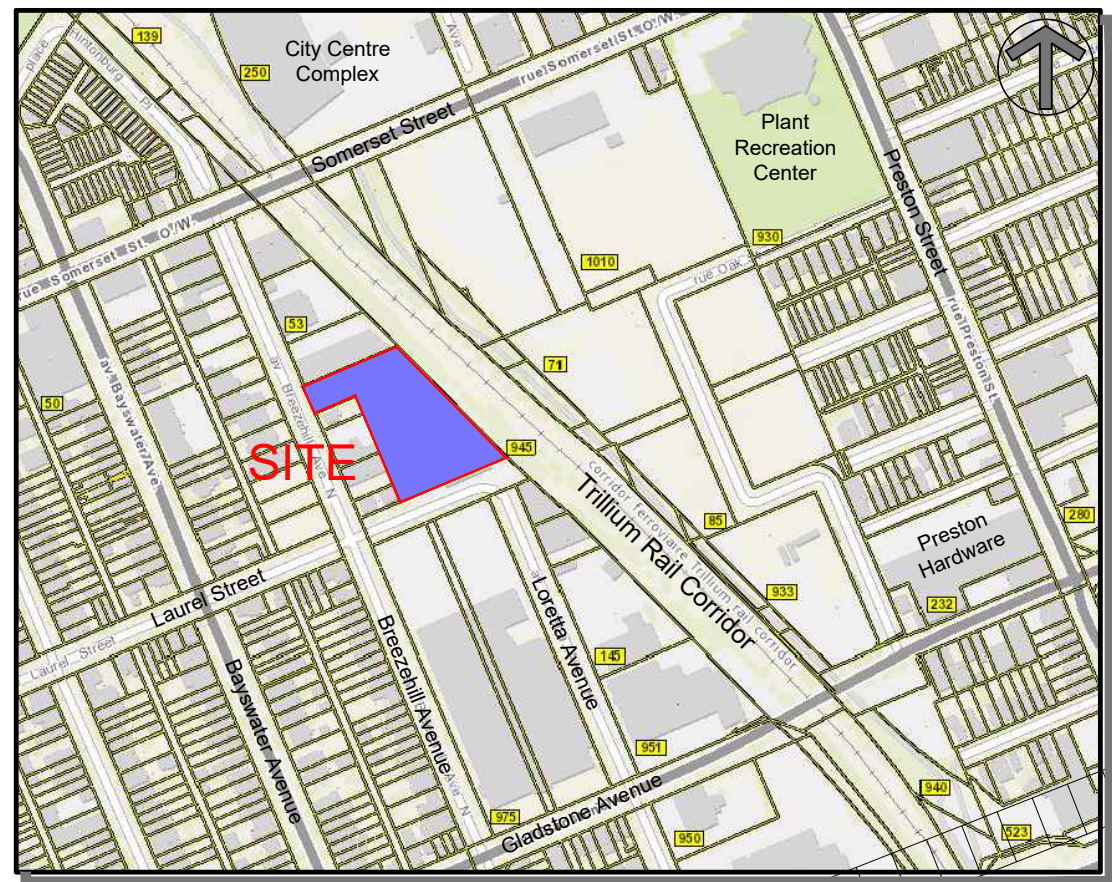




KEY PLAN



DRAWING NOTES

- 1 PROPERTY LINE
- 2 EXISTING BUILDING SETBACKS
- 3 HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- 4 DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- 5 GROUND COVER IN CONCRETE PLANTERS
- 6 RESERVED
- 7 BICYCLE PARKING SPACES
- 8 SIAMISE CONNECTION @ GROUND FLOOR
- 9 AREA RESERVED FOR SNOW STORAGE
- 10 EXISTING FIRE HYDRANT
- 11 OUTLINE OF UNDERGROUND PARKING LEVELS
- 12 EXISTING TREE TO BE REMOVED
- 13 2 MINUTE TEMP PARKING MOVE-IN / MOVE-OUT
- 14 RELOCATE EXISTING UTILITY POLE AND GUIDE CABLES
- 15 RESERVED
- 16 RESERVED
- 17 EXTENT OF GROUND FLOOR
- 18 ENTRY DRIVEWAY TO U/G PARKING GARAGE
- 19 EXISTING UTILITY POLE
- 20 EXISTING 2 STOREY BUILDING TO BE REMOVED
- 21 SPLASH PAD
- 22 SOUTH P.O.P.S. AREA - 109 SQ METERS / 1,172 sq. ft. (PRIVATELY OWNED)
- 23 NORTH P.O.P.S. AREA - 182 SQ METERS / 1,962 sq. ft. (CITY OWNED) LAND TO BE CONVEYED TO CITY
- 24 3.5m WIDE M.U.P. ALONG INTERIOR NORTH PROPERTY LINE TO BE CONVEYED TO CITY
- 25 3.5m WIDE M.U.P. ALONG RAILWAY CORRIDOR TO BE PRIVATELY OWNED
- 26 BOLLARDS AT ENTRY OF MUP

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- EXISTING CONCRETE CITY SIDEWALK
- MUP: MULTI-USE PATHWAY (ASPHALT)
- SOFT LANDSCAPING
- BIKE RACK & BICYCLE PARKING SPACE (0.6 x 1.8m)
- TWO WAY VEHICLE CIRCULATION
- MAIN COMMERCIAL ENTRANCE
- BIKE ROOM/RESIDENTIAL ENTRANCE
- FIRE EXIT
- PROPERTY LINE
- ZONING SETBACKS

PROPERTY OWNER

FRED UNSWORTH
Ottawa, ON
E-Mail: fg_unsworth@rogers.com

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

Stantec Geomatics Ltd.
Ontario Land Surveyors
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (613) 722-4420
E-Mail: brian.webster@stantec.com

URBAN PLANNER

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223 McLeod Street
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E-Mail: beed@fotenn.com

CIVIL ENGINEER

Stantec Civil Ltd.
Civil Engineering
1331 Clyde Avenue, Suite 400,
Ottawa, Ontario K2C 3G4
Tel: (780) 917-8567
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PROJECT INFORMATION

EXISTING ZONING: Zoning By-Law 2008-250 IG1 H(11)
PROPOSED ZONING MC
SITE AREA 6,172 sq. m.
(66,433 sq. ft.)

PROJECT STATISTICS

GROSS BUILDING - AREAS (31 STOREY BLDG. 'A')
(CITY OF OTTAWA DEFINITION)

PARKING LEVELS (2 LEVELS U/G)	
GROUND FLOOR	306.2 sq. m. (3,290 sq. ft.)
L2 FLOOR	1,024.4 sq. m. (11,027 sq. ft.)
L3-6 FLOOR	4 x 1,093.5 sq. m. (46,650 sq. ft.)
L7 FLOOR	269.0 sq. m. (2,895 sq. ft.)
L8-31 FLOOR	24 x 254.91 sq. m. (4,370 sq. ft.)
TOTAL AREA	16,837.4 sq. m. (181,236 sq. ft.)

GROSS BUILDING - AREAS (33 STOREY BLDG. 'B')

PARKING LEVELS (2 LEVELS U/G)	
GROUND FLOOR	402.2 sq. m. (4,329 sq. ft.)
L2 FLOOR	1,060.4 sq. m. (11,414 sq. ft.)
L3-6 FLOOR	4 x 1,090.2 sq. m. (45,640 sq. ft.)
L7 FLOOR	310.5 sq. m. (3,342 sq. ft.)
L8-33 FLOOR	26 x 236.42 sq. m. (4,370 sq. ft.)
TOTAL AREA	17,438.0 sq. m. (187,702 sq. ft.)

UNIT STATISTICS	BLDG. 'A'	BLDG. 'B'	TOTAL	
STUDIO UNIT	29	27	56	10.3%
1 BEDROOM UNIT	59	52	111	27.8%
1 BEDROOM + DEN UNIT	33	52	85	15.7%
2 BEDROOM UNIT	133	86	221	40.7%
3 BEDROOM UNIT	10	20	30	5.5%
TOTAL	264	279	543	100%

COMMERCIAL RETAIL Bldg A - 31 storey	0.0 sq. m. (00) sq. ft.
COMMERCIAL RETAIL Bldg B - 33 storey	424.5 sq. m. (4,569 sq. ft.)
TOTAL AREA	424.5 sq. m. (4,569 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW

RESIDENCE	- AREA 'Z'; NOT REQUIRED	0
VISITOR - TOWER 'A'	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS MAX 30)	25
VISITOR - TOWER 'B'	- 0.1 PER DWELLING UNIT (AFTER 12 UNITS MAX 30)	27
COMMERCIAL RETAIL	- AREA 'Z'; NOT REQUIRED	0
TOTAL		52

PROVIDED

2 LEVEL UNDER GROUND PARKING	124
SURFACE	0
TOTAL	124

BICYCLE PARKING

REQUIRED

RESIDENCE	- 0.5 PER UNIT (543 UNITS)	272
COMMERCIAL RETAIL	- 1.0 PER 250m ² OF G.F.A.	2
TOTAL		274

PROVIDED

EXTERIOR	10
INDOOR ON GROUND FLOOR	132
INDOOR ON P1 & P2 PARKING LEVELS	539
TOTAL	681

AMENITY AREA	BLDG. 'A'	BLDG. 'B'	TOTAL
PRIVATE AT GRADE	75 m ²	0 m ²	75 m ²
COMMUNAL AT GRADE	700 m ²	700 m ²	1400 m ²
1st FLOOR LOBBIES	60 m ²	60 m ²	120 m ²
7th FLOOR COMMUNAL AMENITY	210 m ²	95 m ²	305 m ²
7th FLOOR COMMUNAL AMENITY	675 m ²	690 m ²	1365 m ²
PRIVATE BALCONIES	1,611 m ²	2,324 m ²	3,935 m ²
ROOFTOP COMMUNAL AMENITY	310 m ²	318 m ²	628 m ²
TOTAL	3,641 m ²	4,187 m ²	7,828 m ²
TOTAL COMMUNAL:			3,818 m ²

REQUIRED - 6.0m ² PER UNIT (543) =	3,258 sq. m.
REQUIRED COMMUNAL @ 50% =	1,629 sq. m.

LOT COVERAGE

PAVED SURFACE =	717.7 m ²	4.90%
TOWER 'A' FOOTPRINT =	1,129.6 m ²	18.30%
TOWER 'B' FOOTPRINT =	1,095.3 m ²	17.75%
LANDSCAPE OPEN SPACE =	3,229.2 m ²	52.32%
TOTAL =	6,171.8 m ²	100.0%
10% PARKLAND =	617.2 m ²	10.11%
SOUTH P.O.P.S. =	108.9 m ²	3.37%
NORTH P.O.P.S. =	176.5 m ²	5.47%
PRIVATELY OWNED MUP =	364.5 m ²	11.29%
CITY OWNED MUP =	230.3 m ²	7.13%
PRIVATE LANDSCAPE =	1,740.0 m ²	53.95%
TOTAL OPEN SPACE =	3,229.2 m ²	100.0%

