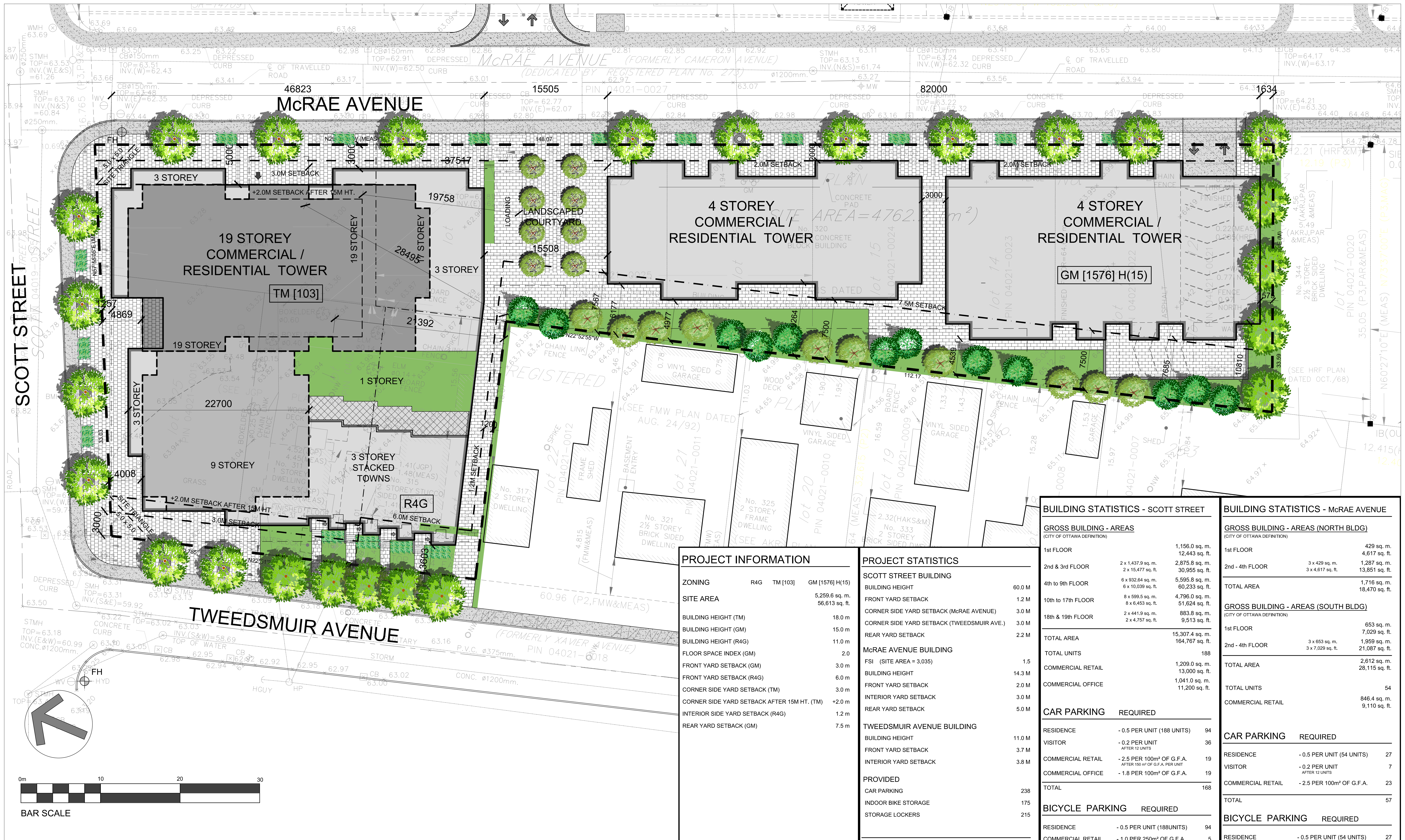




PROJECT INFORMATION			
ZONING	R4G	TM [103]	GM [1576] H(15)
SITE AREA	5,259.6 sq. m.	56,613 sq. ft.	
BUILDING HEIGHT (TM)	18.0 m		
BUILDING HEIGHT (GM)	15.0 m		
BUILDING HEIGHT (R4G)	11.0 m		
FLOOR SPACE INDEX (GM)	2.0		
FRONT YARD SETBACK (GM)	3.0 m		
FRONT YARD SETBACK (R4G)	6.0 m		
CORNER SIDE YARD SETBACK (TM)	3.0 m		
CORNER SIDE YARD SETBACK AFTER 15M HT. (TM)	+2.0 m		
INTERIOR SIDE YARD SETBACK (R4G)	1.2 m		
REAR YARD SETBACK (GM)	7.5 m		

PROJECT STATISTICS			
SCOTT STREET BUILDING			
BUILDING HEIGHT		60.0 M	
FRONT YARD SETBACK		1.2 M	
CORNER SIDE YARD SETBACK (McRAE AVENUE)		3.0 M	
CORNER SIDE YARD SETBACK (TWEEDSMUIR AVE.)		3.0 M	
REAR YARD SETBACK		2.2 M	
McRAE AVENUE BUILDING			
FSI (SITE AREA = 3,035)		1.5	
BUILDING HEIGHT		14.3 M	
FRONT YARD SETBACK		2.0 M	
INTERIOR YARD SETBACK		3.0 M	
REAR YARD SETBACK		5.0 M	
TWEEDSMUIR AVENUE BUILDING			
BUILDING HEIGHT		11.0 M	
FRONT YARD SETBACK		3.7 M	
INTERIOR YARD SETBACK		3.8 M	
PROVIDED			
CAR PARKING		238	
INDOOR BIKE STORAGE		175	
STORAGE LOCKERS		215	
TOTAL LANDSCAPE OPEN SPACE			
40.2%	3,141.8 sq. m.	33,820 sq. ft.	

BUILDING STATISTICS - SCOTT STREET			
GROSS BUILDING - AREAS			
(CITY OF OTTAWA DEFINITION)			
1st FLOOR		1,156.0 sq. m.	12,443 sq. ft.
2nd & 3rd FLOOR	2 x 1,437.9 sq. m.	2,875.8 sq. m.	30,955 sq. ft.
4th to 9th FLOOR	6 x 932.64 sq. m.	5,595.8 sq. m.	60,233 sq. ft.
10th to 17th FLOOR	6 x 10,039 sq. ft.	4,796.0 sq. m.	51,624 sq. ft.
18th & 19th FLOOR	8 x 599.5 sq. m.	883.8 sq. m.	9,513 sq. ft.
TOTAL AREA	2 x 4,419 sq. m.	15,307.4 sq. m.	164,767 sq. ft.
TOTAL UNITS	2 x 4,797 sq. ft.	188	
COMMERCIAL RETAIL		1,209.0 sq. m.	13,000 sq. ft.
COMMERCIAL OFFICE		1,041.0 sq. m.	11,200 sq. ft.
CAR PARKING REQUIRED			
RESIDENCE	- 0.5 PER UNIT (188 UNITS)	94	
VISITOR	- 0.2 PER UNIT AFTER 12 UNITS	36	
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A. AFTER 150 m² OF G.F.A. PER UNIT	19	
COMMERCIAL OFFICE	- 1.8 PER 100m² OF G.F.A.	19	
TOTAL		168	
BICYCLE PARKING REQUIRED			
RESIDENCE	- 0.5 PER UNIT (188UNITS)	94	
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	5	
COMMERCIAL OFFICE	- 1.0 PER 250m² OF G.F.A.	4	
TOTAL		101	

BUILDING STATISTICS - McRAE AVENUE			
GROSS BUILDING - AREAS (NORTH BLDG)			
(CITY OF OTTAWA DEFINITION)			
1st FLOOR		429 sq. m.	4,617 sq. ft.
2nd - 4th FLOOR	3 x 429 sq. m.	1,287 sq. m.	13,851 sq. ft.
TOTAL AREA	3 x 4,617 sq. ft.	1,716 sq. m.	18,470 sq. ft.
GROSS BUILDING - AREAS (SOUTH BLDG)			
(CITY OF OTTAWA DEFINITION)			
1st FLOOR		653 sq. m.	7,029 sq. ft.
2nd - 4th FLOOR	3 x 653 sq. m.	1,959 sq. m.	21,087 sq. ft.
TOTAL AREA	3 x 7,029 sq. ft.	2,612 sq. m.	28,115 sq. ft.
TOTAL UNITS		54	
COMMERCIAL RETAIL		846.4 sq. m.	9,110 sq. ft.
CAR PARKING REQUIRED			
RESIDENCE	- 0.5 PER UNIT (54 UNITS)	27	
VISITOR	- 0.2 PER UNIT AFTER 12 UNITS	7	
COMMERCIAL RETAIL	- 2.5 PER 100m² OF G.F.A.	23	
TOTAL		57	
BICYCLE PARKING REQUIRED			
RESIDENCE	- 0.5 PER UNIT (54 UNITS)	27	
COMMERCIAL RETAIL	- 1.0 PER 250m² OF G.F.A.	4	
TOTAL		31	