



PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	AM10	SITE AREA	1,056 ha, 10,560.0 sq. m, 113,667 sq. ft.
ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A'	15.0m & 30.0m	32 STOREYS / 102.0m
	BUILDING 'B'	15.0m & 30.0m	28 STOREYS / 90.0m
	BUILDING 'C'	15.0m & 30.0m	9 STOREYS / 30.0m
ALLOWABLE PROJECTION - AMENITY LEVEL: ALL BUILDINGS		0.0m	250m ² / 4.5m
MAIN STREET FRONTAGE GROUND FLOOR HEIGHT		4.5m	4.5m
CARLING AVENUE GROUND FLOOR TRANSPARENT GLAZING FOR 4.5m HT.		50.0%	4.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX (BASED ON 77% CONSTRUCTION AREA)		n.a.	4.35 = 42,747 m ²
DENSITY - UNITS PER HECTARE		n.a.	761
TOWER SEPARATION		25.0m	29.4m
TOWER FOOTPRINT - GFA (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m ²	760.0m ² / 760.0m ²
FRONT YARD SETBACK (MIXED USE BUILDING)		0.0m	7.2m
CORNER YARD SETBACK (MIXED USE BUILDING)		0.0m	3.4m
INTERIOR SIDE YARD SETBACK (0 to 20m FROM STREET)		3.0m	6.4m
INTERIOR SIDE YARD SETBACK (OVER 20m FROM STREET)		7.5m	5.0m
REAR YARD SETBACK (WITHIN 20m ABUTTING A STREET)		3.0m	5.2m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT		1.5m	1.9m
TOTAL RESIDENTIAL UNIT COUNT:			749
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA Y	357	448
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		68	68
PARKING - COMMERCIAL RESTAURANT - 5.0 PER 100m ² GFA	(UNITS OVER 350m ² GFA)	0	0
PARKING - COMMERCIAL RETAIL / P.S.B. - 1.25 PER 100m ² GFA	(UNITS OVER 500m ² GFA)	0	0
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		375	375
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA		4	12
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m / 6.7m
AMENITY AREA - TOTAL PER UNIT - 6.0m ²		4,494.0m ²	4,500m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²		2,247.0m ²	2,250m ²
PARKLAND DEDICATION AREA - 10% (SITE AREA EXCLUDES LAND LANE 5 9.834 7m ²)		10% / 983.47m ²	10% / 983.8m ²

CAR & BICYCLE PARKING		BUILDING STATISTICS	
REQUIRED - TOWER 'A' (336 Units)		GROSS BUILDING - AREAS	
		(CITY OF OTTAWA ZONING AREA)	
RESIDENCE	- 0.5 PER DWELLING UNIT	162	18,672.2 sq. m.
VISITOR	- 0.1 PER DWELLING UNIT	30	200,986 sq. ft.
COMMERCIAL USE	- NOT REQUIRED	0	
RESIDENCE: BICYCLE	- 0.5 PER DWELLING UNIT	168	760.0 sq. m.
TOTAL VEHICLE		198	8,180 sq. ft.
PROVIDED - TOWER 'A'		TOWER FOOTPRINT	
RESIDENCE	- 0.66 PER DWELLING UNIT	229	336
VISITOR	- 0.06 PER DWELLING UNIT	30	250
COMMERCIAL USE	- NOT REQUIRED	0	
RESIDENCE: BICYCLE	- 0.5 PER DWELLING UNIT	168	168
TOTAL VEHICLE		250	189.3 sq. m.
REQUIRED - TOWER 'B' (291 Units)		COMMERCIAL AREA	
RESIDENCE	- 0.5 PER DWELLING UNIT	140	2,038 sq. ft.
VISITOR	- 0.1 PER DWELLING UNIT	28	
COMMERCIAL USE	- NOT REQUIRED	0	
RESIDENCE: BICYCLE	- 0.5 PER DWELLING UNIT	146	
TOTAL VEHICLE		168	
PROVIDED - TOWER 'B'		BUILDING 'B' - 28 Storeys	
RESIDENCE	- 0.51 PER DWELLING UNIT	148	16,856.0 sq. m.
VISITOR	- 0.1 PER DWELLING UNIT	28	181,436 sq. ft.
COMMERCIAL USE	- NOT REQUIRED	0	
RESIDENCE: BICYCLE	- 0.5 PER DWELLING UNIT	146	760.0 sq. m.
TOTAL VEHICLE		176	8,180 sq. ft.
REQUIRED - TOWER 'C' (122 Units)		UNIT COUNT	
RESIDENCE	- 0.5 PER DWELLING UNIT	55	161 (interior) + 19 (outdoor)
VISITOR	- 0.1 PER DWELLING UNIT	11	
COMMERCIAL USE	- NOT REQUIRED	0	
RESIDENCE: BICYCLE	- 0.5 PER DWELLING UNIT	61	
TOTAL VEHICLE		66	
PROVIDED - TOWER 'C'		BICYCLE PARKING	
RESIDENCE	- 0.76 PER DWELLING UNIT	95	176.7 sq. m.
VISITOR	- 0.1 PER DWELLING UNIT	13	1,902 sq. ft.
COMMERCIAL USE	- NOT REQUIRED	0	
RESIDENCE: BICYCLE	- 0.5 PER DWELLING UNIT	61	
TOTAL VEHICLE		108	

RESIDENCE		- 0.5 PER DWELLING UNIT	55	BUILDING AREA BASED ON 76% OF CONSTRUCTION AREA	TOWER "A" 18,672.2 sq. m. 200,986 sq. ft.			
VISITOR		- 0.1 PER DWELLING UNIT	11					
COMMERCIAL USE		- NOT REQUIRED	0					
RESIDENCE: BICYCLE		- 0.5 PER DWELLING UNIT	61					
TOTAL VEHICLE			66					
PROVIDED - TOWER 'C'								
RESIDENCE		- 0.75 PER DWELLING UNIT	95					
VISITOR		- 0.1 PER DWELLING UNIT	13					
COMMERCIAL USE		-	0					
RESIDENCE: BICYCLE		- 0.5 PER DWELLING UNIT	61					
TOTAL VEHICLE			108					
LOCATION								
PARKING GARAGE - P1 LEVEL			175	UNIT MIX - 749 UNITS	BUDG. A BUDG. B BUDG. C TOTAL			
PARKING GARAGE - P2 LEVEL			193					
PARKING GARAGE - P2 LEVEL			136					
EXTERIOR			30					
TOTAL			534					
STUDIO UNIT		6.4%	26			22	0	48
ONE BED UNIT		47.9%	176			149	34	359
ONE BED + DEN UNIT		10.4%	4			13	61	78
TWO BED UNIT		29.1%	107			90	21	218
TWO BED + DEN UNIT		4.3%	19			13	0	32
THREE BED UNIT		0.8%	0	0	6	6		
LIVE / WORK UNIT		1.1%	4	4	0	8		