



**SITE INFORMATION**

<b>SITE AREA</b>	
NORTH Site	5 854,4
SOUTH Site	9 951,1

<b>HEIGHT</b>	
NORTH site	TOWER E1 20 Storeys (67m) TOWER E2 18 Storeys (62m) TOWER D 25 Storeys (83m)
SOUTH site	TOWER A 23 Storeys (77m) TOWER B 30 Storeys (98m) TOWER C1 25 Storeys (84m) TOWER C2 25 Storeys (89m)

<b>PARKING RATES</b>		REQUIRED
Residential:		0.5 p/unit
Visitor:		0.1 p/unit
Retail:		2.5 p/100m²

<b>AMENITIES RATE</b>		Required:	6m²/ unit
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<b>SETBACKS PROVIDED</b>	F.Y.	C.Y.	S.Y.	R.Y.
NORTH site	0,7m	3,1 / 3,2m	12m	N/A
SOUTH site	2m	2,2 / 3,3m	12m	14,3m

MTO SETBACK 14m from HWY 417

**DEVELOPMENT STATISTICS**

**RESIDENTIAL UNITS**  
Apartment: 1 690  
Assumes an 85% efficiency and 80m² average net unit size

<b>ESTIMATED GFA</b>	Retail	Residential
	1 445 m²	106 097m²

<b>TOTAL BUILDING AREA</b>	Retail	Residential
	NORTH 1 700m²	33 845m²
	SOUTH 0 m²	90 975m²
<b>TOTAL</b>	1 700m²	124 820m²

<b>PARKING</b>	Required		Provided
	Residential:	North 308 South 538	313 574
Visitor:	North 62 South 108	62 108	
Retail:	North 45 South 0	65 35	
<b>Total:</b>	North 415 South 646	440 717	

<b>AMENITIES</b>		Required	6m² x 1 690 = 10 140m²
Provided:	North 6 090,5m² South 11 420,4m²		

<b>PARKLAND DEDICATION</b>		Required (10%)	1 991m²
		Provided	2 030m²

<b>LOT COVERAGE</b>		Total lot area:	15 805,5m²
		Built up area, excluding park and road:	9 328,6 m²
		Percentage: 59%	
		North	4 288,8m²
		South	5 039,8m²
		Landscaped surfaces, hard and soft:	3 578,7 m²
		Percentage: 23%	
		North	1 452,8m²
		South	1 912,6m²

**NOTES**

- Assumes typical Residential floor height of 3m. Assumes Retail Ground floor height of 6m.
- For the purpose of this concept, an average of 80m2 (860sf) unit size is used to calculate approximate total number of units.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's Open Data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept considers the internal street envisioned in the Tremblay TOD plan as a public right-of-way, allowing for the park to be located in a more pedestrian scale streetscape. This solution would depend on negotiations with other landowners and temporary easements to allow for a road loop towards Coventry Road. In the case of the internal street being a private street or multi-use path, the park would likely need to be relocated to a public street frontage (Coventry Rd or Belfast Rd) reducing the commercial frontage.

# 400 COVENTRY RD OTTAWA



**LEGEND**

- Proposed Building
- Amenity Space
- Parkland
- MTO Permit Controlled Area
- Proposed road
- Sector 18
- Property Boundary



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# NEUF ARCHITECT(E)S

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REVIEWED	SP
DATE	2022.10.24