



PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation	R1FF& GM	SITE AREA	1.57 ha	15,688.6 sq. m	188,870 sq. ft.
ZONING	REQUIRED	PROVIDED			
BUILDING HEIGHT	BUILDING 'A'	18.0m	24 STOREYS / 78.0m		
	BUILDING 'B'	18.0m	24 STOREYS / 78.0m		
	BUILDING 'C'	18.0m	32 STOREYS / 102.0m		
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m	4.0m		
DENSITY - MAXIMUM FLOOR SPACE INDEX		2.0 = 28,568.8 sq. m	4.5 = 68,827.0 sq. m		
TOWER SEPARATION		23.0m	49.0m / 56.0m		
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m²	902m² / 930m²		
FRONT YARD SETBACK		3.0m	3.0m		
CORNER YARD SETBACK		3.0m	3.0m		
INTERIOR SIDE YARD SETBACK (VARIES)		5.0m / 7.5m	5.0m / 7.5m		
REAR YARD SETBACK (VARIES)		3.0m / 7.5m	3.0m / 7.5m		
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)		0.0m / 3.0m	3.0m		
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT		3.0m	1.5m		
TOTAL RESIDENTIAL UNIT COUNT			1,089		
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA X	527	984		
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		105	105		
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA	TBD	45	45		
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,089		
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		32	32		
ALIAS & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m		
AMENITY AREA - TOTAL PER UNIT - 6.0m²		6,534.0m²	8,550m²		
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,267.0m²	4,050m²		
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		1,517.41m²	1,269.0m²		

CAR PARKING

MINIMUM REQUIRED	AREA 'X' ON SCHEDULE 1A
RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT	527
VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT	105
COMM. USE	UNDER 200m² NON REQUIRED
COMM. DAYCARE	-1.0 PER 100m² OF GFA ESTIMATE
COMM. MEDICAL FACILITY	-2.0 PER 100m² OF GFA ESTIMATE
COMM. PSB	-1.25 PER 100m² OF GFA ESTIMATE
COMM. RESTAURANT	-5.0 PER 100m² OF GFA ESTIMATE
COMM. RETAIL	-1.25 PER 100m² OF GFA ESTIMATE
COMM. OFFICE	-1.0 PER 100m² OF GFA ESTIMATE
TOTAL	707

BUILDING STATISTICS

GROSS BUILDING - AREAS	
(CITY OF OTTAWA ZONING AREA)	
BUILDING 'A' - 24 Storeys	
TOTAL AREA	19,743.8 sq. m
TOWER FOOTPRINT	212,520 sq. ft.
UNIT COUNT	902.0 sq. m
VEHICLE PARKING	320 + 9 = 329
BICYCLE PARKING	320 + 8 = 328
COMMERCIAL AREA	710.7 sq. m
	7,650 sq. ft.
BUILDING 'B' - 24 Storeys	
TOTAL BUILDING AREA	22,320.0 sq. m
TOWER FOOTPRINT	240,030 sq. ft.
UNIT COUNT	929.0 sq. m
VEHICLE PARKING - RESIDENTIAL ONLY	343 - 17 = 360
BICYCLE PARKING	343 - 12 = 355
COMMERCIAL AREA	1,207.7 sq. m
	13,000 sq. ft.
BUILDING 'C' - 32 Storeys	
TOTAL AREA	26,784.0 sq. m
TOWER FOOTPRINT	288,300 sq. ft.
UNIT COUNT	928.0 sq. m
VEHICLE PARKING - RESIDENTIAL ONLY	426 - 17 = 460
BICYCLE PARKING	426 - 12 = 438
COMMERCIAL AREA	929.0 sq. m
	9,989 sq. ft.

BUILDING AREA

PHASE 1 - TOWER "A"	19,743.8 sq. m
PHASE 2 - TOWER "B"	22,320.0 sq. m
PHASE 3 - TOWER "C"	26,784.0 sq. m
TOTAL	740,850 sq. ft.

UNIT MIX - 1,089 UNITS

TOWNHOUSE	2.1%	23
STUDIO UNIT	3.8%	41
ONE BEDROOM UNIT	59.8%	651
TWO BEDROOM UNIT	24.6%	268
THREE BEDROOM UNIT	9.7%	106
TOTAL UNITS	100%	1,089

AMENITY SPACE

AT GRADE EXTERIOR - COMMUNAL	600.0 sq. m
INTERIOR 1st fl. AMENITY - COMMUNAL	450.0 sq. m
EXTERIOR TERRACES - PRIVATE	500.0 sq. m
INTERIOR 5th fl. AMENITY - COMMUNAL	900.0 sq. m
EXTERIOR 5th fl. TERRACES - COMMUNAL	1,200.0 sq. m
EXTERIOR ROOF TOP - COMMUNAL	300.0 sq. m
INTERIOR ROOF TOP - COMMUNAL	600.0 sq. m
PRIVATE BALCONIES	4,000.0 sq. m
TOTAL	8,550.0 sq. m
REQUIRED - 6.0m² PER UNIT (1,089)	6,534.0 sq. m
REQUIRED COMMUNAL @ 50%	3,267.0 sq. m

LAND PHASE AREA

PHASE 1 - BUILDING "A"	3,919.2 sq. m	22.43%
PHASE 2 - BUILDING "B"	5,364.3 sq. m	34.2%
PHASE 3 - BUILDING "C"	6,536.1 sq. m	35.3%
PARKLAND DEDICATION	1,269.0 sq. m	8.09%
TOTAL	15,688.6 sq. m	100.00%

LOT COVERAGE

BUILDING FOOTPRINT - "A"	1,721.7 sq. m	10.97%
BUILDING FOOTPRINT - "B"	2,786.2 sq. m	17.63%
BUILDING FOOTPRINT - "C"	2,510.8 sq. m	16.00%
LANDSCAPE SURFACE	2,665.6 sq. m	16.99%
DRIVING SURFACE	2,665.6 sq. m	16.99%
LANDSCAPE SURFACE	4,755.3 sq. m	29.99%
PARKLAND DEDICATION	1,269.0 sq. m	8.09%
TOTAL	15,688.6 sq. m	100.00%

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

INDICATES DRAWING NOTES, LISTED ON EACH SHEET.

INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLES SCHEDULED.

INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.

INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.

DETAIL NUMBER

TITLE

SCALE

DETAIL REFERENCE PAGE

DETAIL CROSS REFERENCE PAGE

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LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF
 LOT 6 AND
 PART OF LOTS 5, 7, 8, 9, 10, 11 & 12
 REGISTERED PLAN 310501
 & PART OF LOTS 5, 6, 7, 8 & 9
 REGISTERED PLAN 310509
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

