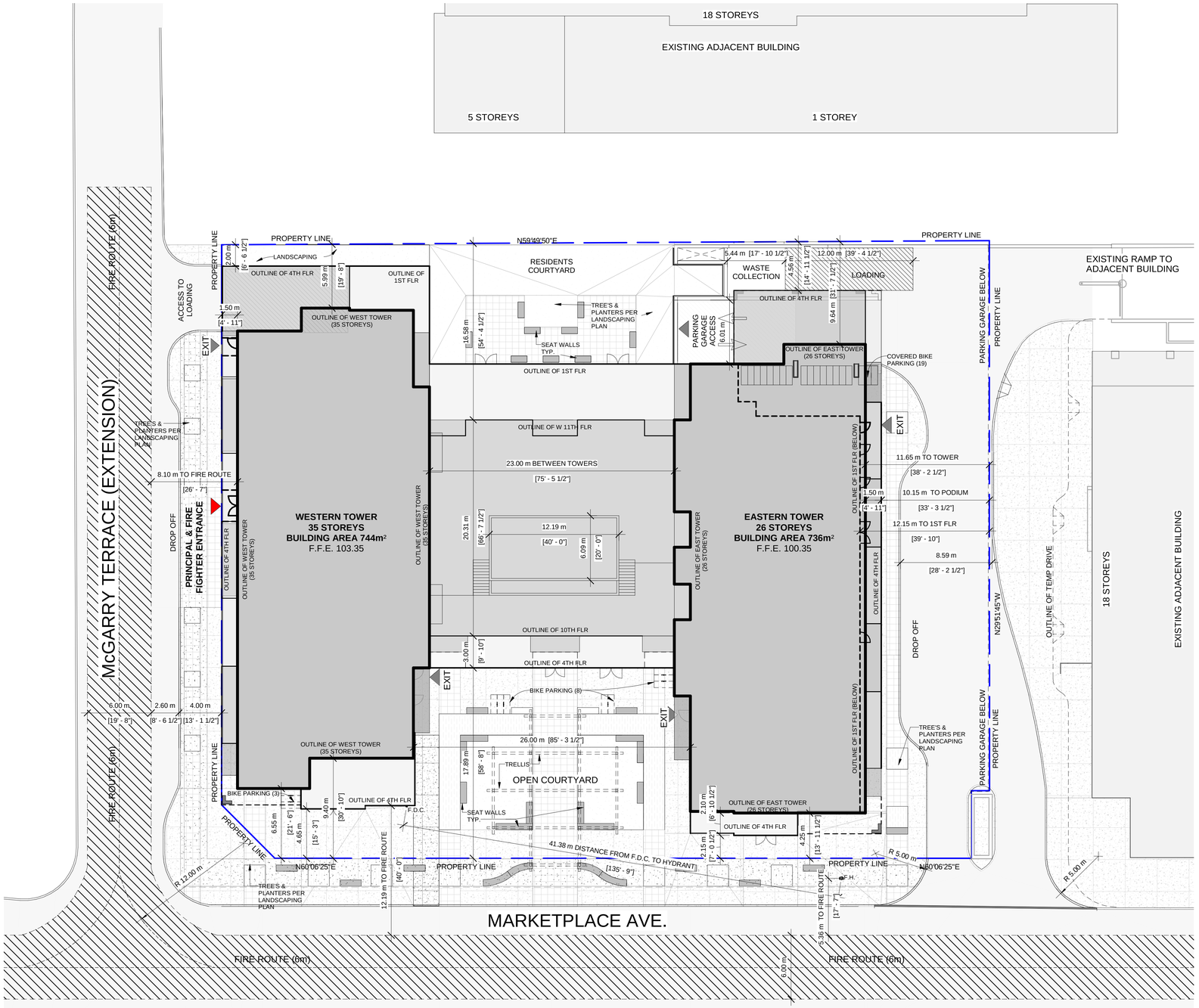
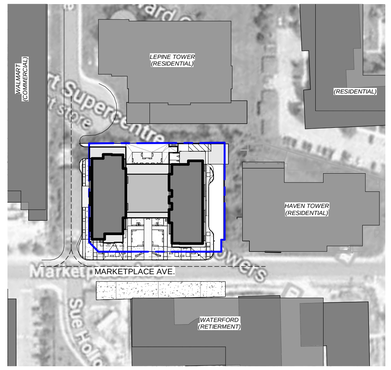


1 ARCHITECTURAL SITE PLAN
1 : 200



2 KEYPLAN
1 : 1500

TOTAL UNIT COUNT			
LEVELS	PER FLR	# OF LEVELS	TOTAL
PODIUM & LINK			
2ND- 4TH FLR	25 UNITS	3 LEVELS	**75 UNITS**
5TH- 9TH FLR	24 UNITS	5 LEVELS	**120 UNITS**
10TH &11TH FLR	17 UNITS	2 LEVELS	**34 UNITS**
WEST TOWER			
12TH FLR	7 UNITS	1 LEVEL	**7 UNITS**
13TH- 35TH FLR	9 UNITS	23 LEVELS	**207 UNITS**
EAST TOWER			
12TH FLR	9 UNITS	1 LEVELS	**9 UNITS**
13TH- 26TH FLR	10 UNITS	14 LEVELS	**140 UNITS**
		TOTAL	**592 UNITS**

UNIT TYPE COUNT				
UNIT TYPE	2ND-11TH FLR	WEST TOWER	EAST TOWER	TOTAL
STUDIO	--	46	--	**46 (7.8%)**
1 BED	143	72	75	**290 (49%)**
2 BED	76	94	74	**244 (41.2%)**
3 BED	10	2	--	**12 (2%)**
TOTAL	**229**	**214**	**149**	**592 UNITS**

BUILDABLE AREA			
LEVELS	PER FLR	# OF FLRS	TOTAL
PARKING			
P1 PARKING	3033 m²	1 FLRS	**3033 m²**
P2-P6 PARKING	4128 m²	5 FLRS	**20640 m²**
P6 LOWER LEVEL	2007 m²	1 FLRS	**2007 m²**
		TOTAL BELOW GRADE	**25680 m²**
PODIUM			
1ST FLR	2289 m²	1 FLR	**2289 m²**
2ND- 4TH FLR	2261 m²	3 FLRS	**6783 m²**
5TH- 9TH FLR	1942 m²	5 FLRS	**9710 m²**
10TH&11TH FLR	1957 m²	2 FLRS	**3914 m²**
TOWERS			
12TH-35TH FLR WEST	744 m²	24 FLRS	**17856 m²**
12TH-26TH FLR EAST	736 m²	15 FLRS	**11040 m²**
		TOTAL ABOVE GRADE	**51592 m²**

OVERALL PARKING COUNT

457	PARKING STANDARD 2.6x5.5
98	PARKING MIDSIZE 2.5x5.1
81	PARKING COMPACT 2.4x4.6
8	BF TYPE B PARKING
9	BF TYPE A PARKING
653	

CITY OF OTTAWA ZONING BYLAW 2008-250

MC[2573] MIXED-USE CENTRE ZONE
PROPOSED APARTMENT DWELLING, HIGH RISE

PROPOSED USES:
APARTMENT DWELLING, HIGH RISE (592 UNITS)
RETAIL STORE: 1120m² GFA
LOT AREA: 5194.06m²
LOT FRONTAGE: 70.41m
LOT DEPTH: 57.55m

ZONING PROVISION	REQUIRED	PROVIDED	COMPLIANT
MIXED-USE CENTRE ZONE MC[2573]			
LOT AREA (MIN.)	NO MINIMUM	4,148m²	✓
LOT WIDTH (MIN.)	NO MINIMUM	72.3m	✓
FRONT YARD & CORNER YARD SETBACK (MIN.)	NO MINIMUM	0m, 2.15m	✓/✓
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM	2.0m	✓
REAR YARD SETBACK (MIN.)	NO MINIMUM	10.15m	✓
FLOOR SPACE INDEX (MAX.)	NO MAXIMUM	17.9 FSI	✓
BUILDING HEIGHT (MIN.)	20 m*†	7.5 m	✓
BUILDING HEIGHT (MAX.)	57 m*	130 m	X
GROSS FLOOR AREA (MAX.)	28,270 m²*	67,000 m² (WEST TOWERS 38,730m² + EAST TOWERS 28,270m²)	X
LANDSCAPED AREA (MIN.)	NO MINIMUM	1155 m²	✓
PROVISION FOR HIGH RISE BUILDING (SECTION 77) (AREA B ON SHEDULE 450)			
INTERIOR SIDE YARD (MIN.) PORTION OF A BUILDING THAT ARE 10 STOREYS OR TALLER:	11.5 m	5.9 m & 11.65 m	X/✓
PARKING PROVISIONS (SECTION 101) (AREA C ON SCHEDULE 1A) (320m FROM EXISITING RAPID TRANSIT ON SCHEDULE 2A)			
RESIDENTIAL: MINIMUM PARKING SPACES REQUIRED FOR DWELLING UNITS IN A MIXED-USE BUILDING: 0.5 PER DWELLING UNIT:	592 UNITS × 0.5 = 296 SPACES*	523 SPACES	✓
RETAIL STORE (N79): 1.25 SPACES PER 100 M² GFA; LESS 200 M²	(1120 m² - 200) x0.0125 =11.5 SPACES	12 SPACES	✓
RESIDENTIAL VISITOR PARKING: 0.2 SPACES PER DWELLING UNIT	592 UNITS × 0.2 = 118.4 (118) SPACES*	118 SPACES	✓
TOTAL VEHICLE PARKING SPACES:	**426 SPACES**	**653 SPACES**	✓
BICYCLE PARKING (SECTION 111)			
RESIDENTIAL: DWELLING UNIT IN THE SAME BUILDING AS A NON-RESIDENTIAL USE: 0.5 SPACES PER DWELLING UNIT	592 UNITS × 0.5 = 296 SPACES	296 SPACES	✓
RETAIL STORE (ii): 1 SPACE PER 250 M² GFA	1120 X 0.004 = 4.5 (5) SPACES	5 SPACES	✓
TOTAL BICYCLE PARKING SPACES:	**301 SPACES**	**301 SPACES**	✓
AMENITY AREA (SECTION 137) (MIXED USE BULDING, WITH NINE OR MORE DWELLING UNITS)			
RESIDENTIAL: 6 M² PER DWELLING UNIT, AND 10% OF THE GROSS FLOOR AREA OF EACH ROOMING UNIT	592 UNITS × 6 = 3552 m²	5385 m²‡	✓
COMMUNAL AMENITY AREA: MINIMUM OF 50% OF THE REQUIRED TOTAL AMENITY AREA	3552 X 50% = 1776 M²	2692 M²‡	✓
OTHER PROVISIONS			
50% OF THE GROUND FLOOR OF A BUILDING CONTAINING DWELLING UNITS MUST BE OCCUPIED BY NON -RESIDENTIAL USES			✓
NO MORE THAN 12 PARKING SPACES MAY BE PROVIDED AT GRADE			✓
NOTES:			
* PROVISION OF URBAN EXCEPTION 2573 † ONLY 50% OF THE BUILDING ENVELOPE MUST COMPLY WITH THE MINIMUM BUILDING HEIGHT ‡ COMMUNAL AMENITY AREA INCLUDES PUBLICLY ACCESSIBLE FORECOURT			✓ ✓ ✓

PROGRESSIVE ARCHITECTS, LTD.
5255 COUNTY RD. 42, UNIT C, WINDSOR ON, N8N2M1 TEL: 519-256-1607

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ONTARIO ASSOCIATION OF ARCHITECTS
SAAD A. KHALAF
LICENCE
5975

rev.	date	issued for	rev.	date	issued for
8			16		
7			15		
6			14		
5			13		
4			12		
3			11		
2	FEB 27.24	PHASE 2 PRE-CONSULT.	10		
1	DEC 21.23	RE-ZONING	9		

project:
MARKETPLACE WEST
address: 1034 MCGARRY TERRACE, OTTAWA ON

sheet name:
ARCHITECTURAL SITE PLAN

project no.:
22-0039

sheet no.:
A001