

Note: All existing site information as per site survey plan dated March 2, 2018 and prepared by STANTEC GEOMATICS Ltd. Ref No. 161613828-110

LOTS 24 AND 25 AND PART OF LOTS 45, 46, 47 AND 48 REGISTERED PLAN 368 CITY OF OTTAWA

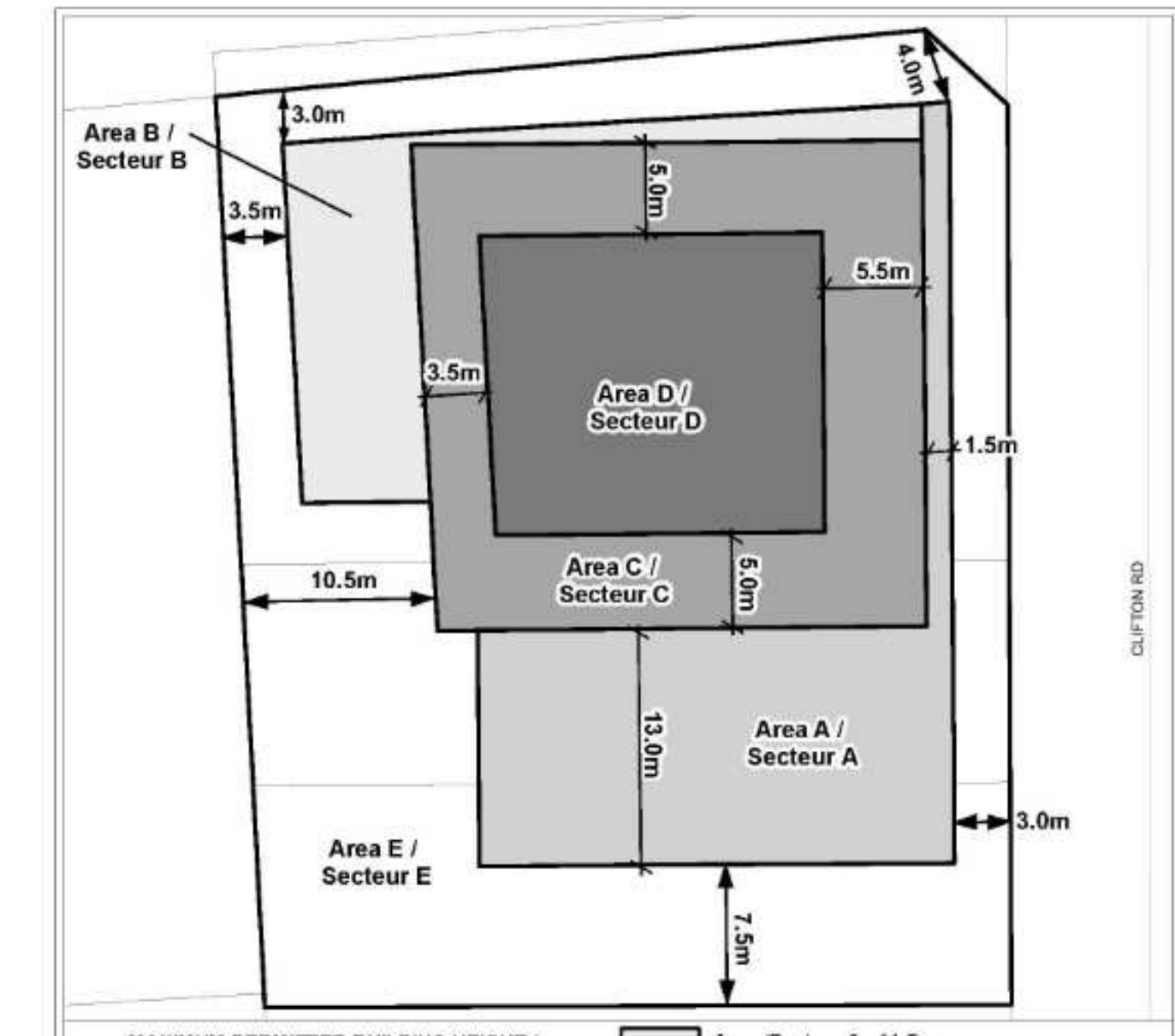
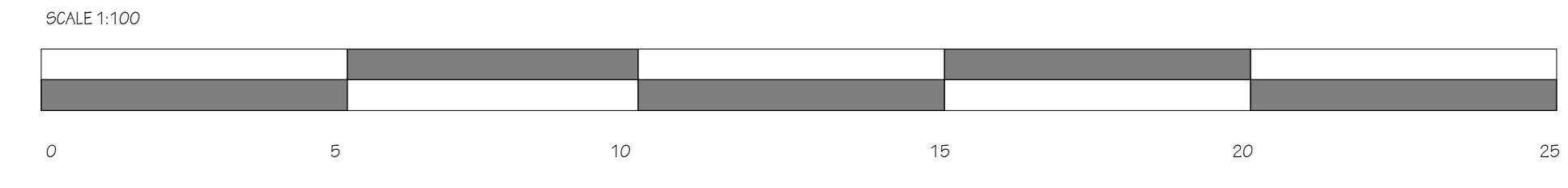
Note: Bearings and Lengths of all property boundaries noted on the site plan are reflect the original survey, and do not account for changes to the corner site triangle.

Snow Storage Strategy: Snow to be collected and relocated off site.

ZONING TABLE			
Current Zoning	TM2509(1) S4000's		
Site Area	2,176.45 m ² / 23,427.43 ft ²		
Total Gross Building Area	10,109 m ² / 108,923 ft ²		
Total Gross Floor Area (City Def.)	14,373 m ² / 154,707 ft ²		
Residential Gross Floor Area (City Def.)	14,178 m ² / 152,609 ft ²		
Comm./Retail Gross Floor Area (City Def.)	195 m ² / 2,098 ft ²		
Number of Dwelling Units	244 units		
Unit Type	Units Type	No. of Units	Percentage
	Studio	97	23%
	1 Bed	60	25%
	1 Bed - Internal	3	1%
	1 Bed + Den Internal	3	1%
	1 Bed + Den	92	21%
	2 Bed + 1 Internal	20	8%
	2 Bed	38	16%
	2 Bed + Den	10	4%
REQUIRED	PROVIDED		
Lot Area	N/A	2,176.45 m ²	23,427.43 ft ²
Lot Frontage	N/A	38.92 m	
Minimum Lot Width	N/A	38.92 m	
Front Yard Setback	REFER TO ZONING ENVELOPE	4.0 m	
Corner Side Yard Setback	REFER TO ZONING ENVELOPE	3.0 m	
Interior Side Yard Setback	REFER TO ZONING ENVELOPE	3.0 m	
Encouraged	REFER TO ZONING ENVELOPE	5.0 m	
Maximum Building Height	60.5m - REFER TO ZONING ENVELOPE	60.5m (includes permitted mech. projection)	
Amenity Area	Total of 6m ² per dwelling unit, 1,463m ² Communal (50% of required total), 732 m ²	Private Amenity Space: 1,186 m ² Common Amenity Space: 799 m ² Total Amenity Space: 1,985 m ²	
Percentage of Site Landscaping of which 50% is required to be landscaped	30% Site Area = 651.87m ²	Landscaped Area = 930 m ²	
Parking Residential: 5 spaces/unit after first 12 Visitors: 1 space/unit after first 12	Minimum Required: Residential 244 units x 1.0 = 244	Total Provided: 91 (0.37 ratio) Residential 68 spaces (0.27 ratio) Visitors: 23 spaces (0.1 ratio)	
Bycycle Parking Requirements Residential: 1.0 spaces/unit	Minimum Required: Residential 244 units x 1.0 = 244	Total Provided: 250 (1.02 ratio) At Grade Int.: 30 spaces Indoor Vertical: 41 spaces Indoor Horizontal Double Stack: 166 spaces	

LEGEND:

	HA-SITE ASPHALT
	HA-SITE BUILDING-EXISTING
	HA-SITE BUILDING-NEW
	HA-SITE CONC-CURB-DEPRESSED TO CITY OF OTTAWA STANDARDS S-C7
	HA-SITE CONC-CURB-TO-CITY OF OTTAWA STANDARDS S-C7
	HA-SITE CONC-RETAINING WALL
	HA-SITE CONCR-PAVERS
	HA-SITE CONCR-PAVERS-O2
	HA-SITE CONCR-SIDEWALK
	HA-SITE GRASS
	HA-SITE MECH GRATE
	HA-SITE PLANTING O1
	HA-SITE PLANTING O2
	HA-SITE GRAVEL
	HA-SITE HERRINGBONE CONCRETE FACE ON PATTERN 12MM DEEP CHEVRON TRACTION GROOVES 300MM OC
	HA-SITE PROPOSED FIRE ROUTE
	HA-SITE ROAD WIDENING ENLARGEMENT
	HA-SITE AREA IMPACTED BY ROAD WIDENING ENLARGEMENT
	HA-SITE DEPRESSED SIDEWALK CONTINUOUS
	EXISTING FIRE HYDRANT
	EXISTING CATCH BASIN
	NEW CATCH BASIN
	PLANTERS
	HA-PROPERTY LINE
	HA-SITE ASPHALT
	HA-SITE BUILDING-ABOVE
	HA-SITE BUILDING-BELOW
	HA-SITE BUILDING-EXISTING
	HA-SITE BUILDING-OUTLINE
	HA-SITE-CONC
	HA-SITE-CONC-CURB DETAIL TO CITY OF OTTAWA STANDARDS
	HA-SITE-CONC-CURB DEPRESSED TO CITY OF OTTAWA STANDARD S-C7
	HA-SITE-CONC-CURB TO BE RESULT
	HA-SITE-ELEC
	HA-SITE-FENCE
	HA-SITE-FURNISHINGS
	HA-SITE-MALCH
	HA-SITE-NEIGHBOURING LOTS
	HA-SITE-PAVERS
	HA-SITE-PLANTING
	HA-SITE-RETAINING WALL
	HA-SITE-SETBACK-LINE
	HA-SITE-SIDEWALK
	HA-SITE-SIDEWALK JOINT
	HA-SITE-SOFT LANDSCAPE
	HA-SITE-TREES
	HA-SITE-UTILITIES
	EXISTING MAN HOLE
	FIRE DEPARTMENT CONNECTION
	EXISTING UTILITY POLE



MAXIMUM PERMITTED BUILDING HEIGHT / LA HAUTEUR DE BÂTIMENT MAXIMALE PERMISE

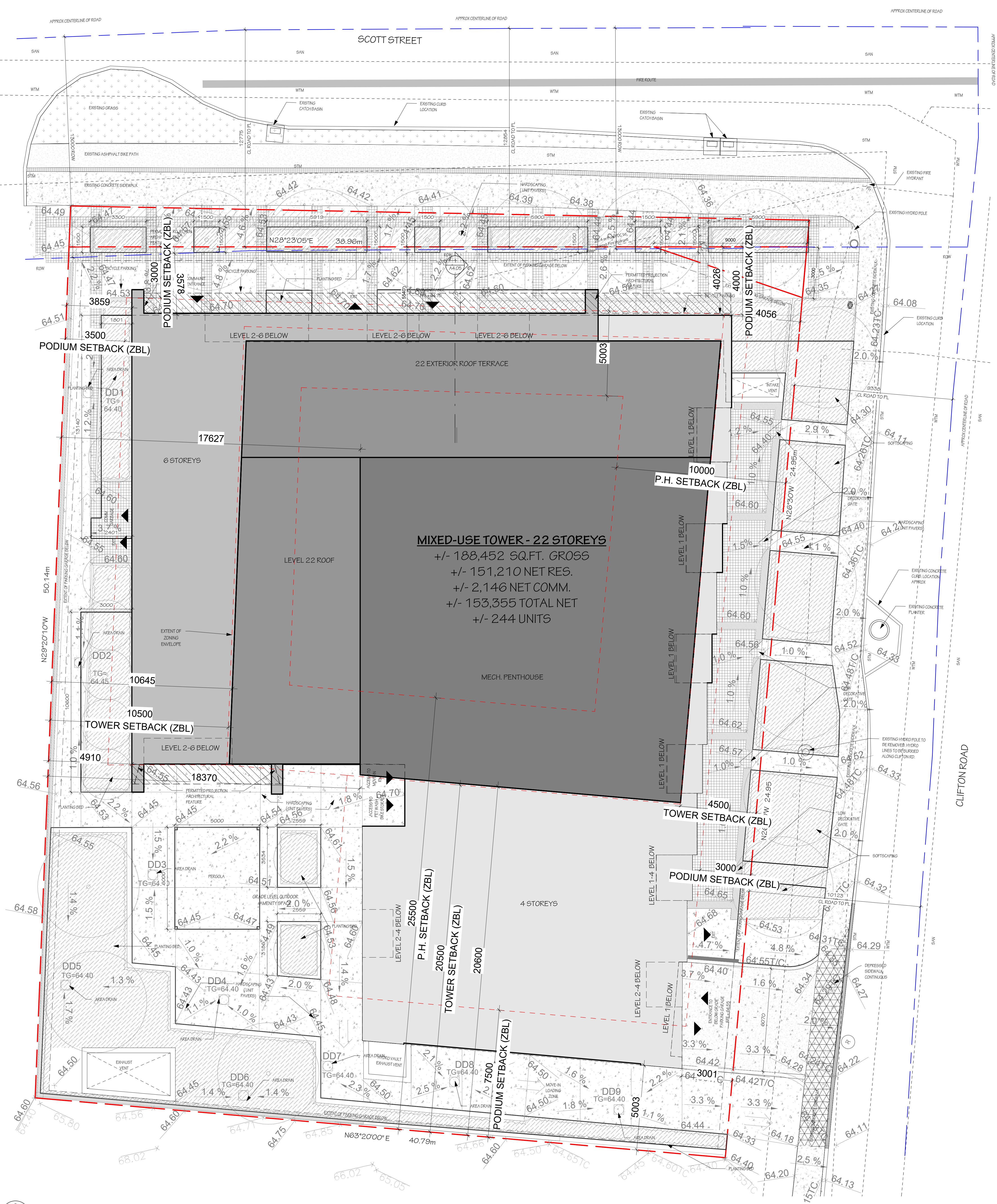
- Area A / Secteur A: 11.5m
- Area B / Secteur B: 20.5m
- Area C / Secteur C: 6.0m
- Area D / Secteur D: 6.0m
- Area E / Secteur E: No buildings permitted / Aucun bâtiment permis

This is Schedule 400 to Zoning By-law No. 2008-250
Annexe 400 au Règlement de zonage n° 2008-250

This is Attachment 2 to By-law Number 2019-348, passed October 9, 2019
Pièce jointe n° 2 du Règlement municipal n° 2019-348, adopté le 9 octobre, 2019

Ottawa M Zoning, Réglage des zones

Minimum required setbacks / Recours minimaux requis



MIXED-USE TOWER - 22 STOREYS
 +/- 188,452 SQ.FT. GROSS
 +/- 151,210 NET RES.
 +/- 2,146 NET COMM.
 +/- 153,355 TOTAL NET
 +/- 244 UNITS

NOT FOR CONSTRUCTION

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

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
DO NOT SCALE DRAWINGS.
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