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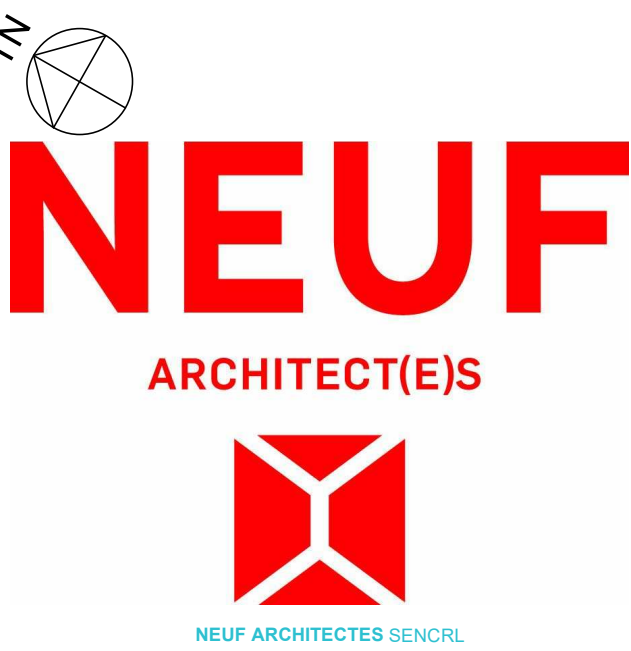
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SCEAU / Seal



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 CLIENT: Client



OUVRAGE / Project
320 McRAE AVENUE

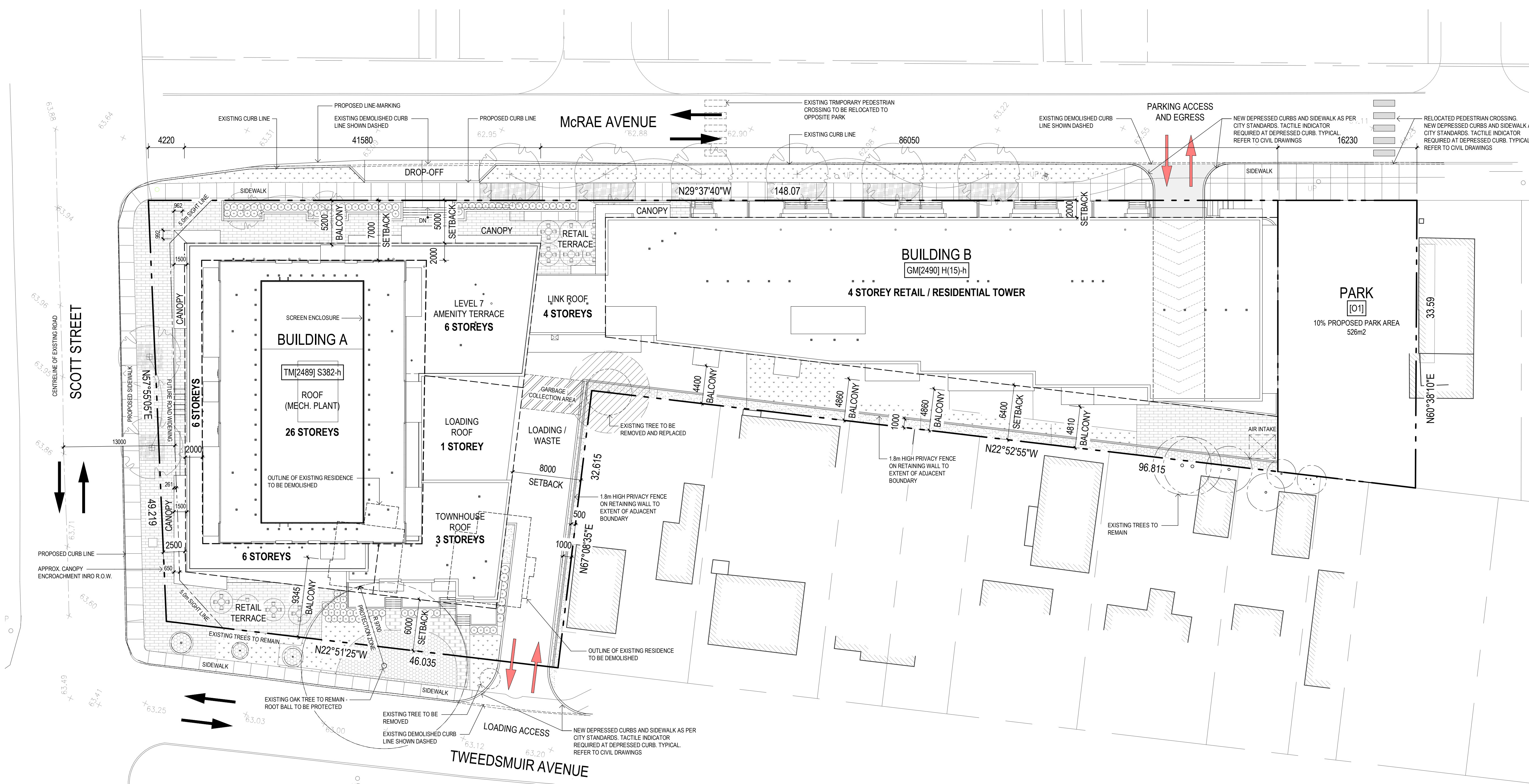
EMPLACEMENT / Location NO PROJET / No.
 1976 SCOTT ST & 320 12087
 McRAE AVE
 OTTAWA, ON

NO REVISION DATE
 SITE PLAN APPROVAL 2020 03 20
 1.6 SITE PLAN APPROVAL RESUBMISSION 2020 09 23

DESSIN PAR / Drawn by VERIFIÉ PAR / Checked
 DH HG
 DATE 20/03/20 ÉCHELLE / Scale
 1 : 250
 TITRE DU DESSIN / Drawing Title

SITE PLAN & PROJECT INFORMATION

REVISION / Revision NO. DESSIN / Dwg Number
1.6 A-101
#18143



SITE PLAN
 1 : 250
 1 A-101

320 McRAE AVENUE, OTTAWA		PROJECT STATISTICS			
PROJECT INFORMATION		PROJECT STATISTICS		BUILDING STATISTICS	
				GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)	
ZONING	TM[2489] S382-h GM[2490] H(15)-h 01	SCOTT STREET BUILDING		SCOTT STREET BUILDING	
SITE AREA	5260m ²	BUILDING HEIGHT	79.75m	GROUND FLOOR	678 m ²
BUILDING HEIGHT (TM[2489] S382-h)	78m	FRONT YARD SETBACK	VARIES	LEVEL 2	1025 m ²
BUILDING HEIGHT (GM[2490] H(15)-h)	15m	CORNER SIDE YARD SETBACK (McRAE AVENUE)	5.0m-7.0m	LEVEL 3	1089 m ²
FLOOR SPACE INDEX		CORNER SIDE YARD SETBACK (TWEEDSMUIR AVENUE)	6.0m	LEVEL 4	938 m ²
SETBACKS (TM[2489] S382-h)	PER SCHEDULE 382	REAR YARD SETBACK	8.0m	LEVELS 5 & 6	(943m ² x 2) 1886 m ²
SETBACKS (GM[2490] H(15)-h)				LEVEL 7 (AMENITY)	-
FRONT	2.0m	McRAE AVENUE BUILDING		LEVELS 8-23	(568m ² x 16) 9088 m ²
REAR	6.4m	BUILDING HEIGHT	13.6m	LEVELS 24-26	(519m ² x 3) 1557 m ²
INTERIOR YARD	1.2m	FRONT YARD SETBACK	2.0m	TOTAL	16,261 m ²
INTERIOR YARD (ABUTTING PARK)	0.0m	SIDE YARD SETBACK (PARK)	0.0m	McRAE AVENUE BUILDING (INC. LINK)	
		SIDE YARD SETBACK	0.0m	GROUND FLOOR	1007 m ²
		REAR YARD SETBACK	6.4m	LEVEL 2	1178 m ²
				LEVEL 3	1149 m ²
				LEVEL 4	1149 m ²
		TWEEDSMUIR AVENUE BUILDING		TOTAL	61
		BUILDING HEIGHT	10.4m	PROJECT TOTAL (INC. COMMERCIAL)	
		FRONT YARD SETBACK	6.0m	20,744 m²	
		SIDE YARD SETBACK	8.0m	(COMMERCIAL / RETAIL)	
				820 m ²	
		LANDSCAPE OPEN SPACE		UNIT STATISTICS	
		DRIVING SURFACE	300m ² (6%)	SCOTT STREET BUILDING	
		BUILDING FOOTPRINT	2958m ² (56%)	STUDIO	50
		PROPOSED PARK AREA	526m ² (10%)	1 BED	158
		LANDSCAPE OPEN SPACE	1476m ² (28%)	2 BED	55
		TOTAL	5260m ² (100%)	3 BED	7
				GUEST SUITE	2
				TOWNHOUSE	3
				TOTAL	275
				McRAE AVENUE BUILDING	
				STUDIO	6
				1 BED	28
				2 BED	19
				3 BED	0
				TOWNHOUSE	8
				TOTAL	61
				PROJECT TOTAL	
				336	
				PARKING	
				CAR PARKING	
				REQUIRED	
				RESIDENCE (0.5 PER UNIT AFTER 12 UNITS)	162
				-10% (Section 101(6)(c) of the Zoning By-law)	(-16)
				COMMERCIAL (1.25 PER 100m ² OF GFA)	0
				PROVIDED	
				AFTER 500m ² OF GFA PER UNIT	30
				VISITOR (0.1 SPACES/DWELLING UNIT)	TO A MAXIMUM OF 30 SPACES
				TOTAL	176
				TOTAL PARKING SPACES PROVIDED	
				183	
				BICYCLE PARKING	
				REQUIRED	
				RESIDENCE (0.5 SPACES/DWELLING UNIT)	168
				COMMERCIAL (1 SPACE/250m ² GFA)	4
				TOTAL AMENITY PROVIDED	
				3234m²	

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