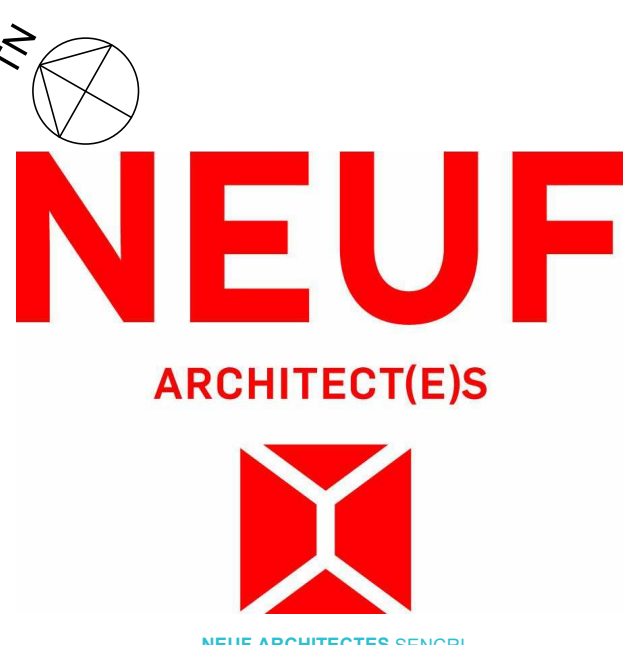


SITE PLAN
1:250

320 McRAE AVENUE, OTTAWA		PROJECT STATISTICS		BUILDING STATISTICS	
PROJECT INFORMATION		PROJECT STATISTICS		GROSS FLOOR AREA (CITY OF OTTAWA DEFINITION)	
ZONING	TM[2489] S382-h GM[2490] H(15)-h 01	SCOTT STREET BUILDING	BUILDING HEIGHT 79.75m FRONT YARD SETBACK VARIES CORNER SIDE YARD SETBACK (McRAE AVENUE) 5.0m-7.0m CORNER SIDE YARD SETBACK (TWEEDSMUIR AVENUE) 6.0m REAR YARD SETBACK 8.0m	SCOTT STREET BUILDING	GROUND FLOOR 678 m2 LEVEL 2 1025 m2 LEVEL 3 1089 m2 LEVEL 4 938 m2 LEVELS 5 & 6 (943m2 x 2) 1886 m2 LEVEL 7 (AMENITY) - LEVELS 8-23 (568m2 x 16) 9088 m2 LEVELS 24-26 (519m2 x 3) 1557 m2 TOTAL 16,261 m2
SITE AREA	5260m2	McRAE AVENUE BUILDING	BUILDING HEIGHT 13.6m FRONT YARD SETBACK 2.0m SIDE YARD SETBACK (PARK) 0.0m SIDE YARD SETBACK 0.0m REAR YARD SETBACK 6.4m	McRAE AVENUE BUILDING (INC. LINK)	GROUND FLOOR 1007 m2 LEVEL 2 1178 m2 LEVEL 3 1149 m2 LEVEL 4 1149 m2 TOTAL 4,483 m2
BUILDING HEIGHT (TM[2489] S382-h)	78m	TWEEDSMUIR AVENUE BUILDING	BUILDING HEIGHT 10.4m FRONT YARD SETBACK 6.0m SIDE YARD SETBACK 8.0m	PROJECT TOTAL (INC. COMMERCIAL)	20,744 m2
BUILDING HEIGHT (GM[2490] H(15)-h)	15m	LANDSCAPE OPEN SPACE	DRIVING SURFACE 300m2 (6%) BUILDING FOOTPRINT 2958m2 (56%) PROPOSED PARK AREA 526m2 (10%) LANDSCAPE OPEN SPACE 1476m2 (28%) TOTAL 5260m2 (100%)	(COMMERCIAL / RETAIL)	820 m2
FLOOR SPACE INDEX	PER SCHEDULE 382			UNIT STATISTICS	PARKING
SETBACKS (TM[2489] S382-h)	PER SCHEDULE 382			SCOTT STREET BUILDING	CAR PARKING
SETBACKS (GM[2490] H(15)-h)				STUDIO 50 1 BED 158 2 BED 55 3 BED 7 GUEST SUITE 2 TOWNHOUSE 3 TOTAL 275	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 100m2 OF GFA) 0 AFTER 500m2 OF GFA PER UNIT VISITOR (0.1 SPACES/DWELLING UNIT) 30 TO A MAXIMUM OF 30 SPACES TOTAL 176
FRONT 2.0m				McRAE AVENUE BUILDING	TOTAL PARKING SPACES PROVIDED 180
REAR 6.4m				STUDIO 6 1 BED 28 2 BED 19 3 BED 0 TOWNHOUSE 8 TOTAL 61	BICYCLE PARKING
INTERIOR YARD 1.2m				PROJECT TOTAL 336	REQUIRED RESIDENCE (0.5 SPACES/DWELLING UNIT) 168 COMMERCIAL (1 SPACE/250m2 GFA) 4 TOTAL 172
INTERIOR YARD (ABUTTING PARK) 0.0m				TOTAL 61	TOTAL AMENITY PROVIDED 3234m2
					TOTAL BICYCLE PARKING SPACES PROVIDED 190 (INC. 10 EXTERIOR SPACES)

- NOTES GÉNÉRALES / General Notes
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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
SITE PLAN APPROVAL RESUBMISSION 2020 09 23
SITE PLAN APPROVAL UPDATE 2021 03 10
SITE PLAN APPROVAL UPDATE 2021 04 30

DESIGNÉ 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

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A-101
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