



PROJECT STATISTICS		Nov.06.2020	
	Permitted / Required	Proposed	
01. Site Area		2,709 m ²	0.27 ha
		29,164 ft ²	0.67 ac
02. G.F.A.			
Ground		767 m ²	8,239 ft ²
3rd		1,111 m ²	11,963 ft ²
North Tower			
2nd		398 m ²	4,289 ft ²
4th		592 m ²	6,380 ft ²
5th - 9th		3,084 m ²	33,200 ft ²
10th		529 m ²	5,702 ft ²
11th - 27th		9,008 m ²	96,968 ft ²
South Tower			
2nd		502 m ²	5,413 ft ²
4th		763 m ²	8,214 ft ²
5th - 9th		3,930 m ²	42,308 ft ²
10th		529 m ²	5,702 ft ²
11th - 25th		7,948 m ²	85,560 ft ²
Subtotal		29,161 m ²	313,958 ft ²
Total		29,161 m²	313,958 ft²
03. F.S.I			
Residential	Max F.S.I. = 3.0		10.8
Total			10.8
04. Setbacks (m)			
North	minimum 3.0 m from the original centreline of a lane	North Tower, 1.0 m below 4th floor 2.0 m above 4th floor (front setback)	
East	(i) if located within 21 m of the front lot line, minimum 1.5 m setback (ii) if located further than 21 m from the front lot line, minimum 6.0 m setback	South Tower, 0.0 m below 2nd floor 6.0 m above 2nd floor (rear setback)	North Tower, 1.5 m (side setback)
South	minimum 3.0 m from the original centreline of a lane	South Tower, 1.5 m below 10th floor 9.0 m above 10th floor (side setback)	North Tower, 3.0 m (rear setback)
West	(i) if located within 21 m of the front lot line, minimum 1.5 m setback (ii) if located further than 21 m from the front lot line, minimum 6.0 m setback	South Tower, 1.0 m below 4th floor 2.0 m above 4th floor (front setback)	North Tower, 3.0 m below 10th floor 7.5 m above 10th floor (side setback)
05. Building Height			
	Max Building Height = 37 m applicable to RSB [482] H(37)	North Tower: 27 storey - 90.0m + 6 m mech. South Tower: 25 storey - 83.5m + 6 m mech. (from ground floor to top of roof)	
06. Unit Count			
Ground		0	
3rd		18	
North Tower			
2nd		7	
4th		10	
5th - 9th		55	
10th - 27th		180	
South Tower			
2nd		8	
4th		13	
5th - 9th		70	
10th - 25th		160	
Total		521	
07. Unit Breakdown			
Studio		133	26%
1 Bedroom		234	45%
2 Bedroom		148	28%
3 Bedroom		5	1%
Total		521	100%
08. Parking			
Resident: 0.5 Space/Unit	0.5 Spaces/Unit = 521 x 0.5 = 260.5 not including first 12 units Section 10(16)(c)(i), a reduction of 20 spaces may apply Section 102 (3) Minimum Visitor Parking = 30 Spaces	P2 - P6 = 0 P1 = 0 Ground = 0 30 visitor spaces provided	
Total		265	
09. Amenity Space (m²)			
Indoor (Communal)			
North		3rd = 465 m ²	
South		4th = 40 m ²	
		4th = 46 m ²	
		Subtotal = 551 m ²	
Outdoor (Communal)			
		4th = 306 m ²	
		Subtotal = 306 m ²	
Outdoor (Private)			
North		3rd = 86 m ²	
South		2nd = 32 m ²	
		4th = 39 m ²	
		5th - 9th = 391 m ²	
		10th = 169 m ²	
		Typical = 1,152 m ²	
		Subtotal = 1,315 m ²	
		Subtotal = 4,052 m ²	
Total		3,126 m²	4,909 m²
10. Bicycle Parking			
Residential	0.5 Spaces/Unit = 521 x 0.5 = 261	P2 - P6 = 385 P1 = 25 Ground = 60	
Total		261	470

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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representations only.

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PROPOSED MIXED USE DEVELOPMENT

176 Nepean & 293-307 Lisgar

RICHCRAFT
Group of Companies

OTTAWA ONTARIO

Project Architect: E. Corazza
Assistant Designer: L. Wong
Drawn By: L. Wong/W. Chiu/J. Oh
Checked By: D. Biose
Plot Date: Nov. 6, 2020
Job #: 1353.16

SITE PLAN & STATISTICS

1:200 A102

TITLE BLOCK SIZE: 610 x 950