

# ZONING INFORMATION

ZONE MC	REQUIRED	PROVIDED
Min Lot Width	no minimum	+/- 69.65 m
Min Lot Area (HIGHRISE)	1 800 m <sup>2</sup>	+/- 12 808 m <sup>2</sup>
Min Building Height	no minimum	NA
Max Building Height	67m	+/- 93.5 m
Min Front Yard Setback	no minimum	5.24 m
Min Corner Side Yard Setback	no minimum	NA
Min Interior Side Yard Setback	no minimum	7.50 m / 3.09 m
Min Interior Side Yard Setback (HIGHRISE)	11.5m	11.65 m
Min Rear Yard Setback	no minimum	15.13 m
Min Separation Distance Between Towers (HIGHRISE)	23m	31.66 m
Min FSI	no maximum	+/- 4.53
Min Width of Landscaped Area	No minimum, except areas not used for driveways, aisles, parking, loading spaces or commercial patio, to be landscaped.	Areas outside of landscaped.

SITE AREA :	+/- 12 808 m <sup>2</sup> (To be confirmed by surveyor)
SITE COVERAGE :	+/- 2 489 m <sup>2</sup> (East Tower) +/- 1 968 m <sup>2</sup> (West Tower) Total +/- 4 457 m <sup>2</sup> = 34.8 %
GROUND PARKING AREA :	+/- 1 702 m <sup>2</sup> = 13.3 %
LANDSCAPED AREA (EXCLUDING PARKING) :	+/- 6 649 m <sup>2</sup> = 51.9 %

## RENTAL - EAST TOWER

PROPOSED GROSS FLOOR AREA :	+/- 20 957 m <sup>2</sup> (GROUND TO 28TH FLOORS)
GROUND FLOOR G.F.A. :	+/- 1 122 m <sup>2</sup>
COMMERCIAL G.F.A. (included in GROUND FLOOR G.F.A.) :	+/- 398 m <sup>2</sup>
RENTAL FLOORS G.F.A. (2nd to 28th floor) :	+/- 19 835 m <sup>2</sup>
PRIVATE AMENITY AREA (G.F.A.) :	+/- 1 997 m <sup>2</sup>
COMMUNAL AMENITY AREA :	+/- 1 197 m <sup>2</sup>
NUMBER OF FLOORS AND BUILDING HEIGHT :	28 FLOORS + MECH. / +/- 87.50m
DWELLING UNITS :	302
PARKING STALLS :	303
	263 RENTAL + 10 COMMERCIAL + 26 VISITORS INSIDE
	4 VISITORS OUTSIDE
RESIDENTIAL PARKING RATE :	MINIMUM 0.5 TO MAXIMUM 1.5 PER UNIT
COMMERCIAL PARKING RATE :	MINIMUM 1.25 TO MAXIMUM 4 PER 100 m <sup>2</sup> OF G.F.A.
VISITOR PARKING RATE :	MINIMUM 0.1 PER UNIT TO MAXIMUM 30 SPACES
PROVIDED BICYCLE STALLS :	151
	143 RENTAL INSIDE
	6 RENTAL + 2 COMMERCIAL OUTSIDE
RESIDENTIAL BICYCLE RATE :	MINIMUM 0.5 PER UNIT
COMMERCIAL BICYCLE RATE :	MINIMUM 1 PER 250 m <sup>2</sup> OF G.F.A.

## RENTAL - WEST TOWER

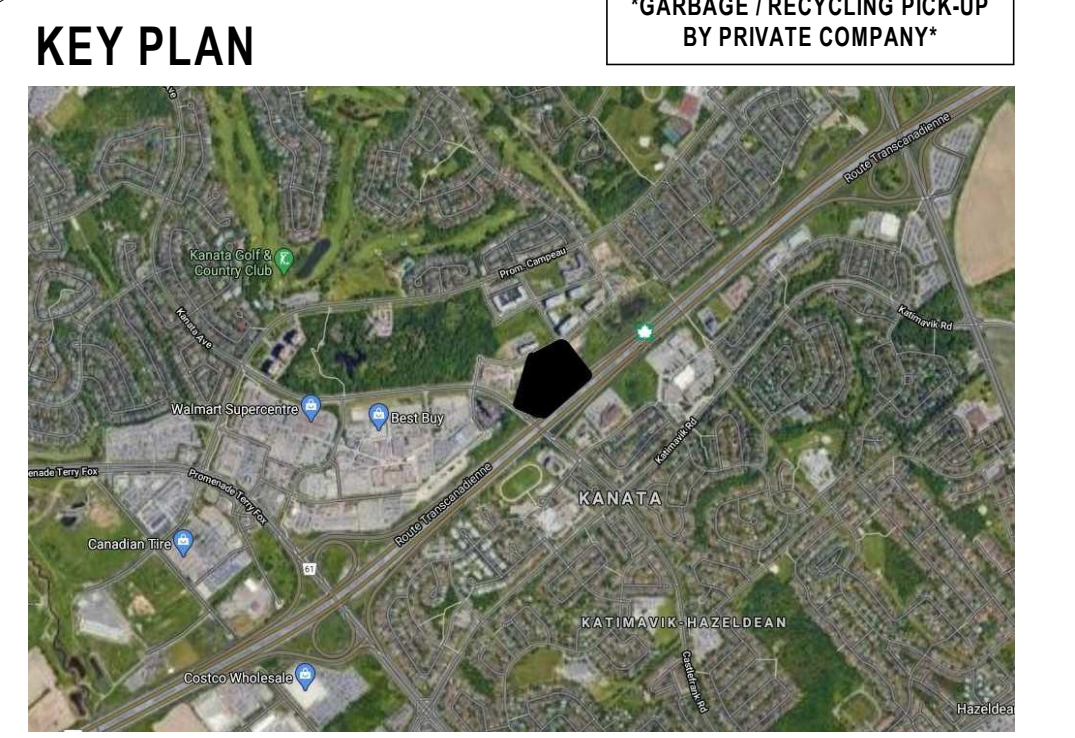
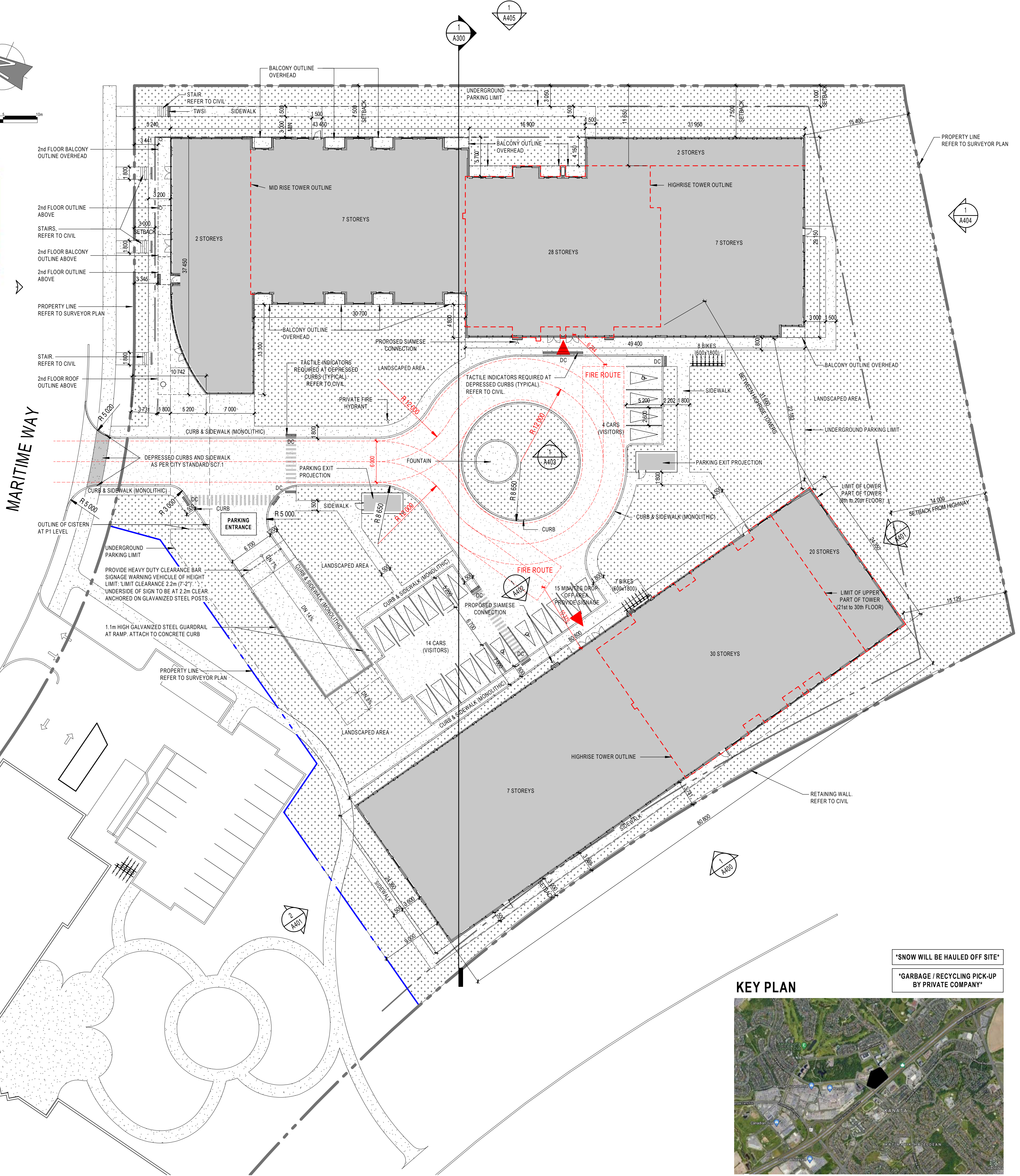
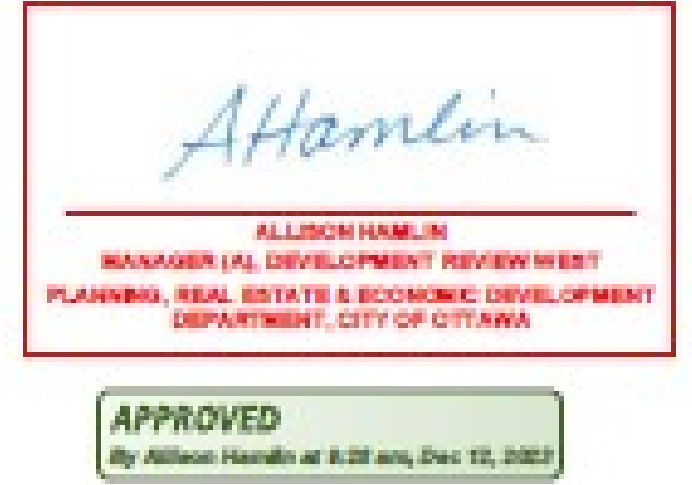
PROPOSED GROSS FLOOR AREA :	+/- 24 968 m <sup>2</sup>
GROUND FLOOR G.F.A. :	+/- 437 m <sup>2</sup>
RENTAL FLOORS G.F.A. (2nd to 28th floor) :	+/- 24 531 m <sup>2</sup>
PRIVATE AMENITY AREA (G.F.A.) :	+/- 1 232 m <sup>2</sup>
COMMUNAL AMENITY AREA :	+/- 1 054 m <sup>2</sup>
NUMBER OF FLOORS AND BUILDING HEIGHT :	30 FLOORS + MECH. / +/- 93.50m
DWELLING UNITS :	315
PARKING STALLS :	314
	284 RENTAL + 26 VISITOR INSIDE
	4 VISITOR OUTSIDE
RESIDENTIAL PARKING RATE :	MINIMUM 0.5 TO MAXIMUM 1.5 PER UNIT
VISITOR PARKING RATE :	MINIMUM 0.1 PER UNIT TO MAXIMUM 30 SPACES
PROVIDED BICYCLE STALLS :	157
	150 INSIDE + 7 OUTSIDE
RESIDENTIAL BICYCLE RATE :	MINIMUM 0.5 PER UNIT

NUMBER OF SUITES REQUIRED TO BE BARRIER-FREE (15%):  
315 UNITS = 47 UNITS HAVE TO BE BARRIER-FREE & DISTRIBUTED BETWEEN THE 30 FLOORS.

GROSS CONSTRUCTION AREA EAST TOWER				
FLOOR	NBR OF FLOORS	AREA / FLOOR (m <sup>2</sup> )	AREA / FLOOR (ft <sup>2</sup> )	AREA TOTAL (m <sup>2</sup> )
GROUND FLOOR	1	26 789 m <sup>2</sup>	2 489 m <sup>2</sup>	26 789 m <sup>2</sup>
2nd FLOOR	1	24 758 m <sup>2</sup>	2 300 m <sup>2</sup>	24 758 m <sup>2</sup>
3rd FLOOR	1	20 241 m <sup>2</sup>	1 880 m <sup>2</sup>	20 241 m <sup>2</sup>
4th to 7th FLOOR	4	20 240 m <sup>2</sup>	1 880 m <sup>2</sup>	80 960 m <sup>2</sup>
8th FLOOR	1	7 375 m <sup>2</sup>	685 m <sup>2</sup>	7 375 m <sup>2</sup>
9th to 20th FLOOR	12	6 977 m <sup>2</sup>	648 m <sup>2</sup>	83 726 m <sup>2</sup>
21st to 28th FLOOR	8	6 977 m <sup>2</sup>	648 m <sup>2</sup>	55 817 m <sup>2</sup>
MECHANICAL PENTHOUSE	1	2 139 m <sup>2</sup>	199 m <sup>2</sup>	199 m <sup>2</sup>
TOTAL		115 495 m <sup>2</sup>	10 730 m <sup>2</sup>	301 804 m <sup>2</sup>

GROSS CONSTRUCTION AREA WEST TOWER				
FLOOR	NBR OF FLOORS	AREA / FLOOR (m <sup>2</sup> )	AREA / FLOOR (ft <sup>2</sup> )	AREA TOTAL (m <sup>2</sup> )
GROUND FLOOR	1	21 178 m <sup>2</sup>	1 968 m <sup>2</sup>	21 178 m <sup>2</sup>
2nd FLOOR	1	19 892 m <sup>2</sup>	1 848 m <sup>2</sup>	19 892 m <sup>2</sup>
3rd FLOOR	1	19 892 m <sup>2</sup>	1 848 m <sup>2</sup>	19 892 m <sup>2</sup>
4th to 7th FLOOR	4	19 892 m <sup>2</sup>	1 848 m <sup>2</sup>	79 569 m <sup>2</sup>
8th FLOOR	1	9 785 m <sup>2</sup>	909 m <sup>2</sup>	9 785 m <sup>2</sup>
9th to 20th FLOOR	12	9 595 m <sup>2</sup>	891 m <sup>2</sup>	115 136 m <sup>2</sup>
21st to 30th FLOOR	10	8 002 m <sup>2</sup>	743 m <sup>2</sup>	80 021 m <sup>2</sup>
MECHANICAL PENTHOUSE	1	2 139 m <sup>2</sup>	199 m <sup>2</sup>	199 m <sup>2</sup>
TOTAL		110 376 m <sup>2</sup>	10 254 m <sup>2</sup>	347 614 m <sup>2</sup>

FOR EXISTING SITE CONDITIONS, SEE SURVEY PLAN BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., SUBMITTED SEPARATELY;  
FOR NEW GRADES AND SITE SERVICES, SEE CIVIL ENGINEERING PLAN BY NOVATECH ENGINEERING CONSULTANTS, SUBMITTED SEPARATELY;  
FOR PROPOSED VEGETATION AND LANDSCAPE INFORMATION, SEE LANDSCAPE PLAN BY JAMES B. LENNOX & ASSOCIATES, SUBMITTED SEPARATELY.



NOTES GENERALES / General Notes

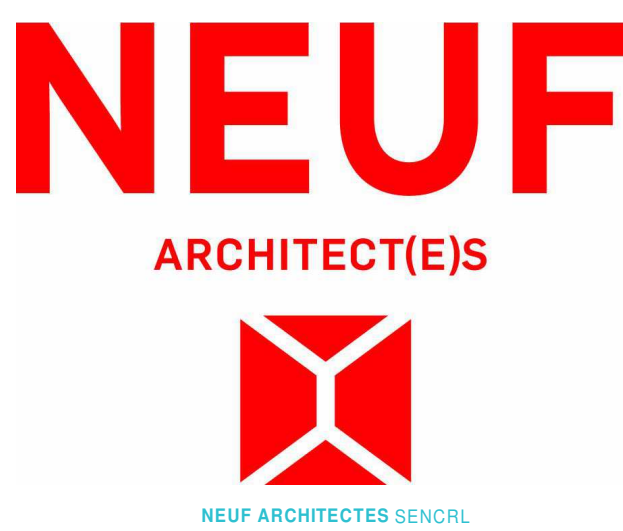
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OUVRAGE Project  
**1200 MARITIME WAY (KANATA RENTAL)**

EMPLACEMENT Location NO PROJET No.  
 OTTAWA 12371.00

NO	REVISION	DATE (aa-mm-ij)
B	FOR COMMENTS	2020.06.05
C	FOR COMMENTS	2020.07.23
D	IN PROGRESS	2020.09.16
E	SITE PLAN COORDINATION	2020.12.08
F	SITE PLAN COORDINATION	2020.12.16
G	SITE PLAN COORDINATION	2021.02.22
H	PER TRANSPORTATION COMMENTS	2021.05.18
J	PER CITY COMMENTS	2021.05.27
J	PER CITY COMMENTS	2021.11.11
K	REVISED SITE PLAN	2022.03.28
L	REVISED SITE PLAN - COORDINATION	2022.04.07
M	PER CITY COMMENTS	2022.06.03
N	FOR COMMENTS	2023.04.13
O	FOR COMMENTS	2023.04.17
P	SITE PLAN APPROVAL	2023.05.16
Q	PER CITY COMMENTS	2023.06.28
R	PER CITY COMMENTS	2023.08.09

DESSINE PAR Drawn by VERIFIÉ PAR Checked by  
 PV LH  
 DATE (aa.mm.ij) ÉCHELLE Scale  
 05/28/20 1 : 300

TITRE DU DESSIN Drawing Title  
**SITE PLAN AT GROUND FLOOR**

REVISION Revision NO. DESSIN Dwg Number  
**R A100**  
**#18348**