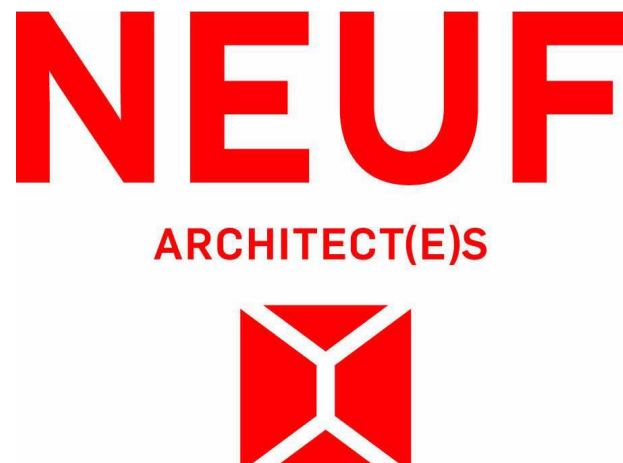


INFORMATION SUR LE PROJET - PROJECT INFORMATION		2021-06-11	
11467		Tour 4 / Tower 4	
Dernière Révision/Last Revised: 2019-09-04		Émis pour SPA: Rev 9 Issued for SPA: Rev 9	
Zonage / Zoning: City of Ottawa zoning By-law No. 2008-250	E 112.5		
Superficie du Lot / Property Area: 65 795 m ² / sq. ft.	65 795 m ² / sq. ft.		
STATISTIQUES SUR LE PROJET / PROJECT STATISTICS		Tour 4 / Tower 4	
Hauteur du Bâtiment / Building Height (m): 73.900 (22 étages / storeys)		73.900 (22 étages / storeys)	
STATISTIQUES DES UNITÉS / UNIT STATISTICS		Tour 4 / Tower 4	
Unités de Cohabitation / Housing Units: 0		0	
Blocs / Block: 1		1	
1 Chambre + 1 Bedroom + Dan: 114		114	
2 Chambres + 2 Bedrooms + Dan: 37		37	
3 Chambres + 3 Bedrooms: 16		16	
TOTAL: 242		242	
STATIONNEMENT RESIDENTIEL / RESIDENTIAL PARKING		EXIGÉ / REQUIRED	
TOUR 4 / TOWER 4		# / Unit / # / Unit	Ratio (par unité / per unit)
Tour 4 - Résidentiel / Tower 4 - Residential		200	1.00
Tour 4 - Visiteurs / Tower 4 - Visitors		48	0.20
TOTAL		248	1.00
FOURNIS / PROVIDED		200	200
TOTAL		248	248
STATIONNEMENT COMMERCIAL / COMMERCIAL PARKING		EXIGÉ / REQUIRED	
TOUR 4 / TOWER 4		Area (m ²) / Area (sq. ft.)	Ratio (par m ² / per sq. ft.)
Commercial / Commercial		0.00	0.00
Stationnement Accessible / Accessible parking		0	0
TOTAL		0	0
STATIONNEMENT POUR VÉLOS / BICYCLE PARKING		EXIGÉ / REQUIRED	
TOUR 4 / TOWER 4		Unités / Units	Ratio
Résidentiel / Residential		242	1.00
Commercial / Commercial		0	0
TOTAL		242	242

Appendix A
Petrie's Landing One Tower 4: RSA (2327)(109-4JA.S.L. Zoning Compliance Chart

Applicable sections from Bylaw 2008-250, 2008-341, 2014-292	Requirement	Proposed	Notes
Table 164A for Apartment Dwelling Not High Rise			
Minimum Lot Width (m)	25	100.00	Tower 4 site area only
Minimum Lot Area (sq. m)	1000	433,491	
Minimum Building Height (m)	6	138.45 A.S.L.	
Minimum Front Yard Setback (m)	6	min. 7.5	
Minimum Corner Side Yard Setback (m)	4.5	min. 7.5	All setbacks are to be considered interior side yards with a minimum 7.5m setback.
Minimum Interior Side Yard Setback (m)	7.5	min. 7.5	
Minimum Rear Yard Setback (m)	7.5	min. 7.5	
Section 14(3)	Minimum landscape area (1% of lot)	30%	73%
Section 101 and 102 (Amended - Table 101)	Minimum No. of parking spaces per unit	1.2	1.2
Minimum No. of visitor parking spaces per unit	0.2	0.2	48 spaces
Section 106	Parking space width (m)	2.4 min 3.5 max	3.6
Minimum parking space depth (m)	5.2	5.2	
Reduced parking space width (m)	2.4	2.4	
Section 107	Driveway access - min width (m) one way	3	N/A
Driveway access - min width (m) two way	6.7	7.1	
Driveway access - parking garage min width (m) two way	6	6	
Section 110	Minimum landscape area of parking lot (m)	15	65%
Minimum landscape buffer width of parking lot not abutting street (m)	1.5/3 to 100 spaces: 3 meters if more than 100 spaces	1.5/3	1.5
Minimum landscape buffer width of parking lot abutting street (m)	3	N/A	
Outdoor loading and refuse collection area within parking lot	3	N/A	
Min. distance abutting public street (m)	3	N/A	
Min. distance abutting any other lot line (m)	3	6.0	Refuse Collection area in parking garage.
Screened with 2 m high opaque screen (m)	3	2	
Section 111	Stacking Space Provisions (1 number per unit)	0.5	0.5
Section 137	Total amenity area (m ² per unit)	6m ² x 242 units = 1452 m ²	4830 m ²
Communal amenity area: % of total required total amenity area	10	100.0	Tower 4 site landscape area only. Interior amenity area additional to proposal.
Landscape Amenity Area (m ²)	14	4830 m ²	Tower 4 site landscape area only. Interior amenity area additional to proposal.

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OUVRAGE / Project
PETRIE'S LANDING I - TOWER 4

EMPLACEMENT / Location NO PROJET No.
ORLEANS, ON 12190.00

NO. RÉVISION / DATE (aa-mm-ii)
1 For SPA Review Approval 2021-06-04

DESSIN PAR / Drawn by
MU

VERIFIÉ PAR / Checked by
FP

DATE (aa mm ii) / ÉCHELLE / Scale
06/11/21 1 : 150

TITRE DU DESSIN / Drawing Title
OVERALL GROUND FLOOR

RÉVISION / Revision NO. DESSIN / Dwg Number
1 A203.4