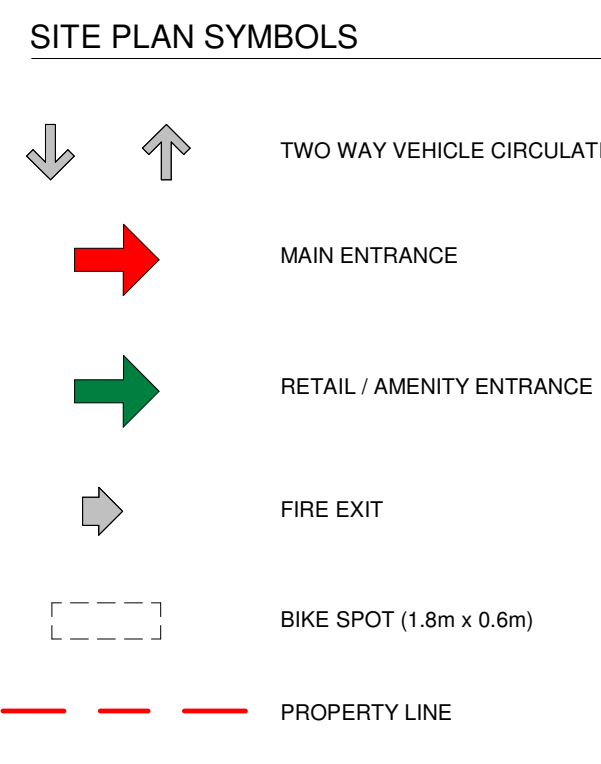


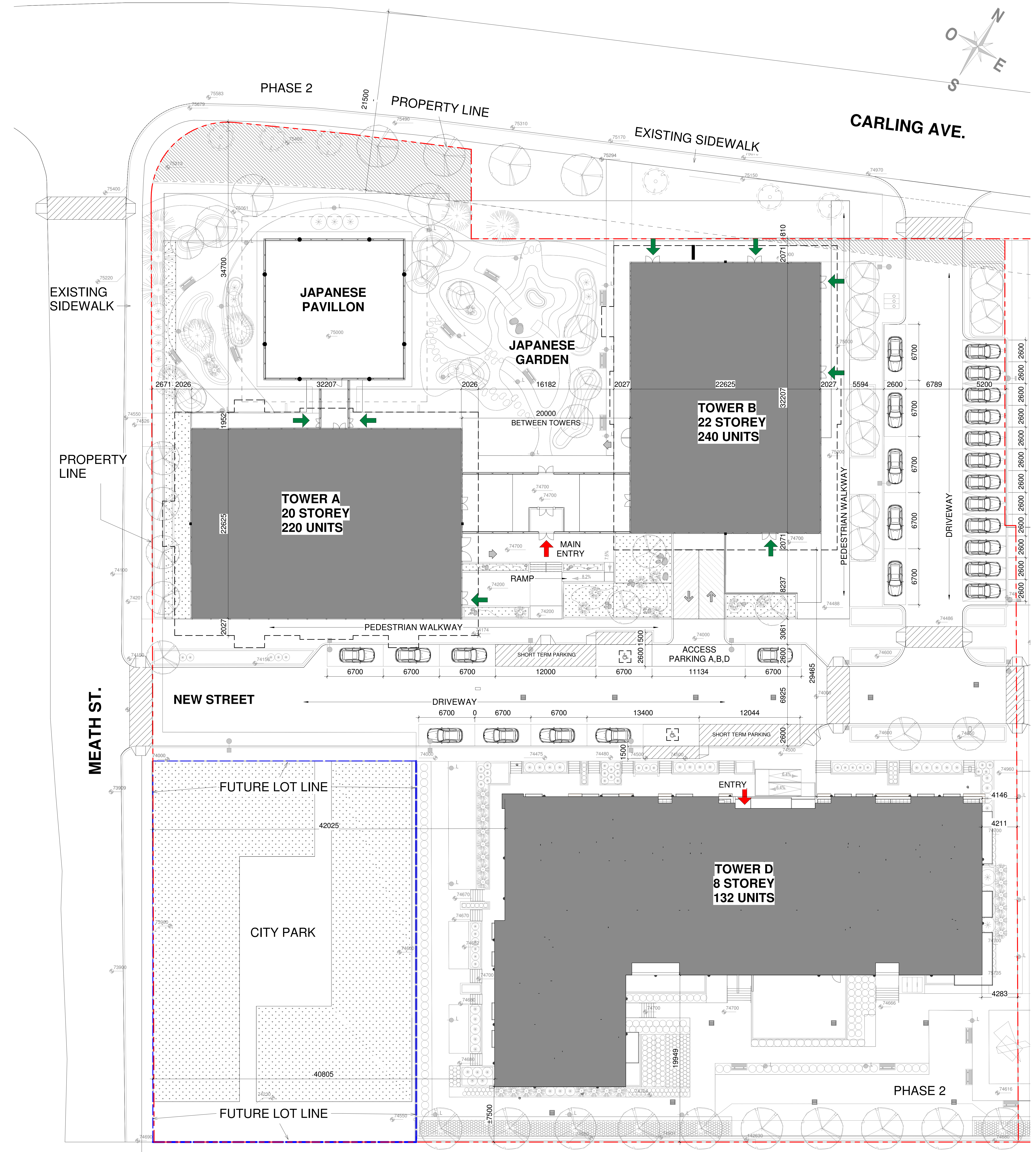


ZONING TABLE		
Current Zoning	AM1(2)18 S389 (Phase 1 lands), AM1(2)18 S389-n and O1(2)20-n (Phase 2 lands)	
Site Area	18,904 m <sup>2</sup>	
Dwelling Units	592 (Building A: 220; Building B: 240; Building D: 132)	
Proposed Retail Area	697 25m <sup>2</sup> Building A, B	
Hotel Rooms / GFA	-	
Is	REQUIRED	PROPOSED
Setbacks	Front (Carling): No minimum Corner Side (Meath): Building A: 2.4m Building D: 3m Rear: 7.5m	Front (Carling): Corner Side (Meath): Building A: 2.67m Building D: 40.8m Rear: 7.75m
Building Wall	At least 50% of the frontage along Carling Avenue must be occupied by building walls located within 10 metres of the property line. At least 50% of the frontage along Meath Street must be occupied by building walls located within 6 metres of the property line.	Front (Carling): 25.93 % within 10m Corner Side (Meath): 23.45% within 5m
Ground Floor Height	Minimum: 4.5 metres within 10m of Carling	4.95m
Glazing Requirements	A minimum of 50% of the surface area of the ground floor facade, measured from the average grade up to a height of 4.5 metres, shall be glass. Glass must be composed of transparent glazing and either customer or resident entrance access doors.	
Building Height	Minimum: 7.5 metres and at least 2 stories Maximum (Schedule 285): Area A: 62m (20 stories) Area B: 69m (22 stories) Area C: 34.5m (8 stories) Area D: 11m (3 stories)	Minimum: 18m Maximum: Area A: 61.35m (20 stories) Area B: 68.25m (22 stories) Area C: 34.4m (8 stories) Area D: 6.60m (2 stories)
Amenity Area 6m <sup>2</sup> per unit or less 50% is required to be communal	Total - 3562 m <sup>2</sup> Communal - 1776 m <sup>2</sup>	Building A: Private Balconies: 1227.20 m <sup>2</sup> Indoor Communal: 254.25 m <sup>2</sup> Garden Communal (AM1): 1992.52 m <sup>2</sup> Building B: Private Balconies: 1458.52 m <sup>2</sup> Indoor Communal: 0 m <sup>2</sup> Building D: Private Balconies: 1754.4 m <sup>2</sup> Indoor Communal: 181.4 m <sup>2</sup> Outdoor Terrace: 207.0 m <sup>2</sup> Private: Communal: 4410.22 m <sup>2</sup> Total: 2748.21 m <sup>2</sup>
Parking Residential: Minimum 0.5 dwelling unit Residential Visitor: Minimum 0.1 dwelling unit Retail Store: Non-Residential (600m <sup>2</sup> or less): None Otherwise: 1.25/100m <sup>2</sup> of GFA	Residential: 296 spaces BUILDING A & B: 230 spaces BUILDING D: 66 spaces Residential Visitor: 48 spaces BUILDING A & B: 48 spaces BUILDING D: 17 spaces Retail: 9 spaces Total: 362 spaces	Residential total (Garage): 323 spaces BUILDING A: 233 spaces Regular Cars: 230 spaces Regular cars (visitor): 3 spaces BUILDING B: 0 spaces BUILDING D: 90 spaces Regular cars: 86 spaces Regular cars (visitor): 24 spaces Exterior: BUILDING A&B (visitor): 24 spaces BUILDING D (visitor): 6 spaces Retail: 7 spaces Total: 362 spaces
Bicycle Parking Residential: 0.5 dwelling unit Retail: 1/200m <sup>2</sup> of GFA 50% can be vertical 25% of residential spaces must be indoor	Residential: 296 spaces BUILDING A & B: 230 spaces BUILDING D: 66 spaces Retail: 9 spaces Total: 299 spaces	Residential total (Garage): 319 spaces BUILDING A & B: 233 spaces Change: (100-153) BUILDING D: 86 spaces Garage: 86 spaces Exterior: 3 spaces 3 spaces Total: 362 spaces

Drawings List	
Sheet Number	Sheet Name
PR-000	SITE PLAN, ZONING INFO, PROJECT CONTACTS



CIVIL ENGINEER	SURVEYOR	LEGAL DESCRIPTION
Morrison Hershfield 2932 Baseline Road, Ottawa (On.), K2H 1B1.		PART BLOCKS 6 AND 7 REGISTERED PLAN 221 AND PART OF ROAD ALLOWANCE BETWEEN CONCESSION 1 (OTTAWA FRONT) AND CONCESSION 1 (RIDEAU FRONT) CLOSED BY BY-LAW 231-65, (RST) 511589 GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA
GEOTECHNICAL ENGINEER	URBAN PLANNER	PROJECT DEVELOPER
	Stantec Experts Conseil 300-555 René-Levesque O. Montréal, (Qc.), H2Z 1B1	HL General Partner Inc. 145 Hobsons Lake Drive, suite 106, Halifax NS B3S 0H9



1 SITE PLAN - PHASE 2  
PR-000 1:175

Revision Schedule	
Rev.	Date

APPROVED	REFUSED
<input type="checkbox"/>	<input type="checkbox"/>
THIS DAY OF _____ 20__	

Date	Description	By
17-12-2021	REQUEST FOR SITE PLAN REVIEW	G.M.
15-10-2021	CONCEPTUAL LANDSCAPE	G.M.
01-10-2021	CITY COMMENTS	G.M.
01-09-2021	CITY COMMENTS	G.M.
22-08-2021	PRELIMINARY	G.M.