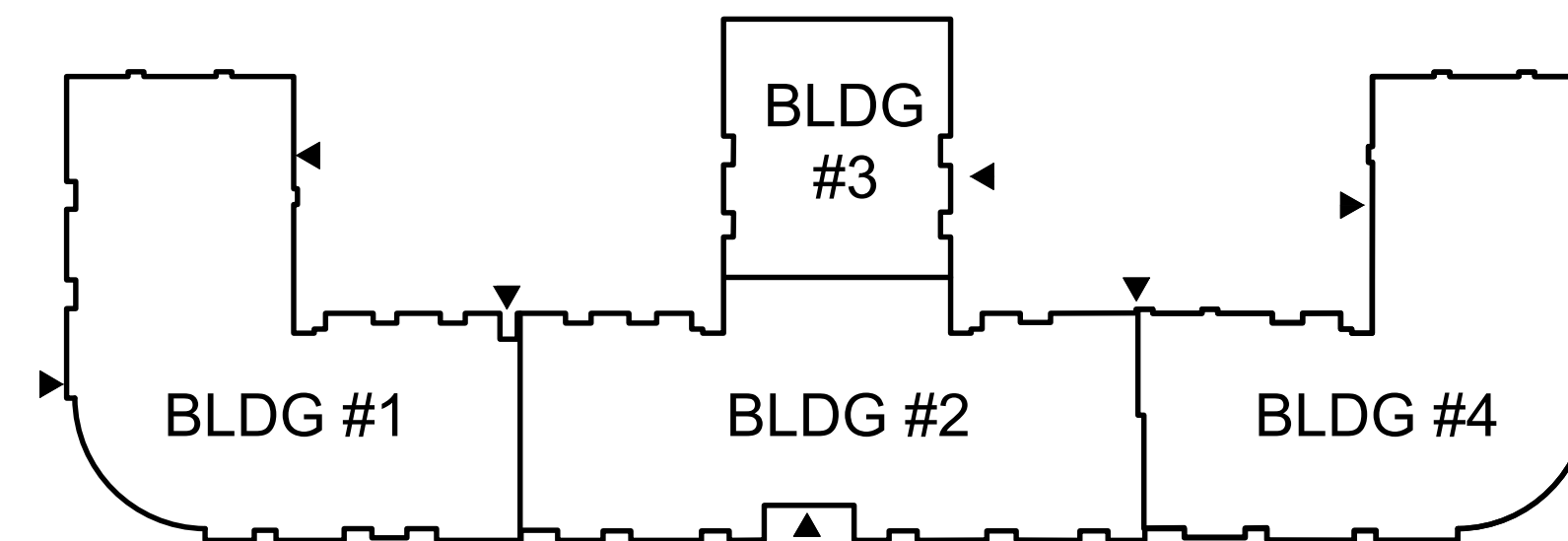


AVERAGE NUMBER OF BEDROOMS PER DWELLING UNIT									
NO. OF UNITS:	GROUND FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	6TH FLOOR	TOTAL NUMBER OF UNITS	NUMBER OF BEDROOMS	% OF BEDROOMS
STUDIO	4	9	9	9	9	9	49	49	11.4
ONE BEDROOM	15*	22	22	22	22	22	125	125	29.1
TWO BEDROOM	8*	24	24	24	24	24	128	256	59.5
TOTAL COMBINED	27*	55	55	55	55	55	302*	430	100%
AVERAGE NUMBER OF BEDROOMS								1.42	

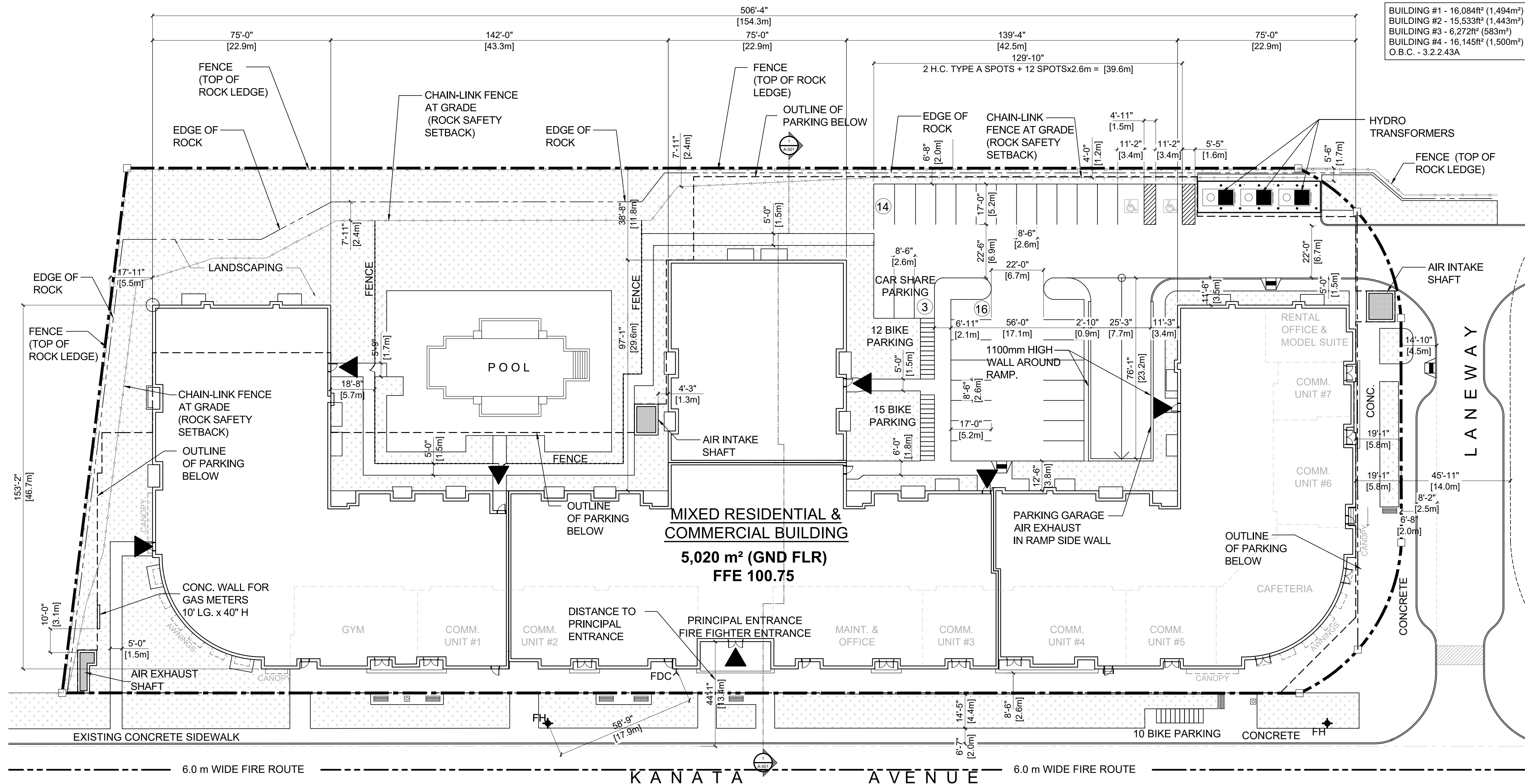
*2 MODEL/GUEST UNITS NOT INCLUDED IN STATS (1 - ONE BEDROOM & 1 - TWO BEDROOM)

BARRIER FREE UNITS				
NO. OF UNITS = 302 x 15% = 46 UNITS REQ'D				
TYPE OF UNITS	# OF UNITS	REQ'D B.F. UNITS (15%)	PROVIDED B.F. UNITS	
STUDIO	49	7.35	21	
ONE BEDROOM	125*	18.75	6	
TWO BEDROOM	128*	19.20	25	
TOTAL COMBINED	302*	45.30	52	

*2 MODEL/GUEST UNITS NOT INCLUDED IN STATS



BUILDING #1 - 16,084ft² (1,494m²)
 BUILDING #2 - 15,533ft² (1,443m²)
 BUILDING #3 - 6,272ft² (583m²)
 BUILDING #4 - 16,145ft² (1,500m²)
 O.B.C. - 3.2.2.43A



CITY OF OTTAWA ZONING BY-LAW 2008-250		
MC5 H(35) (MIXED-USE CENTRE ZONE)		
PROPOSED MID-RISE MIXED-USE DEVELOPMENT		
ZONING PROVISION	REQUIRED	PROVIDED
MIXED-USE CENTRE ZONE PROVISIONS		
LOT AREA (MIN.)	NO MINIMUM	11,135.1m ²
LOT WIDTH (MIN.)	NO MINIMUM	+/- 158.7m
FRONT YARD SETBACK (MIN. / MAX.)	NO MINIMUM / MAXIMUM 3.5m	2.6 m
INTERIOR SIDE YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 3.5m	5.8 m (EAST) & 5.5 m (WEST)
REAR YARD SETBACK (MIN.)	NO MINIMUM, EXCEPT WHERE THE BUILDING WALL CONTAINS ROOM WINDOWS, THE MINIMUM SETBACK ADJACENT TO WINDOWS IS 6m	11.8 m
FLOOR SPACE INDEX (MAX.)	2	2.3
FLOOR SPACE INDEX NON-RESIDENTIAL (MIN.)	0.75	0.11
BUILDING HEIGHT (MIN. / MAX.)	MINIMUM 6.7m / MAXIMUM 35.0m	21.2 m
WIDTH OF LANDSCAPED AREA (MIN.)	NO MINIMUM	VARIES
PARKING PROVISIONS (AREA C)		
PARKING SPACES (MIN.)	1.0 PER DWELLING UNIT = 304 3.4 PER 100m ² GFA RETAIL = 30.5 10 PER 100m ² GFA GYM = 15.4 10 PER 100m ² GFA CAFÉ = 21.2	TOTAL = 385
VISITOR PARKING SPACES (MIN.)	0.2 PER DWELLING UNIT = 60.8	
TOTAL REQUIRED	TOTAL = 431.9	
ACCESSIBLE PARKING SPACES (MIN.)	5 TYPE A & 5 TYPE B	10 TOTAL
BICYCLE PARKING SPACES (MIN.)	0.5 PER DWELLING UNIT = 152 1 PER 250m ² GFA RETAIL = 4 1 PER 250m ² GFA CAFE = 1 1 PER 1500m ² GFA GYM = 0	TOTAL = 244 INCLUDES 0.75 PER DWELLING UNIT
AMENITY AREA PROVISIONS		
TOTAL AMENITY AREA (MIN.)	6m ² PER DWELLING UNIT = 1824	4,505 m ²
COMMUNAL AMENITY AREA (MIN.)	50% OF TOTAL = 912 m ²	3,238 m ²

GROSS FLOOR AREAS (GFA) - PER CITY ZONING DEFINITION

COMMERCIAL (1ST FLR) = 1,261.8 m² (13,582 ft²)

RESIDENTIAL (1ST FLR) = 2,049m² (22,060ft²)
 RESIDENTIAL (2ND FLR) = 4,266m² (45,915ft²)
 RESIDENTIAL (3RD FLR) = 4,266m² (45,915ft²)
 RESIDENTIAL (4TH FLR) = 4,266m² (45,915ft²)
 RESIDENTIAL (5TH FLR) = 4,266m² (45,915ft²)
 RESIDENTIAL (6TH FLR) = 4,266m² (45,915ft²)

TOTAL RES. & COMM. = 24,639 m² (265,216ft²)

AMENITY AREAS

COMMUNAL
 POOL/GRASS = 2,465m² (26,534ft²)
 ROOF TOP = 397m² (4,273ft²)
 GND FLR AMENITIES = 376m² (4,049ft²)

PRIVATE BALCONIES
 GND FLOOR = 109m² (1,172ft²)
 2ND FLOOR = 233m² (2,508ft²)
 3RD FLOOR = 233m² (2,508ft²)
 4TH FLOOR = 227m² (2,447ft²)
 5TH FLOOR = 232m² (2,499ft²)
 6TH FLOOR = 232m² (2,499ft²)

TOTAL = 4,505m² (48,489ft²)

BUILDING AREA CALCULATIONS (PERIMETER) FOR BUILDING CODE

U/G LEVEL 1 = 8,388m² (90,283ft²)
 U/G LEVEL 2 = 3,052m² (32,860ft²)
 GROUND FLR = 5,020m² (54,035ft²)
 2ND FLR = 5,019m² (54,021ft²)
 3RD FLR = 5,019m² (54,021ft²)
 4TH FLR = 5,013m² (53,963ft²)
 5TH FLR = 5,013m² (53,963ft²)
 6TH FLR = 5,013m² (53,963ft²)
 ROOF = 146m² (1,576ft²)

PARKING						
FLOOR	2.6m x 5.2m	2.4m x 5.2m	2.6m x 4.6m SMALL CAR	BF TYPE 'A' 3.4m x 5.2m	BF TYPE 'B' 2.6m x 5.2m	TOTAL
SITE	31	0	0	2	0	33
U/G LVL 1	196	64	1	2	2	265
U/G LVL 2	63	19	1	2	2	87
TOTAL	290	83	2	6	4	385

SITE PLAN
 SCALE 1 = 300

rev.	date	issued for	rev.	date	issued for
5	DEC. 09.21	SPA RESUBMISSION	10		
4	OCT. 27.21	RE-ZONING	9		
3	OCT. 20.21	UDRP	8	MAY. 09.22	SPA SUBMISSION
2	JUNE 30.21	ZONING	7	MAR. 11.22	PLANNING RESUBMISSION
1	JUNE 11.21	REVIEW	6	FEB. 22.22	FOUNDATION PERMIT