

ZONING INFORMATION

ZONE DESIGNATION

TM H(15)

ZONING REQUIREMENTS

NOTE:

MIN. LOT WIDTH REQUIRED:	NO MINIMUM
LOT WIDTH PROVIDED (NORTH PROPERTY LINE):	48.8M
LOT WIDTH PROVIDED (SOUTH PROPERTY LINE):	49.6M
MIN. LOT AREA REQUIRED (M ²):	NO MINIMUM
LOT AREA PROVIDED:	2181.2M ²
MAX BUILDING HEIGHT:	15.0M
BUILDING HEIGHT FROM AVG GRADE:	31.0M
MAX FRONT YARD SETBACK:	2M
FRONT YARD SETBACK (RETAIL) (VARIES AT GRADE):	9M
FRONT YARD SETBACK (RESIDENTIAL, AT L2):	1.1M
MIN. REAR YARD SETBACK:	7.5M
REAR YARD SETBACK (FORMER R4 ZONE):	1.2M
REAR YARD SETBACK (AMENITY AREAS):	0.070M
REAR YARD SETBACK (BUILDING ABOVE GRADE):	7.5M
MAX INTERIOR SIDE YARD SETBACK:	3M
INTERIOR SIDE YARD SETBACK (FORMER R4 ZONE):	7.5M
INTERIOR SIDE YARD SETBACK (TM ZONE):	0.135M
INTERIOR SIDE YARD SETBACK (WEST):	1.2M
MIN. CORNER YARD SETBACK (EAST):	3M
MIN. CORNER YARD SETBACK (ABOVE 15M):	2M
CORNER YARD SETBACK (EAST) PROVIDED:	0M
CORNER YARD SETBACK (ABOVE 15M) PROVIDED:	2.9M
MIN. DRIVEWAY AISLE WIDTH:	6.7M
DRIVEWAY AISLE WIDTH:	9M

DEVELOPMENT INFORMATION

PROPOSED:

GROUND FLOOR G.F.A. (RETAIL/RESIDENTIAL LOBBY/RAMP):	1661.64M ²
SECOND FLOOR G.F.A.:	1640.02M ²
THIRD FLOOR G.F.A.:	1550.32M ²
FOURTH FLOOR G.F.A.:	1470.34M ²
FIFTH FLOOR G.F.A.:	1394.36M ²
SIXTH FLOOR G.F.A.:	1288.20M ²
SEVENTH FLOOR G.F.A.:	1180.68M ²
EIGHTH FLOOR G.F.A.:	854.94M ²
NINTH FLOOR G.F.A.:	854.68M ²
TOTAL G.F.A. (RETAIL/LOBBY/RAMP):	1661.64M ²
TOTAL G.F.A. (RESIDENTIAL):	16287.56M ²
TOTAL BUILDING G.F.A.:	17949.20M ²

PROPOSED # UNIT (RETAIL):	3 UNITS
PROPOSED # UNITS (RESIDENTIAL):	87 UNITS

PAKING REQUIREMENTS

NOTE:

MIN. RESIDENT PARKING STALLS REQUIRED: (STALLS/DWELLING UNIT)	0.5
MIN. VISITOR PARKING STALLS REQUIRED: (STALLS/DWELLING UNIT)	0.2

PROPOSED PARKING

DRIVE AISLE WIDTH (RETAIL AND VISITOR PARKING SHARED):	6.0M
PINCH POINT IN GARAGE:	5.9M
REQUIRED RETAIL PARKING:	0
REQUIRED RESIDENTIAL PARKING (@ 0.5/UNIT):	44
REQUIRED VISITOR PARKING (@ 0.1/UNIT):	9
SUBTOTAL OF REQUIRED PARKING:	53
UNDERGROUND PARKING PROVIDED:	98
REQUIRED RETAIL BICYCLE PARKING:	2
REQUIRED RESIDENTIAL BICYCLE PARKING (@ 1/UNIT):	87
SUB-TOTAL OF REQUIRED BICYCLE PARKING:	89
PROVIDED RESIDENTIAL BICYCLE PARKING:	2.2/SUITE
BICYCLE PARKING PROVIDED (UNDERGROUND):	194
BICYCLE PARKING PROVIDED (EXTERIOR):	2
BICYCLE PARKING PROVIDED (TOTAL):	196

AMENITY AREA CALCULATIONS - PROPOSED

NOTE: CALCULATIONS DONE IN ACCORDANCE WITH CITY OF OTTAWA BY-LAW 2008-250, SECTION 137 - AMENITY AREA

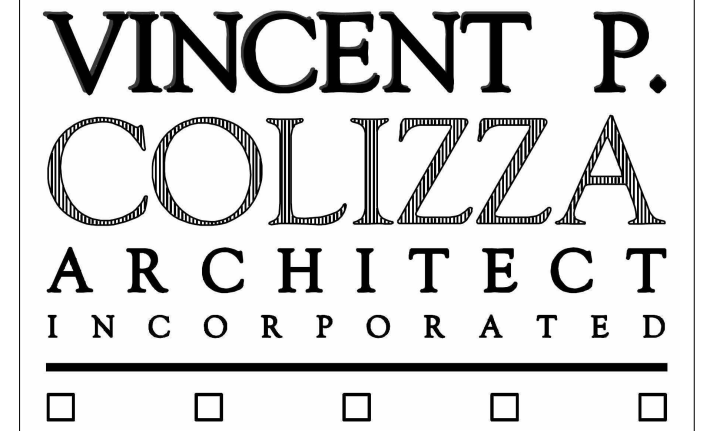
RESIDENTIAL TOTAL REQUIRED AMENITY AREA (MIN.): (87 UNITS @ 6.0/UNIT)	522.0M ²
COMMUNAL AREA (MIN.): (50% OF REQ'D TOTAL AMENITY AREA)	261.0M ²
TOTAL RESIDENTIAL AMENITY AREA REQUIRED:	783.0M²
TOTAL AMENITY AREA PROVIDED:	
BALCONY AREA (87 UNITS):	944.94M ²
INDOOR AMENITY AREA (COMMUNAL):	497.3M ²
OUTDOOR AMENITY AREA (COMMUNAL):	367.9M ²
TOTAL RESIDENTIAL AMENITY AREA PROVIDED:	1,810.1M²
LANDSCAPED AREA REQUIRED:	NON MINIMUM
LANDSCAPED AREA PROVIDED:	471.2M ²
MINIMUM WIDTH OF LANDSCAPE AREA ABUTTING A RESIDENTIAL ZONE:	1.0M WITH FENCE
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (FORMER R4 REAR YARD):	1.2M WITH FENCE
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (FORMER R4 SIDE YARD):	7.5M
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (TM ZONE REAR YARD):	0.070M
WIDTH OF LANDSCAPE AREA PROVIDED ABUTTING RESIDENTIAL ZONE (TM ZONE ABOVE GARAGE RAMP):	7.5M

No.	DESCRIPTION	DATE	CHD
REVISIONS			

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT	
DATE	05/09/21
DRAWN	Author
DATE	05/09/21
CHECKED	Checker
DATE PRINTED	2021-10-26 12:13:25 PM



255 Richmond Road
Ottawa, ON

DWG. TITLE
SITE PLAN

SCALE	DWG. NO.
As indicated	A01.00
PROJ. NO.	2219