

SITE INFORMATION

SITE AREA (LOT AREA)			
NORTH SIDE - LOT 2			5,715
SOUTH SIDE - LOT 1 EXCLUDING MTO AREA			8,554
SOUTH SIDE - LOT 1 INCLUDING MTO AREA			9,951
HEIGHT		Roof	Mechanical
NORTH site	TOWER E1	25 Storeys	78m
	TOWER E2	23 Storeys	72m
	TOWER D	20 Storeys	63m
SOUTH site	TOWER A	18 Storeys	57m
	TOWER B	30 Storeys	93m
	TOWER C1	28 Storeys	87m
	TOWER C2	27 Storeys	84m

PARKING RATES		Required
Residential		0.5 p/unit
Visitor		0.1 p/unit
Retail		1.25 p/100m ²

AMENITIES RATE		Required
		6m ² /unit

SETBACKS PROVIDED	NORTH	SOUTH	EAST	WEST
NORTH site	2.2m	0.8m	3m	5.9m
SOUTH site	2m	14.3m	2.2m	8.8m

MTO SETBACK 14m from HWY 147

DEVELOPMENT STATISTICS

RESIDENTIAL UNITS	
Apartment	1768

*Assumes an 85% efficiency and 80m² average net unit size

ESTIMATED GFA	Retail		Residential	
	NORTH	SOUTH	NORTH	SOUTH
TOTAL BUILDING AREA	1518	0	60135	89617
	1518	149132		

PARKING	Required		Provided	
	NORTH	SOUTH	NORTH	SOUTH
Residential	355	529	377	550
Visitor	71	106	71	106
Retail	19	0	100	0
Total	445	635	548	656
			1204	

AMENITIES		6m ² x 1768 = 10608	
Required	Provided	INTERIOR	EXTERIOR
	NORTH SIDE	220	5081
	SOUTH SIDE	629	8466
		14396	

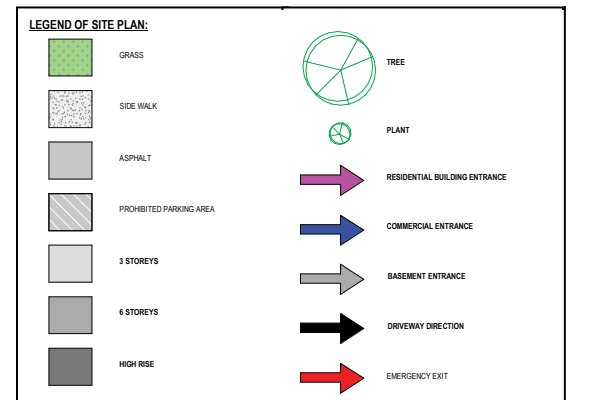
PARKLAND DEDICATION		Required	Provided
			2021

LOT COVERAGE		
Total lot area (including park & excluding MTO area)		16,290
Total lot area (including park & including MTO area)		26,241
Built up area; excluding park and road		8856
Percentage: 71%	0.713735783	NORTH 4079
Percentage: 56%	0.558452186	SOUTH 4777
Percentage: 48%		SOUTH 4777
including MTO area	0.480052256	including MTO area 4777
Landscape surfaces; hard and soft		
Percentage: 27%	0.275940507	NORTH 1,577
Percentage: 27%	0.273556231	SOUTH 2,340

NOTES

- Assumes typical residential floor height of 3m. Assumes retail ground floor height of 6m.
- For the purpose of this concept, an average of 80m² (860sf) unit size is used to calculate the approximate total number of units.
- The base plan (lot lines, existing roads and surrounding areas) is based on the City's open plan data and aerial images. The site area is approximate and all dimensions need to be confirmed by a legal survey.
- This concept considers the internal street envisioned in the Trembley TOD plan as a public right-of-way, allowing for the park to be located in a more pedestrian scale streetscape. This solution would depend on negotiations with other landowners and temporary easements to allow for a road loop towards Coventry Road. In the case of the internal street being a private street or multi-use path, the park would likely need to be relocated to a public street frontage (Coventry Rd or Belfast Rd) reducing the commercial frontage.

400 COVENTRY RD OTTAWA



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630 René-Lévesque blvd W Suite 3200, Montreal, Quebec H3B 1S6
www.neufarchitectes.com

DESIGNED	CR
REVIEWED	SP
DATE	2023.06.13