

SITE INFORMATION

| SITE AREA (LOT A NORTH SIDE - LO | | | | | 5,715 |
|--|--|---------------------|---|---|---|
| SOUTH SIDE - LOT | 1 EXCLUDING MTO A | REA | | | 8,554 |
| SOUTH SIDE - LOT | 1 INCLUDING MTO AF | REA | | | 9,951 |
| HEIGHT | | | | Roof | Mechanical |
| NORTH site | TOWER E1 | | 25 Storeys | 78m | 83m |
| | TOWER E2 | | 23 Storeys | 72m | 77m |
| COLUMN | TOWER D | | 20 Storeys | 63m | 68m |
| SOUTH site | TOWER A TOWER B | | 18 Storeys 30 Storeys | 57m 93m | 62m 98m |
| | TOWER C1 | | 28 Storeys | 87m | 92m |
| | TOWER C2 | | 27 Storeys | 84m | 89m |
| PARKING RATES | | | | | Required |
| Residentail | | | | | 0.5 p/unit |
| Visitor | | | | | 0.1 p/unit |
| Retail | | | | | 1.25 p/100m ² |
| AMENITIES RATE | | | | | |
| Required | | | | | 6m²/unit |
| SETBACKS PROVI | DED | NORTH | SOUTH | | WEST |
| NORTH site | | 2.2m | 0.8m | | 5.9m |
| SOUTH site | | 2m | 14.3m | 2.2m | 8.8m |
| MTO SETBACK | | | | 14m | from HWY 147 |
| DEVELOPMENT S | TATISTICS | | | | |
| RESIDENTIAL UNI | TS | | | | |
| Apartment | | | | | 1768 |
| | | | | | |
| *Assumes an 85% | efficiency and 80m ² a | verage ne | t unit size | | |
| | efficiency and 80m² a | verage ne | t unit size | Retail | |
| | efficiency and 80m ² a | verage ne | t unit size | Retail 1518 | |
| ESTIMATED GFA | | | | 1518 Retail | 149132 Residential |
| ESTIMATED GFA | | | NORTH | 1518 Retail 1518 | 149132 Residentia 60135 |
| ESTIMATED GFA | | | | 1518 Retail | 149132 Residential 60135 89617 |
| ESTIMATED GFA | | | NORTH SOUTH | 1518 Retail 1518 0 1518 | 149132 Residential 60135 89617 149132 |
| ESTIMATED GFA TOTAL BUILDING PARKING | | ! | NORTH SOUTH TOTAL | 1518 Retail 1518 0 1518 Required | 149132 Residential 60135 89617 149132 Provided |
| ESTIMATED GFA TOTAL BUILDING PARKING | | | NORTH SOUTH TOTAL NORTH | 1518 Retail 1518 0 1518 Required 355 | 149132 Residential 60135 89617 149132 Provided |
| ESTIMATED GFA TOTAL BUILDING PARKING Residential | | : | NORTH SOUTH TOTAL | 1518 Retail 1518 0 1518 Required | 149132 Residential 60135 89617 149132 Provided 377 550 |
| ESTIMATED GFA TOTAL BUILDING PARKING Residential | | | NORTH SOUTH TOTAL NORTH SOUTH | 1518 Retail 1518 0 1518 Required 355 529 | 149132 Residential 60135 89617 149132 Provided 377 550 71 |
| ESTIMATED GFA TOTAL BUILDING PARKING Residential Visitor | | : | NORTH SOUTH TOTAL NORTH SOUTH NORTH | 1518 Retail 1518 0 1518 Required 355 529 71 | 149132 Residential 60135 89617 149132 Provided 377 550 71 106 |
| ESTIMATED GFA TOTAL BUILDING PARKING Residential Visitor Retail | | | NORTH SOUTH TOTAL NORTH SOUTH NORTH SOUTH | 1518 Retail 1518 0 1518 Required 355 529 71 106 | 149132 Residential 60135 89617 149132 Provided 377 550 71 106 100 |
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| ESTIMATED GFA TOTAL BUILDING PARKING Residential Visitor Retail Total AMENITIES Required | | | NORTH SOUTH TOTAL NORTH SOUTH NORTH SOUTH NORTH SOUTH NORTH | 1518 Retail 1518 0 1518 Required 355 529 71 106 19 0 445 635 6m2: INTERIOR | 149132 Residential 60135 89617 149132 Provided 3777 550 71 106 60 100 0 548 656 1204 x 1768 = 10608 |
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| ESTIMATED GFA TOTAL BUILDING PARKING Residential Visitor Retail Total AMENITIES Required | AREA | E | NORTH SOUTH TOTAL NORTH SOUTH NORTH SOUTH NORTH SOUTH NORTH | 1518 Retail 1518 0 1518 Required 355 529 71 106 19 0 445 635 [6m2: INTERIOR EXTERIOR EXTERIOR INTERIOR | 149132 Residential 60135 89617 149132 Provided 377 550 71 106 100 0 548 656 1204 x 1768 = 10608 220 5081 629 |
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| PARKING Residential Visitor Retail Total AMENITIES Required Provided Provided LOT COVERAGE Total lot area (inc | NORTH SID SOUTH SID | E E | NORTH SOUTH TOTAL NORTH SOUTH NORTH SOUTH NORTH SOUTH NORTH SOUTH SOUTH SOUTH | 1518 Retail 1518 0 1518 Required 355 529 71 106 19 0 445 635 [6m2: INTERIOR EXTERIOR EXTERIOR INTERIOR | 149132 Residential 60135 89617 149132 Provided 3777 550 71 106 60 100 0 548 6556 1204 x 1768 = 10608 220 5081 6229 8466 14396 |
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| PARKING Residential Visitor Retail Total AMENITIES Required Provided Provided LOT COVERAGE Total lot area (inc | NORTH SID SOUTH SID | E E | NORTH SOUTH TOTAL NORTH SOUTH NORTH SOUTH NORTH SOUTH NORTH SOUTH SOUTH SOUTH | 1518 Retail 1518 0 1518 Required 355 529 71 106 19 0 445 635 [6m2: INTERIOR EXTERIOR EXTERIOR INTERIOR | 149132 Residential 60135 89617 149132 Providec 377 555 71 106 100 6 548 656 1204 × 1768 = 10608 14396 14396 14396 |
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1. Assumes typical residential floor height of 3m. Assumes retail ground floor height of 6m

NORTH

1.577

2,340

2. For the purpose of this concept, an average of $80 \mbox{m/2}$ (860sf) unit size is used to calculate the approximate total nuber of units.

Percentage:27% 0.275940507

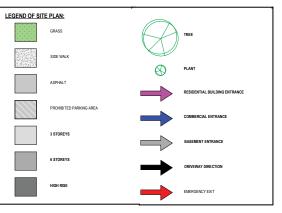
0.273556231

Percentage:27%

- 3. The base plan (lot lines, existing roads and surrounding areas)is based on the City's open plan 3. The base plan (lot lines, existing roads and surrounding areas) as based on the site area is approximate and all dimensions need to be confirmed by 630 René-Lévesque blvd W Suite 3200, Montreal, Quebec H3B 1S6
- 4. 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 REV 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. Rd or Belfast Rd) reducing the commercial frontage.

400 **COVENTRY RD OTTAWA**





DATE: 2023.06.13 No. REVISION BY: CR



www.neufarchitectes.com

| ESIGNED | CR |
|---------|------------|
| EVIEWED | SP |
| ATE | 2023.06.13 |
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