

SEAL:



Zoning Requirements	Required	Provided	Compliant
Minimum lot area, sq m	unspecified	9,255.60	Yes
Maximum lot coverage %	unspecified	27%	Yes
Minimum lot frontage, m	unspecified	90.64	Yes
Minimum lot depth, m	unspecified	102.28	Yes
Maximum Floor Area Ratio	unspecified	1.62	Yes
Maximum building height, m	40.0	18.6	Yes
Minimum front setback, m	3.0	3.0	Yes
Minimum exterior side setback, m	3.0	4.4	Yes
Minimum interior side setback, m	unspecified	20.8	Yes
Minimum rear setback, m	7.5	7.5	Yes

Parking Requirements	Required	Provided	Compliant
Resident stalls, minimum total #	188	164	No
Resident stalls, minimum # per dwelling unit	1.2	1.04	No
Visitor stalls, minimum total #	31	31	Yes
Visitor stalls, minimum # per dwelling unit	0.2	0.2	Yes
Accessible stalls, minimum #	2	4	Yes
Small car stalls, max # based on spaces provided	82	45	Yes
Bicycle parking stalls, minimum #	79	82	Yes

Amenity Areas, sq m	Required	Provided	Compliant
Communal	471.0	1,295.3	Yes
Private	unspecified	1,432.2	Yes
Total	942.0	2,727.5	Yes

Details of amenity areas provided	sq ft	sq m
Outdoor communal amenity areas	12,209.6	1,134.3
Indoor communal amenity areas	1,733.0	161.0
<b>Subtotal, communal amenity area</b>	<b>13,942.6</b>	<b>1,295.3</b>
Private outdoor balconies, Bldg A	7,721.0	717.3
Private outdoor balconies, Bldg B	7,695.0	714.9
<b>Subtotal, private amenity area</b>	<b>15,416.0</b>	<b>1,432.2</b>
Total	29,358.6	2,727.5

Unit Type	Floor Area		Number of Units			% of units
	sq ft	sq m	Bldg A	Bldg B	Total	
<b>1-Bedroom</b>						
A1.0	652	60.5	15	16	31	
A1.1	774	71.9	4	8	12	
A2.0	789	73.3	--	5	5	
ST			19	29	48	31%
<b>2-Bedroom</b>						
B1.0	958	89.0	19	24	43	
B1.1	876	81.4	4	--	4	
B2.0	990	92.0	--	24	24	
B2.1	1,080	100.3	4	--	4	
ST			27	48	75	48%
<b>3-Bedroom</b>						
C1.0	1,119	104.0	22	--	22	14%
<b>Studio</b>						
D1.0	426	39.6	5	6	11	
D2.0	521	48.4	1	--	1	
ST			6	6	12	8%
<b>TOTAL</b>			<b>74</b>	<b>83</b>	<b>157</b>	<b>100%</b>

Floor	Building Floor Areas					
	Bldg A		Bldg B		Total	
	sq ft	sq m	sq ft	sq m	sq ft	sq m
6th	13,464	1,250.85	13,455	1,250.01	26,919	2,500.86
5th	13,464	1,250.85	13,455	1,250.01	26,919	2,500.86
4th	13,464	1,250.85	13,455	1,250.01	26,919	2,500.86
3rd	13,464	1,250.85	13,455	1,250.01	26,919	2,500.86
2nd	13,464	1,250.85	13,455	1,250.01	26,919	2,500.86
Main	13,464	1,250.85	13,501	1,254.28	26,965	2,505.13
<b>Above grade</b>	<b>80,784</b>	<b>7,505.10</b>	<b>80,776</b>	<b>7,504.33</b>	<b>161,560</b>	<b>15,009.43</b>
Underground	17,298	1,607.04	17,298	1,607.04	34,596	3,214.08
Total	98,082	9,112.14	98,074	9,111.37	196,156	18,223.51

No.	Date	REVISION
6		
5		
4		
3		
2	24.02.29	Re-Submission
1	23.06.22	Submission

Project Number: 2133  
 Designed By: J.P.M.  
 Drawn By: D.D.  
 Checked By: R.G.

Noella Leclair Street,  
 Ottawa, Ontario;

DEVELOPMENT PERMIT  
 APPLICATION SET

GENERAL PROJECT INFO.  
 SCALE: N.T.S.

DP01

**APPROVED**  
 By sevignyjo at 1:43 pm, May 22, 2024

NOTES:  
**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**