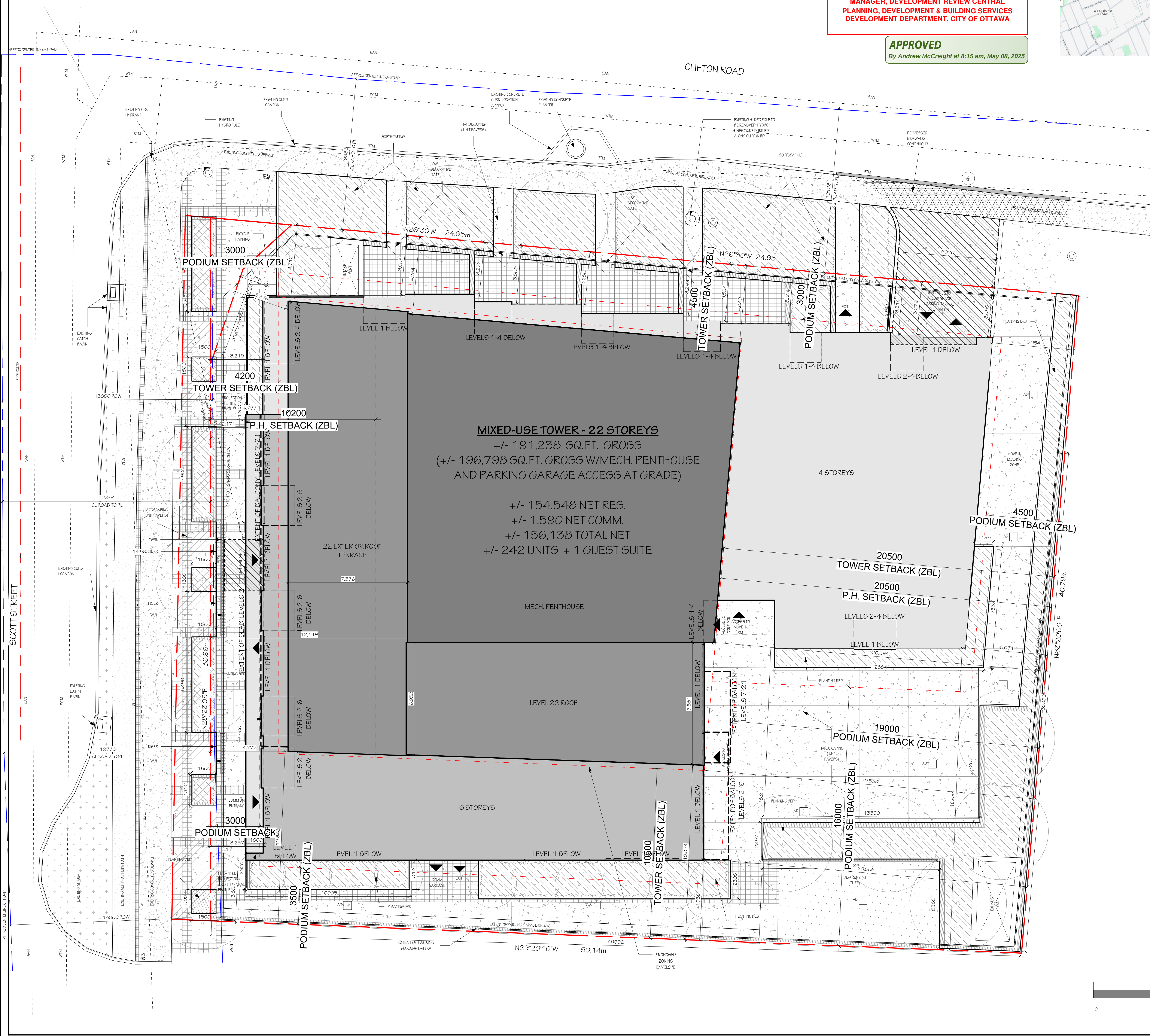
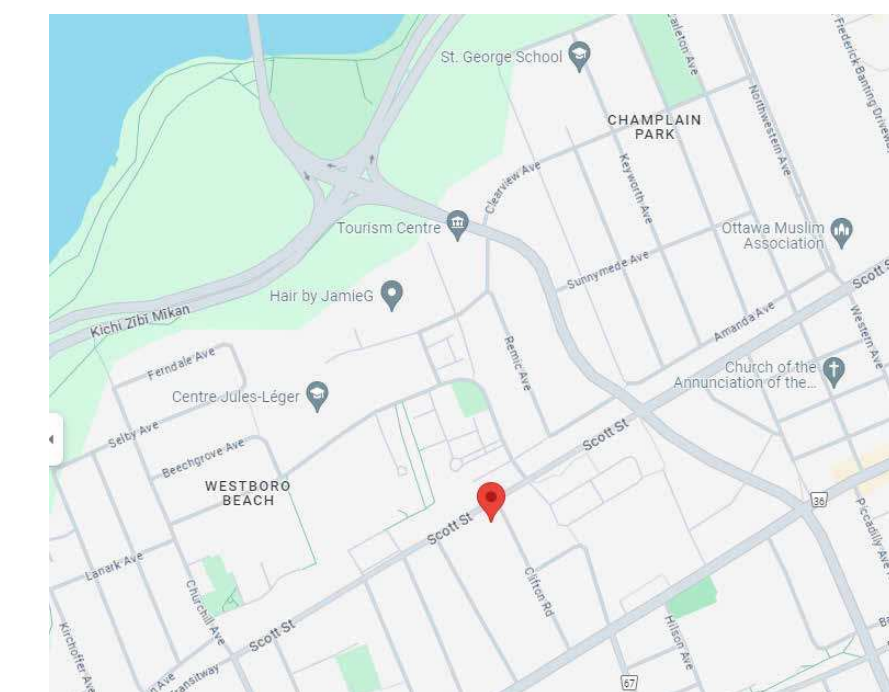


ZONING TABLE			
Current Zoning	TM(258.1) S400A		
Site Area	2,176.45 m ²	23,427.43 ft ²	
Number of Dwelling Units	242 Units + 1 Guest Suite on Level 1		
	UNIT TYPE		
	NO.	%	
Residential	Studio	64	26%
	1 Bedroom	87	36%
	1 Bedroom + Den	32	13%
	2 Bedroom	59	16%
Commercial	2 Bedroom + Den	20	8%
REQUIRED		PROVIDED	
Lot Area		2,176.45 m ² 23,427.43 ft ²	
Lot Frontage		N/A	
Minimum Lot Width		30.0m	
Setbacks	Front Yard	REFER TO ZONING ENVELOPE	
	Corner Side Yard	REFER TO ZONING ENVELOPE	
	Interior Side Yard	REFER TO ZONING ENVELOPE	
	Rearyard	REFER TO ZONING ENVELOPE	
Maximum Building Height		60.5m - REFER TO ZONING ENVELOPE	
Amenity Area		71.91 mwhch; penthouse, 67.41 mwhch	
Total of 6m ² per dwelling unit, of which 50% is required to be common		Private Amenity Space 940 m ²	
		Common Amenity Space 790 m ²	
Total Amenity Space		1,730 m ²	
Percentage of Site Landscaping 30% of site to be landscaped		30% Site Area = 651.87m ²	
Landscaped Area		862 m ²	
Parking Residential: 5 spaces/unit after first 12 Visitors: 1 = 25 spaces		Minimum Required Residential: No Minimum Visitors: 1 = 25 spaces	
		Total Provided: 89 (0.37 ratio)	
Bicycle Parking Requirements Residential: 1.0 spaces/unit		Minimum Required Residential: 242 units x 1.0 = 242	
		Total Provided: 240 (1.02 ratio)	
As Grade Ext.: 4 spaces		Indoor Horizontal Double Stacked: 242 spaces located at P2	

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:15 am, May 08, 2025



SITE PLAN LEGEND			
1#	BUILDING WALL MOUNTED LIGHT	HAI SITE FENCE	
2#	LIGHT STANDARD	ROAD WIDENING EASEMENT	
3#	EXISTING UTILITY POLE	AREA IMPACTED BY ROAD WIDENING EASEMENT	
4#	TRAFFIC SIGNAL POST	SNOW MELT SYSTEM	
5#	WATER VALVE	FDC FIRE DEPARTMENT CONNECTION	
6#	AREA DRAIN	CONCRETE CURB TO BE REBUILT	
7#	HANDHOLE (REFER TO SURVEY PLAN)	TACTILE WALKING SURFACE INDICATOR (TWSI)	
8#	BELL BOX	BOLLARDS	
9#	CATCH BASIN INLET	PLANTERS	
10#	CATCH BASIN	DEPRESSED ROLL CURB PER CITY OF OTTAWA STANDARDS	
11#	EXISTING CATCH BASIN		
12#	NEW CATCH BASIN		
13#	MAINTENANCE HOLE		
14#	CATCH BASIN MANHOLE		
15#	EXISTING MANHOLE		
16#	EXISTING FIRE HYDRANT		
17#	TRANSFORMER		
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