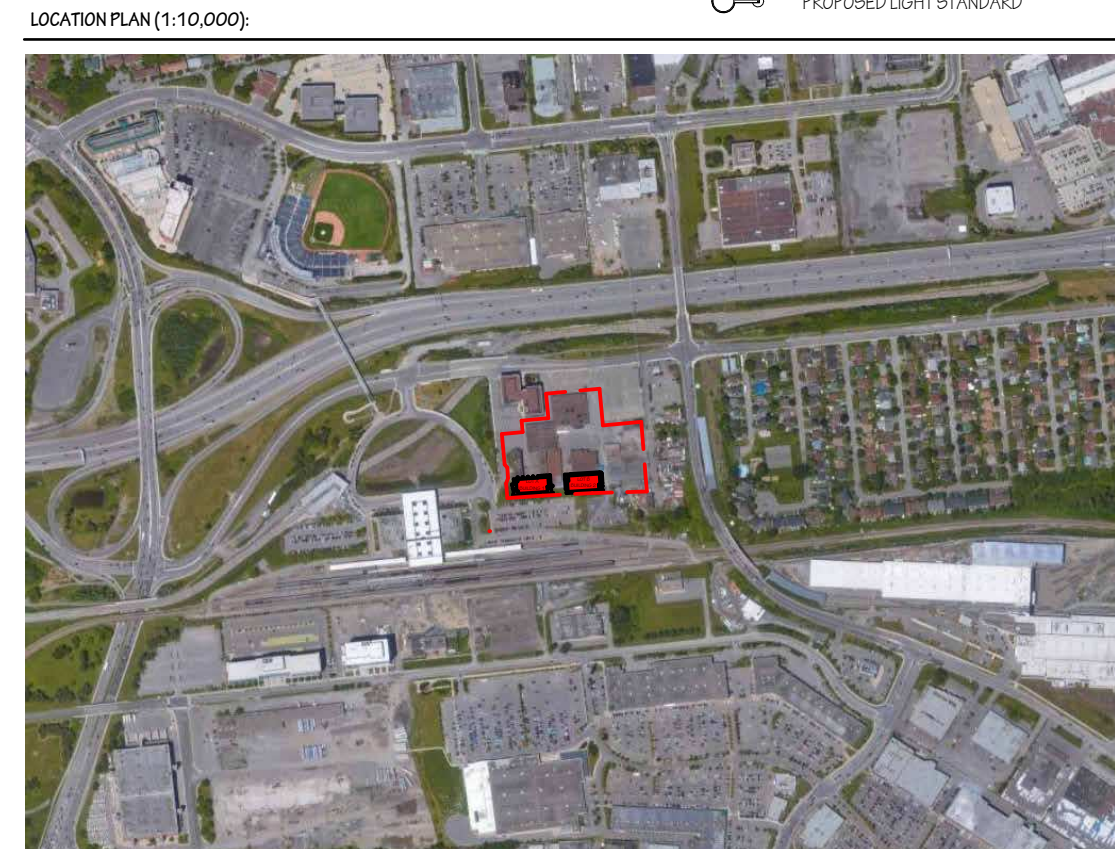
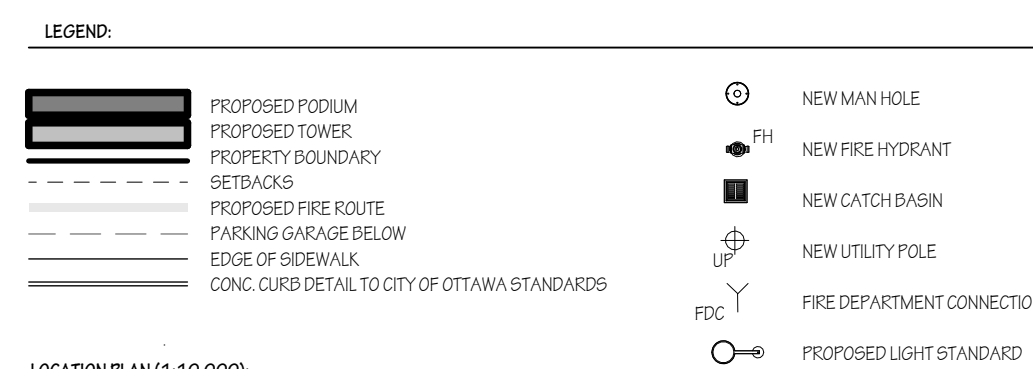


LOT A - BUILDING 1 (WEST) - ZONING TABLE			
Current Zoning	TDS (2036) (S40)		
Site Area	1868 SQ.M		
Number of Dwelling Units	321		
Dwelling Unit Ratios	TYPE	NO.	%
	Studio	55	17%
	1 Bed	85	26%
	1 Bed + Den	72	23%
	2 Bed	88	27%
	2 Bed + Den	15	5%
	3 Bed	6	2%
REQUIRED		PROVIDED	
Lot Area	No minimum	1800 SQ.M	
Lot Frontage	No minimum	30.2 m (irregular)	
Minimum Lot Width	-	60.2 m (irregular)	
Setbacks	Front Yard (Pickering)	0.5 m	3.8 m
	Corner Side Yard (Basement)	0.5 m	2.6 m
	Interior Side Yard	3 m	3.7 m
	Rear Yard	5 m	9.6 m
Maximum Building Height	80 m	20m + permitted projection	
Area - Building Area	1002 m		
Area - Typical Podium	1175 m		
Area - Typical Tower Floor	831 m		
Area - Total Gross Construction Area (GCA)	+/- 35,002 m	Area - Total Gross Floor/Building Area (GBA)	+/- 24,710 m
Area - Total Net Leasable Area	+/- 19,874 m		
Amenity Area			
Total of Gm ² per dwelling unit of which 50% is required to be common	Total (Gm ² per dwelling unit): 1800 m ² Common (50% of required total): 900 m ²	Private Amenity Space: 999 m ² Common Amenity Space: 999 m ² Total Amenity Space: 1997 m ²	
Parking (Combined - Three Levels)		Minimum Required:	
Residential: 8 spaces/unit		Visitor: 480 (1.2x2) x 1 = 48 spaces	
Visitor: 1 spaces/unit after first 12 per bldg		Residential (480 units) x 1.75 = 872 spaces + Visitor (480 x 1.2x2) x 1 = 48 spaces = 920 spaces total	
Bicycle Parking Requirement		Minimum Required:	
Residential: 2 spaces/unit		Residential 480 x 5 = 240 spaces	

LOT B - BUILDING 2 (EAST) - ZONING TABLE			
Current Zoning	TDS (2036) (S40)		
Site Area	2242 SQ.M		
Number of Dwelling Units	177		
Dwelling Unit Ratios	TYPE	NO.	%
	Studio	50	21%
	1 Bed	40	23%
	1 Bed + Den	40	23%
	2 Bed	42	24%
	2 Bed + Den	11	6%
	3 Bed	-	-
REQUIRED		PROVIDED	
Lot Area	No minimum	2242 SQ.M	
Lot Frontage	No minimum	68.0 m (irregular)	
Minimum Lot Width	-	31.6 m (irregular)	
Setbacks	Front Yard (Basement)	0.5 m	2.7 m
	Interior Side Yard	5 m	9.0 m
	Interior Side Yard	5 m	9.6 m
	Rear Yard	3 m	3.8 m
Maximum Building Height	80 m	45 m + permitted projection	
Area - Building Area	1177 m		
Area - Typical Podium	1201 m		
Area - Typical Tower Floor	921 m		
Area - Total Gross Construction Area (GCA)	+/- 21,432 m	Area - Total Gross Floor/Building Area (GBA)	+/- 14,290 m
Area - Total Net Leasable Area	+/- 11,334 m		
Amenity Area			
Total of Gm ² per dwelling unit of which 50% is required to be common	Total (Gm ² per dwelling unit): 1062 m ² Common (50% of required total): 531 m ²	Private Amenity Space: 741 m ² Common Amenity Space: 717 m ² Total Amenity Space: 1458 m ²	
Parking (Combined - Three Levels)		Minimum Required:	
Residential: 8 spaces/unit		Visitor: 480 (1.2x2) x 1 = 48 spaces	
Visitor: 1 spaces/unit after first 12 per bldg		Residential (480 units) x 1.75 = 872 spaces + Visitor (480 x 1.2x2) x 1 = 48 spaces = 920 spaces total	
Bicycle Parking Requirement		Minimum Required:	
Residential: 2 spaces/unit		Residential 480 x 5 = 240 spaces	

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAHY SURVEY PLAN DATED JANUARY 21, 2020.
PREPARED BY HOBIN ARCHITECTURE INC.
PART 1 PLAN OF LOTS 457, 458, 459, 460, 461, 462 AND LOTS 470 TO 480 (INCLUSIVE) AND LOTS 487 TO 503 (INCLUSIVE) AND LOTS 508 TO 522 (INCLUSIVE) AND PART OF LOTS 463, 464, 465, 466, 467 AND PART OF AVENUE J (CLOSED BY BY LAW 193-50 (NET 073287) AND BY LAW 6-67 (NET 0774046) AND PART OF AVENUE K (CLOSED BY BY LAW 127-50 (NET 072295))
REGISTERED PLAN 320 CITY OF OTTAWA



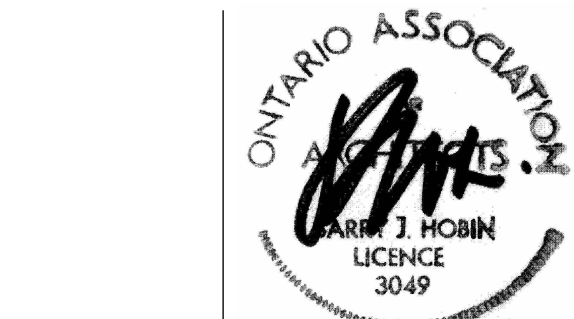
NOT FOR CONSTRUCTION

NO.	DATE	REVISION
C	250723	REISSUED FOR SPC
B	250515	REISSUED FOR SPC
A	240510	ISSUED FOR SITE PLAN

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.
DO NOT SCALE DRAWINGS.
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HOBIN ARCHITECTURE



PROJECT LOCATION:
700 & 720 Bannermount Ave
Lot A (WEST) - 700 Bannermount Ave, Ottawa, ON
Lot B (EAST) - 720 Bannermount Ave, Ottawa, ON

DRAWING TITLE:
SITE PLAN

PROJECT NO: 2222	SCALE: As Indicated	DRAWING NO.: A1.01
DRAWN BY: Author	DATE: 240228	REVISION: SPA

