

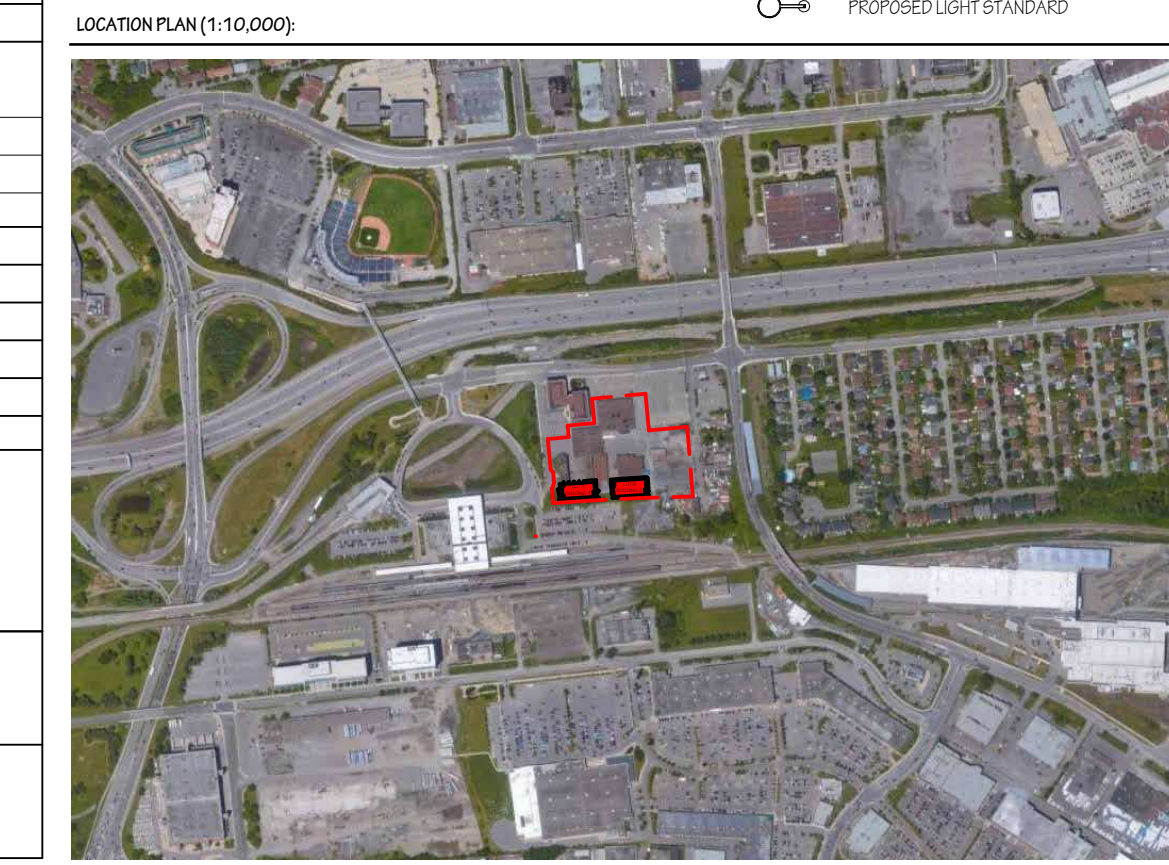
LOT A - BUILDING 1 (WEST) - ZONING TABLE			
Current Zoning	TD3 (2536) 646B		
Site Area	1868.93M		
Number of Dwelling Units	329		
Dwelling Unit Ratios	TYPE	NO. %	
	Studio	54 17%	
	1 Bed (Internal)	27 8%	
	1 Bed	117 36%	
	1 Bed + Den	6 2%	
2 Bed	109 34%		
REQUIRED	PROVIDED		
Lot Area	No minimum	1060.95M	
Lot Frontage	No minimum	30.2 m (regular)	
Minimum Lot Width	-	60.2 m (regular)	
Setbacks	Front Yard (Pickering)	0.9 m	3.8 m
	Corner Side Yard (Basement)	0.9 m	2.6 m
	Interior Side Yard	3 m	3.7 m
	Rear Yard	5 m	9.6 m
Maximum Building Height	80 m	80 m	
Area - Building Area	1092 m		
Area - Typical Podium	1162 m		
Area - Typical Tower Floor	807 m		
Area - Total Gross Building Area (GBA)	+/- 24,117 m		
Area - Total Gross Floor Area (GFA - City def)	+/- 18,732 m		
Amenity Area			
Total of 6m ² per dwelling unit of which 50% is required to be communal	Total (6m ² per dwelling unit): 1954 m ² Communal (50% of regional total): 927 m ²	Private Amenity Space: 1271 m ² Communal Amenity Space: 941 m ²	
Parking (Combined - Three Levels)	Minimum Required:	Maximum Required:	
	Residential: 9 spaces/unit Visitor: 1 space/unit after first 12 per block Bicycle Parking Requirement Residential: 9 spaces/unit	Residential (485 units) x 1.75 = 846 spaces + Visitor (485 (1.0x2)) x 1 = 485 spaces + 892 spaces total	Total Provided: 250 spaces (0.82 ratio) Residential: 204 spaces (0.42 ratio) Visitor: 46 spaces (0.1 ratio after 2.4 units deducted (12 from each building)) Total Provided: 373 spaces (1.85 vertical + 180 horizontal) = 0.77 ratio Outdoor: N/A Incar: 373 spaces (located at grade (m), and parking garage)

LOT B - BUILDING 2 (EAST) - ZONING TABLE			
Current Zoning	TD3 (2536) 646B		
Site Area	2242.93M		
Number of Dwelling Units	174		
Dwelling Unit Ratios	TYPE	NO. %	
	Studio	40 23%	
	1 Bed (Internal)	- -	
	1 Bed	92 53%	
	1 Bed + Den	4 2%	
2 Bed	32 18%		
REQUIRED	PROVIDED		
Lot Area	No minimum	2242.93M	
Lot Frontage	No minimum	68.0 m (regular)	
Minimum Lot Width	-	31.6 m (regular)	
Setbacks	Front Yard (Basement)	0.5 m	2.7 m
	Interior Side Yard	3 m	9.2 m
	Interior Side Yard	3 m	9.6 m
	Rear Yard	3 m	3.6 m
Maximum Building Height	80 m	80 m	
Area - Building Area	1170 m		
Area - Typical Podium	1185 m		
Area - Typical Tower Floor	891 m		
Area - Total Gross Building Area (GBA)	+/- 13,359 m		
Area - Total Gross Floor Area (GFA - City def)	+/- 11,181 m		
Amenity Area			
Total of 6m ² per dwelling unit of which 50% is required to be communal	Total (6m ² per dwelling unit): 1044 m ² Communal (50% of regional total): 522 m ²	Private Amenity Space: 448 m ² Communal Amenity Space: 1068 m ²	

NOTE: ALL EXISTING SITE INFORMATION AS PER TOPOGRAPHICAL SURVEY PLAN DATED JANUARY 21, 2020 PREPARED BY ANNE OSSELUNA VALDESMA, C.D.
PART PLAN OF LOTS 457, 458, 459, 460, 461 AND LOTS 470 TO 485 (INCLUDING) AND LOTS 487 TO 509 (INCLUDING) AND LOTS 508 TO 522 (INCLUDING) AND PART OF LOTS 481, 482, 483, 484, 485 AND PART OF AVENUE J, CLOSED BY BY-LAW 193-90 (NET 073287) AND BY-LAW 6-67 (NET 0774046) AND PART OF AVENUE K, CLOSED BY BY-LAW 127-90 (NET 072299) REGISTERED PLAN 330 CITY OF OTTAWA

LEGEND:

- PROPOSED PODIUM
- PROPOSED TOWER
- PROPERTY BOUNDARY
- SETBACKS
- PROPOSED FIRE ROUTE
- PARKING GARAGE BELOW
- EDGE OF SIDEWALK
- CONC. CURB DETAIL TO CITY OF OTTAWA STANDARDS
- NEW MAN HOLE
- NEW FIRE HYDRANT
- NEW CATCH BASIN
- NEW UTILITY POLE
- EDGE OF SIDEWALK
- FIRE DEPARTMENT CONNECTION
- PROPOSED LIGHT STANDARD



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	240222	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.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.

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PROJECT: 22 PICKERING
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DRAWING TITLE: SITE PLAN

DRAWN	DATE	SCALE
Author	240222	As Indicated

PROJECT: 2222
DRAWING NO.: A1.01
SPA
REVISION NO.: 2

