



PROJECT INFORMATION:

BUILDING CLASSIFICATION:
THE BUILDING IS CLASSIFIED AND DESIGN TO CONFORM TO THE ONTARIO BUILDING CODE 2017 (CURRENT EDITION) PART 3

OCCUPANCY:
GROUP C, SPRINKLERED, 29 STOREY (3.2.2.42)

BUILDING STATISTICS:

BUILDING AREA (FOOTPRINT):	±1370.5 m ²
GROSS FLOOR AREA:	XXXX m ²
NUMBER OF STOREYS ABOVE GRADE:	29
NUMBER OF STOREYS BELOW GRADE:	2
BUILDING SPRINKLERED:	YES
# OF STREET ACCESS ROUTES:	1
CONSTRUCTION TYPE:	NON-COMB.
FLOOR ASSEMBLY & F.R.R.:	2 HOURS

ZONING INFORMATION

NOTE: ALL ZONING DEFINITIONS AND REQUIREMENTS AS PER CITY OF OTTAWA ZONING BY-LAW 2008-250

ZONING MECHANISM	REQUIRED	PROVIDED
DEFINITION	MC12 [2148] F(3.0) S99,100 MIXED-USE CENTRE ZONE	APARTMENT
MIN. LOT WIDTH	NO	
MIN. LOT AREA	NO	±15507 m ²
MIN. SOUTHERLY YARD SETBACK	12.3 m	±16.36 m
ALL OTHER YARD SETBACK	6 m	EAST: ±6.63 m EXISTING
		NORTH: EXISTING
MAX. BUILDING HEIGHT	112 m ABOVE SEA LEVEL ±49 m ABOVE EXISTING PEDESTRIAN MALL	29 STOREY, ±90.5 m ABOVE EXISTING PEDESTRIAN MALL ±153.5 m ABOVE SEA LEVEL
MAX. FLOOR SPACE INDEX	3	
PARKING REQUIREMENTS AREA Z: NEAR MAJOR LRT STATION	NO REQUIRED 30 VISITOR PARKING	33 VISITOR PARKING
LOADING SPACE		EXISTING
BICYCLE PARKING SPACE	169 (0.5 / UNIT)	169
TOTAL AREA	EXISTING	±24068 m ² (±259,060 s.f.)
	PROPOSED (ABOVE GRADE)	±27558 m ² (±296,520 s.f.)
	TOTAL	±51626 m ² (±555,500 s.f.)

- LEGEND**
- PROPERTY LINE
 - - - YARD SETBACK
 - RETAINING WALL
 - NEW CURB
 - DC DEPRESSED CURB
 - PROPOSED BUILDING (TOWER)
 - PROPOSED BUILDING (PODIUM)
 - EXISTING BUILDING
 - FIRE ROUTE
 - PATIO
 - LANDSCAPED AREA
 - ▶ MAIN ENTRANCE
 - BIKE RACK
 - ⊕ LIGHT STAND
- SIGNAGE LEGEND:**
- FR FIRE ROUTE
 - BF BF PARKING

SITE PLAN