

Project Information			
Review Date	October 23, 2025	Official Plan Designation	Suburban (East) Transect (Annex B8) C
Municipal Address	8910 & 8920 Jeanne D'arc Blvd, Orleans, ON		
Legal Description	PART OF LOTS 28 & 29, CONCESSION 1 (OLD SURVEY) GEOGRAPHIC TOWNSHIP OF CUMBERLAND, CITY OF OTTAWA		
Scope of Work	Development of a vacant, tree parcel of land for an apartment building comprised of two (2) high-rise towers (22 and 32 storeys) connected by a 2 storey podium		
Existing Zoning Code	R5A [2606] S406	By-law Number	2008-250, 2008-341, 2014-292
Schedule 1/1A Area	Area C, Urban and Greenbelt area	Applicable Overlays	N/A

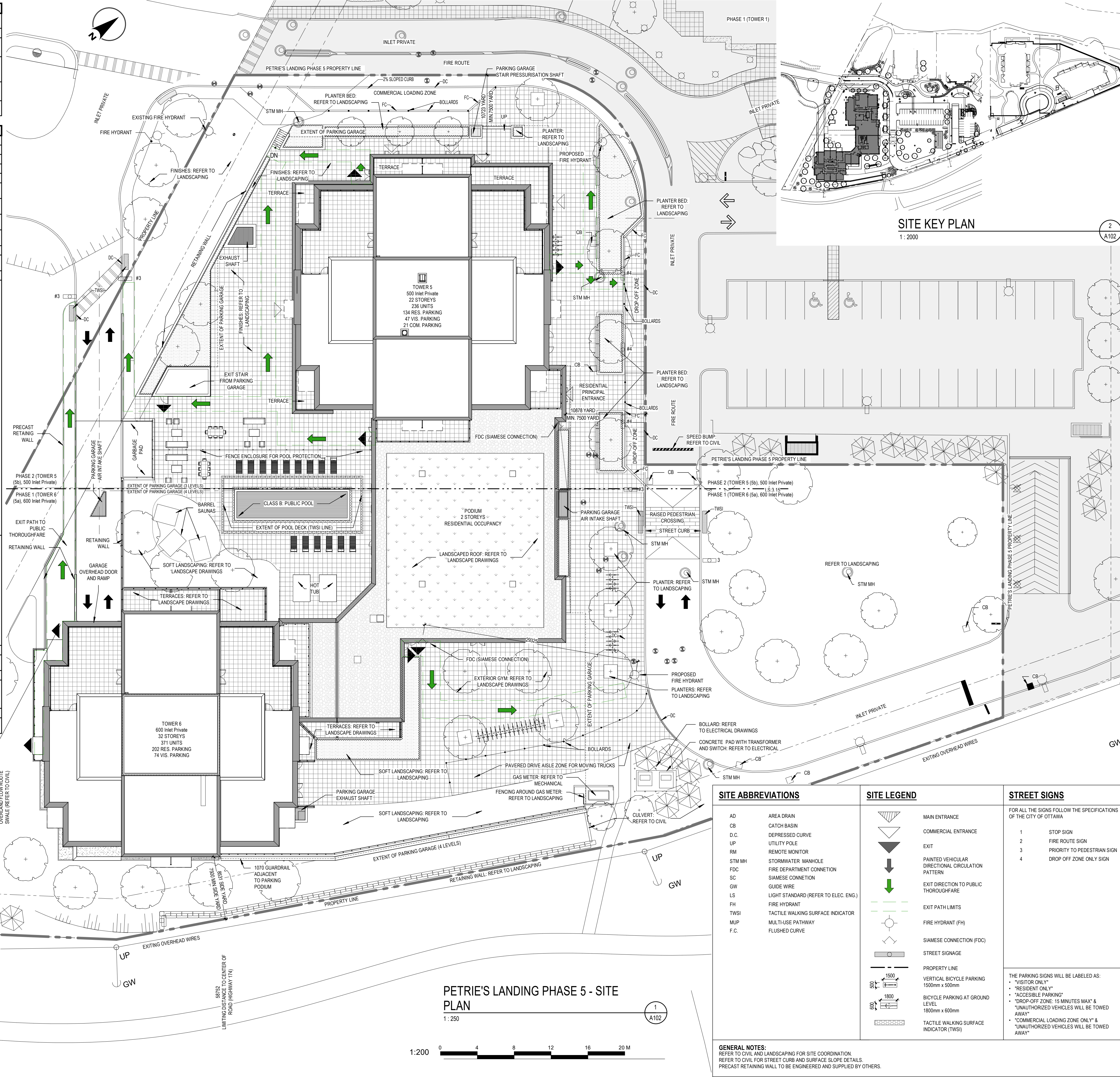
Zoning Compliance Review			
Provision	Required	Provided	Compliance
<b>TABLE 164A for Apartment Dwelling Mid-High Rise</b>			
Minimum Lot Width (m)	25	134	Yes
Minimum Lot Area (m <sup>2</sup> )	1000	22,475.22	Yes
Max. Building Height (m)	Varies (51)	13	Yes
Minimum Setbacks - Front yard (m)	6	Min. 7.5m	Yes
Minimum Setbacks - Corner side yard (m)	4.5	Min. 7.5m	Yes
Minimum Setbacks - Rear yard (m)	7.5	Min. 7.5m	Yes
Minimum Setbacks - Interior Side yard (m)	7.5	Min. 7.5m	Yes

SECTION 163 (9)			
Min. Landscaped Area	30% of 11658.94m <sup>2</sup> = 3497.68m <sup>2</sup>	59.57% (6945.74m <sup>2</sup> )	Yes

SECTION 137			
Amenity Area	Private: 3140m <sup>2</sup> -Balconies: 2492m <sup>2</sup> -Terraces: 648m <sup>2</sup>	Yes	
	Communal: 2434m <sup>2</sup> Interior Area: 1143m <sup>2</sup> Dog Wash: 28m <sup>2</sup> Gar/Seating: 74m <sup>2</sup> Games Rm: 39m <sup>2</sup> Shared Lobby: 58m <sup>2</sup> Working Area: 91m <sup>2</sup> Gym: 284 m <sup>2</sup> Library/Games Rm: 76m <sup>2</sup> Kids Room: 67m <sup>2</sup> Party Room: 76m <sup>2</sup> Exercise Room: 67m <sup>2</sup> Movie Room: 34m <sup>2</sup> Lounge Room: 150m <sup>2</sup> Music Room: 32m <sup>2</sup> Games Room: 66m <sup>2</sup>		
Total Amenity Area: 6m <sup>2</sup> per dwelling unit (371+236) = 3,642m <sup>2</sup>	Communal Area: Minimum of 50% of required total amenity area 3,642m <sup>2</sup> /2 = 1821m <sup>2</sup>		

Vehicle Parking	0.5 spaces per dwelling unit for residents 0.5' (371+236) = 304	328 Resident vehicle parking spaces (incl. 4 carshare, and 6 EV and 6 future EV spaces)	Yes
	0.2 spaces per dwelling unit for visitor parking 0.2' (371+236) = 121	121 Visitor vehicle parking spaces (incl. 3 EV and 3 future EV spaces)	
	3.4 spaces per 100m <sup>2</sup> of Commercial space 3.4' (624.24/100) = 21	21 Commercial dedicated vehicle parking spaces (inc. 3 EV and 3 future EV spaces)	
	Total = 446	Total = 470	

Bicycle Parking	0.5 spaces per dwelling unit 0.5' (371+236) = 304	479	Yes
Size and Space of Parking	2.6m wide x 5.2 long	2.6m wide x 5.2 long typical (some residential spaces are narrow 2.4 x 5.2 and others are short 2.6 x 5.0)	Yes. See Garage Plan
Driveway Width	Min 6.0m wide Max 6.7m wide	Min 6.0m wide in parking garage	Yes. See Garage Plan



SITE ABBREVIATIONS	SITE LEGEND	STREET SIGNS
AD: AREA DRAIN CB: CATCH BASIN D.C.: DEPRESSED CURVE UP: UTILITY POLE RM: REMOTE MONITOR STM MH: STORMWATER MANHOLE FDC: FIRE DEPARTMENT CONNECTION SC: SIAMSE CONNECTION GW: GUIDE WIRE LS: LIGHT STANDARD (REFER TO ELEC. ENG.) FH: FIRE HYDRANT TWSI: TACTILE WALKING SURFACE INDICATOR MUP: MULTI-USE PATHWAY F.C.: FLUSHED CURVE	MAIN ENTRANCE COMMERCIAL ENTRANCE EXIT PAINTED VEHICULAR DIRECTIONAL CIRCULATION PATTERN EXIT DIRECTION TO PUBLIC THOROUGHFARE EXIT PATH LIMITS FIRE HYDRANT (FH) SIAMSE CONNECTION (FDC) STREET SIGNAGE PROPERTY LINE VERTICAL BICYCLE PARKING 1500mm x 500mm BICYCLE PARKING AT GROUND LEVEL 1800mm x 600mm TACTILE WALKING SURFACE INDICATOR (TWSI)	FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA 1 STOP SIGN 2 FIRE ROUTE SIGN 3 PRIORITY TO PEDESTRIAN SIGN 4 DROP OFF ZONE ONLY SIGN  THE PARKING SIGNS WILL BE LABELED AS: • "VISITOR ONLY" • "RESIDENT ONLY" • "ACCESSIBLE PARKING" • "DROP-OFF ZONE: 15 MINUTES MAX" & "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY" • "COMMERCIAL LOADING ZONE ONLY" & "UNAUTHORIZED VEHICLES WILL BE TOWED AWAY"

PETRIE'S LANDING PHASE 5 - SITE PLAN  
1: 250



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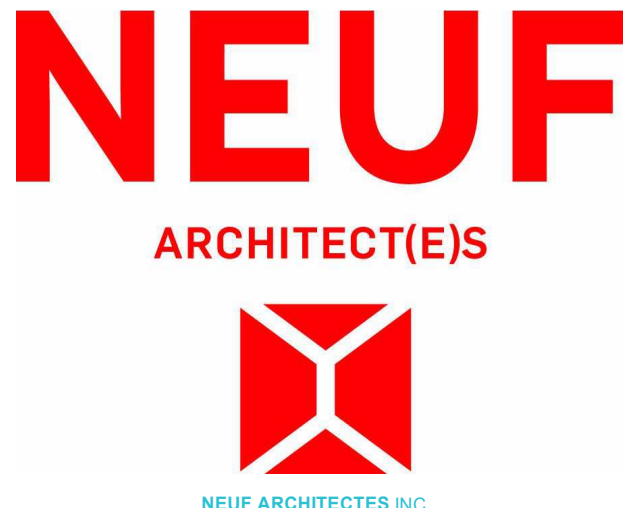
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SCAU / Seal



CLIENT Client  
**brigit**

OUVRAGE Project  
**PETRIE'S LANDING I - TOWER 5/6**

EMPLACEMENT Location NO PROJET No.  
8910 & 8920 11597/12191  
JEANNE-D'ARC BLVD  
ORLEANS, ON

NO	REVISION	DATE (aa-mm-jj)
F	ISSUED FOR 60% COORD.	2021-12-16
G	RE-ISSUED FOR SPA REV 6	2022-02-28
H	ISSUED FOR 80% REVIEW	2022-04-21
I	ISSUED FOR PERMIT	2022-07-15
J	ISSUED FOR TENDER	2022-12-02
K	RE-ISSUED FOR TENDER	2023-03-10
L	ISSUED FOR 60% COORD.	2024-03-22
M	ISSUED FOR 80% COORD.	2024-04-19
N	ISSUED FOR INTERNAL AUDIT A3.2	2024-04-30
O	ISSUED FOR 95% TENDER	2024-05-31
P	ISSUED FOR 95% TENDER R1	2024-07-05
Q	ISSUED FOR COORDINATION	2025-05-02
R	FOR COORDINATION	2025-06-11
S	ISSUED FOR COORDINATION	2025-08-22
T	ISSUED FOR COORDINATION 30%	2025-09-19
U	ISSUED FOR SHORING/EXCAVATION	2025-10-06
V	FOR SPA REISSUE REV 7	2025-10-30

DESSINÉ PAR Drawn by VERIFIÉ PAR Checked  
AJ MU

DATE (aa-mm-jj) ÉCHELLE Scale  
10/29/21 As indicated

TITRE DU DESSIN Drawing Title  
**PTL PHASE 5 SITE PLAN**

REVISION Revision NO. DESSIN Dwg Number  
**V A102**