



PROJECT INFORMATION		
ZONING	GM	
SITE AREA	14,294.4 sq. m. (153,864 sq. ft.)	
<b>REQUIRED</b>	<b>PROVIDED</b>	
BUILDING HEIGHT	18.0m	
MAXIMUM FLOOR SPACE INDEX	2.0	
FRONT YARD SETBACK	3.0m	
CORNER YARD SETBACK	3.0m	
INTERIOR YARD SETBACK (VARIES)	0.0 - 5.0m	
REAR YARD SETBACK (VARIES)	3.0m - 7.5m	
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m	
MINIMUM WIDTH OF LANDSCAPE BUFFER	0.0m / 3.0m	
AMENITY SPACE - PER UNIT	6.0 sq. m.	
PARKING - PER UNIT AFTER 12 UNITS	0.5	
PARKING - VISITOR ONLY PER UNIT	0.2	
PARKING - COMMERCIAL RESTAURANT	5.0 PER 100m² GFA	
PARKING - COMMERCIAL RETAIL	1.25 PER 100m² GFA	
PARKING - COMMERCIAL P.S.B.	1.25 PER 100m² GFA	
BICYCLE PARKING - RESIDENTIAL PER UNIT	0.5	
BICYCLE PARKING - COMMERCIAL	1 PER 250m² GFA	
MAX VEHICLE PARKING - PER UNIT	1.75	
MAX VEHICLE PARKING - COMMERCIAL	VARIES PER USE	
aisle & DRIVEWAY WIDTH - VARIES	6.0m - 6.7m	
<b>CAR PARKING</b>		
<b>REQUIRED - PROVIDED</b>		
RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS	
VISITOR	-0.2 PER UNIT	
COMMERCIAL RESTAURANT	-5.0 PER 100m² GFA	
COMMERCIAL RESTAURANT TAKE-OUT	-2.5 PER 100m² GFA	
COMMERCIAL RETAIL	-1.25 PER 100m² GFA	
COMMERCIAL P.S.B.	-1.25 PER 100m² GFA	
TOTAL	741	
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	1,747	
<b>BICYCLE PARKING</b>		
<b>REQUIRED</b>		
RESIDENCE	-0.5 PER UNIT (998 UNITS)	
COMMERCIAL	-1 PER 250m² GFA (2,393m²)	
TOTAL	509	
<b>PROVIDED</b>		
RESIDENCE	-1.0 PER UNIT	
COMMERCIAL	20	
TOTAL	1018	
<b>AMENITY SPACE</b>		
INTERIOR 1st fl. AMENITY - COMMUNAL	300.0 sq. m.	
EXTERIOR TERRACES - PRIVATE	400.0 sq. m.	
INTERIOR 2nd fl. AMENITY - COMMUNAL	900.0 sq. m.	
EXTERIOR 2nd fl. TERRACES - COMMUNAL	600.0 sq. m.	
EXTERIOR ROOF TOP - COMMUNAL	300.0 sq. m.	
INTERIOR ROOF TOP - COMMUNAL	600.0 sq. m.	
AT GRADE EXTERIOR - COMMUNAL	370.0 sq. m.	
PRIVATE BALCONIES	4,000.0 sq. m.	
TOTAL	7,470 sq. m.	
TOTAL COMMUNAL	3,070 sq. m.	
REQUIRED - 6.0M² PER UNIT (998)	5,968 sq. m.	
REQUIRED COMMUNAL @ 50%	2,994 sq. m.	
<b>LAND PHASE AREA</b>		
PHASE 1 - BUILDING "A"	3,394.0 sq. m. 23.7%	
PHASE 2 - BUILDING "B"	5,061.0 sq. m. 35.4%	
PHASE 3 - BUILDING "C"	5,839.4 sq. m. 40.9%	
TOTAL	14,294.4 sq. m. 100.00%	
<b>LOT COVERAGE</b>		
BUILDING FOOTPRINT - "A"	1,474.9 sq. m. 10.32%	
BUILDING FOOTPRINT - "B"	2,839.0 sq. m. 19.86%	
BUILDING FOOTPRINT - "C"	2,326.4 sq. m. 16.27%	
DRIVING SURFACE	2,739.4 sq. m. 19.16%	
LANDSCAPE SURFACE	4,914.7 sq. m. 34.39%	
TOTAL	14,294.4 sq. m. 100.00%	
<b>GROSS BUILDING - AREAS</b>		
(CITY OF OTTAWA ZONING AREA)		
<b>BUILDING "A"</b>		
TOTAL AREA	10,699.2 sq. m.	
TOWER FOOTPRINT	203,418 sq. ft.	
UNIT COUNT	288	
VEHICLE PARKING	124 + 02 = 190	
BICYCLE PARKING	150 + 2 = 288	
COMMERCIAL AREA	302.0 sq. m.	
	3,291 sq. ft.	
<b>BUILDING "B"</b>		
TOTAL BUILDING AREA	21,972.2 sq. m.	
TOWER FOOTPRINT	760.9 sq. m.	
UNIT COUNT	339	
VEHICLE PARKING - RESIDENTIAL ONLY	140 + 58 = 198	
BICYCLE PARKING	140 + 6 = 339	
COMMERCIAL AREA	1,178.8 sq. m.	
	12,689 sq. ft.	
<b>BUILDING "C"</b>		
TOTAL AREA	23,196.1 sq. m.	
TOWER FOOTPRINT	243,573 sq. ft.	
UNIT COUNT	371	
VEHICLE PARKING - RESIDENTIAL ONLY	103 + 64 = 371	
BICYCLE PARKING	150 + 4 = 371	
COMMERCIAL AREA	912.1 sq. m.	
	9,818 sq. ft.	
<b>UNIT MIX - 889 UNITS</b>		
TOWNHOUSE	0.6% 6	
STUDIO UNIT	10.2% 102	
ONE BEDROOM UNIT	49.7% 496	
TWO BEDROOM UNIT	27.6% 275	
THREE BEDROOM UNIT	11.9% 119	
TOTAL UNITS	100% 998	
COMMERCIAL AREA	2,393.0 sq. m.	
	25,756 sq. ft.	
<b>REVISIONS:</b>		
NO.	DESCRIPTION	DATE
1	REVISED AS PER ROUND 1 2A COMMENTS	Sept 27, 22
2	ISSUED FOR ZONING AMENDMENT APPLICATION	Mar. 16, 22
3	ISSUED FOR OWNER / CONSULTANT REVIEW	Mar. 10, 22
<b>CLIENT:</b>  <b>Theberge Developments Ltd.</b>		
<b>ARCHITECT:</b>  <b>RODERICK LAHEY ARCHITECT INC.</b> 56 Beech Street, Ottawa, Ontario K1S 3J6 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca		
<b>PROJECT TITLE:</b> 780 Baseline Road		
<b>OTTAWA ONTARIO</b>		
<b>SHEET TITLE:</b> SITE PLAN OVERALL		
<b>DRAWN:</b> RV	<b>CHECKED:</b> T.Z.	<b>SHEET No.:</b> <b>SP-1</b>
<b>SCALE:</b> 1:300		<b>PROJECT No.:</b> 2131

1 SITE PLAN - PHASE 1  
SCALE = 1:300

