



### PROJECT INFORMATION

|   |                 |                      |                      |                 |
|---|-----------------|----------------------|----------------------|-----------------|
| Zoning By-law 2006-250 Consolidation R1FF& GM                           | SITE AREA       | 1.57 ha              | 15,688.6 sq. m       | 188,870 sq. ft. |
| <b>ZONING</b>   | <b>REQUIRED</b> | <b>PROVIDED</b>      |                      |                 |
| BUILDING HEIGHT   | BUILDING 'A'    | 18.0m                | 24 STOREYS / 78.0m   |                 |
|   | BUILDING 'B'    | 18.0m                | 24 STOREYS / 78.0m   |                 |
|   | BUILDING 'C'    | 18.0m                | 32 STOREYS / 102.0m  |                 |
| ALLOWABLE PROJECTION - AMENITY LEVEL                                    |                 | 0.0m                 | 4.0m                 |                 |
| DENSITY - MAXIMUM FLOOR SPACE INDEX                                     |                 | 2.0 = 28,568.8 sq. m | 4.5 = 68,827.0 sq. m |                 |
| DENSITY - UNITS PER HECTARE   |                 |                      | 694                  |                 |
| TOWER SEPARATION  |                 | 23.0m                | 49.0m & 56.0m        |                 |
| TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES                 |                 | 750m²                | 902m² / 930m²        |                 |
| FRONT YARD SETBACK  |                 | 3.0m                 | 3.0m                 |                 |
| CORNER YARD SETBACK   |                 | 3.0m                 | 3.0m                 |                 |
| INTERIOR SIDE YARD SETBACK (VARIES)                                     |                 | 5.0m / 7.5m          | 5.0m / 7.5m          |                 |
| REAR YARD SETBACK (VARIES)  |                 | 3.0m / 7.5m          | 3.0m / 7.5m          |                 |
| MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE) |                 | 0.0m / 3.0m          | 3.0m                 |                 |
| MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT                         |                 | 3.0m                 | 1.5m                 |                 |
| TOTAL RESIDENTIAL UNIT COUNT  |                 |                      | 1,089                |                 |
| PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT         | ZONING AREA X   | 527                  | 984                  |                 |
| PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT        |                 | 105                  | 105                  |                 |
| PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA      | TBD             | 45                   | 45                   |                 |
| BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT                            |                 | 545                  | 1,089                |                 |
| BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA                          |                 | 32                   | 32                   |                 |
| ALIAS & DRIVEWAY MINIMUM / MAXIMUM WIDTH                                |                 | 6.0m / 6.7m          | 6.0m                 |                 |
| AMENITY AREA - TOTAL PER UNIT - 6.0m²                                   |                 | 6,534.0m²            | 6,550m²              |                 |
| AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²                            |                 | 3,267.0m²            | 4,050m²              |                 |
| PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL              |                 | 1,517.41m²           | 1,269.0m²            |                 |

### CAR PARKING

|  |                                  |       |
|--|----------------------------------|-------|
| MINIMUM REQUIRED                                   | AREA 'X' ON SCHEDULE 1A          |       |
| RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT |                                  | 527   |
| VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT   |                                  | 105   |
| COMM. USE  | - UNDER 200m² NON REQUIRED       | 0     |
| COMM. DAYCARE                                      | - 1.0 PER 100m² OF GFA ESTIMATE  | 4     |
| COMM. MEDICAL FACILITY                             | - 2.0 PER 100m² OF GFA ESTIMATE  | 9     |
| COMM. PSB  | - 1.25 PER 100m² OF GFA ESTIMATE | 60    |
| COMM. RESTAURANT                                   | - 5.0 PER 100m² OF GFA ESTIMATE  | 60    |
| COMM. RETAIL                                       | - 1.25 PER 100m² OF GFA ESTIMATE | 0     |
| COMM. OFFICE                                       | - 1.0 PER 100m² OF GFA ESTIMATE  | 2     |
| TOTAL  |                                  | 707   |
| MAXIMUM REQUIRED                                   |                                  |       |
| RESIDENCE  | - 1.75 PER DWELLING UNIT         | 1,906 |
| COMM. MEDICAL FACILITY                             | - 5.0 PER 100m² OF GFA ESTIMATE  | 24    |
| COMM. RETAIL                                       | - 4.0 PER 100m² OF GFA ESTIMATE  | 20    |
| COMM. OFFICE                                       | - 2.7 PER 100m² OF GFA ESTIMATE  | 7     |
| TOTAL  |                                  | 1,957 |

### BUILDING STATISTICS

|                                    |                 |                              |
|------------------------------------|-----------------|------------------------------|
| GROSS BUILDING - AREAS             |                 | (CITY OF OTTAWA ZONING AREA) |
| <b>BUILDING 'A' - 24 Storeys</b>   |                 |                              |
| TOTAL AREA                         | 19,743.8 sq. m  |                              |
| TOWER FOOTPRINT                    | 212,520 sq. ft. |                              |
| UNIT COUNT                         | 902.0 sq. m     |                              |
| VEHICLE PARKING                    | 320 + 9         | 329                          |
| BICYCLE PARKING                    | 320 + 8         | 328                          |
| COMMERCIAL AREA                    | 710.7 sq. m     |                              |
|                                    | 7,650 sq. ft.   |                              |
| <b>BUILDING 'B' - 24 Storeys</b>   |                 |                              |
| TOTAL BUILDING AREA                | 22,320.0 sq. m  |                              |
| TOWER FOOTPRINT                    | 240,030 sq. ft. |                              |
| UNIT COUNT                         | 929.0 sq. m     |                              |
| VEHICLE PARKING - RESIDENTIAL ONLY | 343 - 17        | 360                          |
| BICYCLE PARKING                    | 343 - 12        | 355                          |
| COMMERCIAL AREA                    | 1,207.7 sq. m   |                              |
|                                    | 13,000 sq. ft.  |                              |
| <b>BUILDING 'C' - 32 Storeys</b>   |                 |                              |
| TOTAL AREA                         | 26,784.0 sq. m  |                              |
| TOWER FOOTPRINT                    | 288,300 sq. ft. |                              |
| UNIT COUNT                         | 928.0 sq. m     |                              |
| VEHICLE PARKING - RESIDENTIAL ONLY | 426 - 17        | 460                          |
| BICYCLE PARKING                    | 426 - 12        | 438                          |
| COMMERCIAL AREA                    | 929.0 sq. m     |                              |
|                                    | 9,989 sq. ft.   |                              |

### BICYCLE PARKING

|            |                               |       |
|------------|-------------------------------|-------|
| REQUIRED   |                               |       |
| RESIDENCE  | - 0.5 PER UNIT (1,089 UNITS)  | 545   |
| COMMERCIAL | - 1 PER 250m² GFA (2,847.5m²) | 11    |
| TOTAL      |                               | 546   |
| PROVIDED   |                               |       |
| RESIDENCE  | - 1.0 PER UNIT                | 1,089 |
| COMMERCIAL |                               | 32    |
| TOTAL      |                               | 1,121 |

### AMENITY SPACE

|                                      |               |
|--------------------------------------|---------------|
| AT GRADE EXTERIOR - COMMUNAL         | 600.0 sq. m   |
| INTERIOR 1st fl. AMENITY - COMMUNAL  | 450.0 sq. m   |
| EXTERIOR TERRACES - PRIVATE          | 500.0 sq. m   |
| INTERIOR 5th fl. AMENITY - COMMUNAL  | 900.0 sq. m   |
| EXTERIOR 5th fl. TERRACES - COMMUNAL | 1,200.0 sq. m |
| EXTERIOR ROOF TOP - COMMUNAL         | 300.0 sq. m   |
| INTERIOR ROOF TOP - COMMUNAL         | 600.0 sq. m   |
| PRIVATE BALCONIES                    | 4,000.0 sq. m |
| TOTAL                                | 8,550.0 sq. m |
| TOTAL COMMUNAL                       | 4,050.0 sq. m |
| REQUIRED - 6.0M² PER UNIT (1,089)    | 6,534.0 sq. m |
| REQUIRED COMMUNAL @ 50%              | 3,267.0 sq. m |

### LAND PHASE AREA

|                        |                |         |
|------------------------|----------------|---------|
| PHASE 1 - BUILDING 'A' | 3,919.2 sq. m  | 22.43%  |
| PHASE 2 - BUILDING 'B' | 5,364.3 sq. m  | 34.2%   |
| PHASE 3 - BUILDING 'C' | 6,598.1 sq. m  | 35.3%   |
| PARKLAND DEDICATION    | 1,269.0 sq. m  | 8.09%   |
| TOTAL                  | 15,688.6 sq. m | 100.00% |

### LOT COVERAGE

|                          |                |         |
|--------------------------|----------------|---------|
| BUILDING FOOTPRINT - 'A' | 1,721.7 sq. m  | 10.97%  |
| BUILDING FOOTPRINT - 'B' | 2,768.2 sq. m  | 17.63%  |
| BUILDING FOOTPRINT - 'C' | 2,510.8 sq. m  | 16.00%  |
| LANDSCAPE SURFACE        | 2,665.6 sq. m  | 16.99%  |
| DRIVING SURFACE          | 2,665.6 sq. m  | 16.99%  |
| LANDSCAPE SURFACE        | 4,755.3 sq. m  | 29.99%  |
| PARKLAND DEDICATION      | 1,269.0 sq. m  | 8.09%   |
| TOTAL                    | 15,688.6 sq. m | 100.00% |

### LEGAL DESCRIPTION

TOPOGRAPHIC PLAN OF SURVEY OF LOT 6 AND PART OF LOTS 5, 7, 8, 9, 10, 11 & 12 REGISTERED PLAN 310501 & PART OF LOTS 5, 6, 7, 8 & 9 REGISTERED PLAN 310509 CITY OF OTTAWA

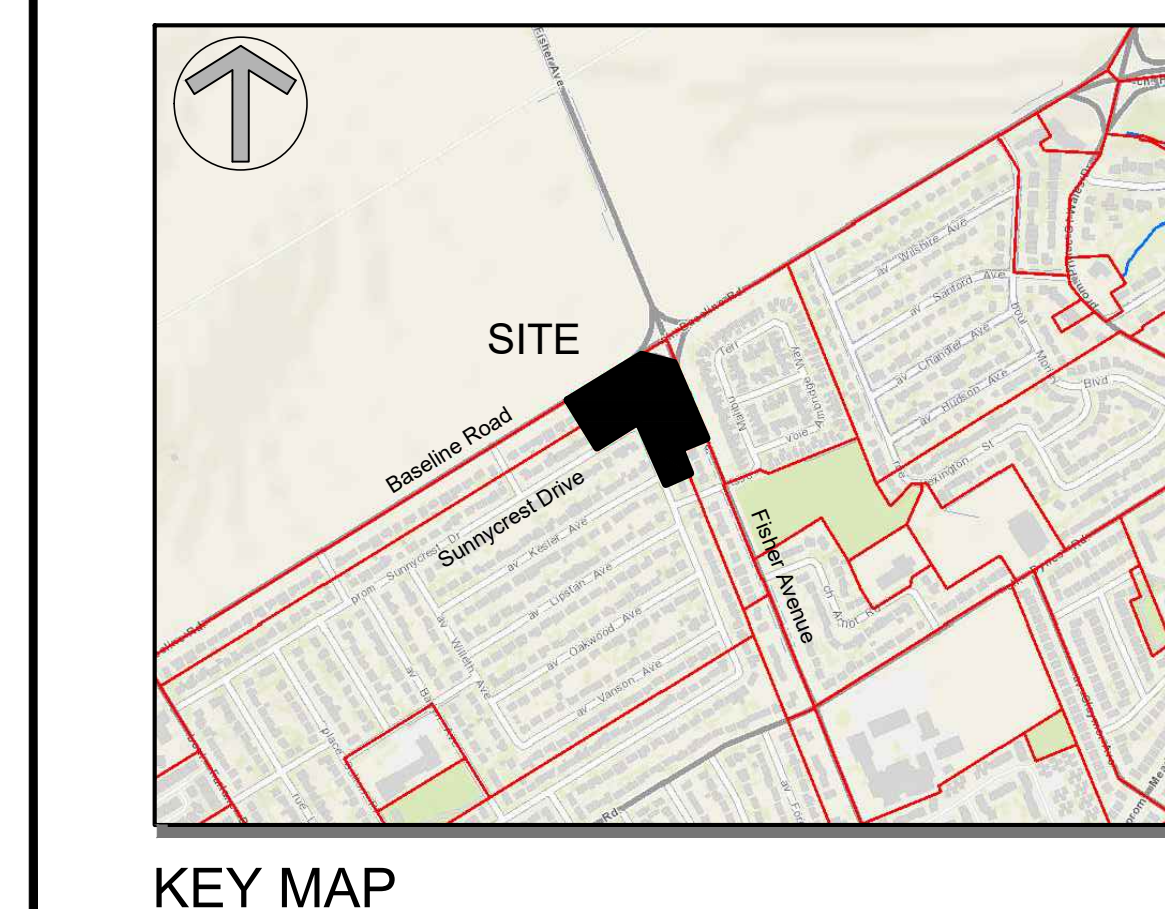
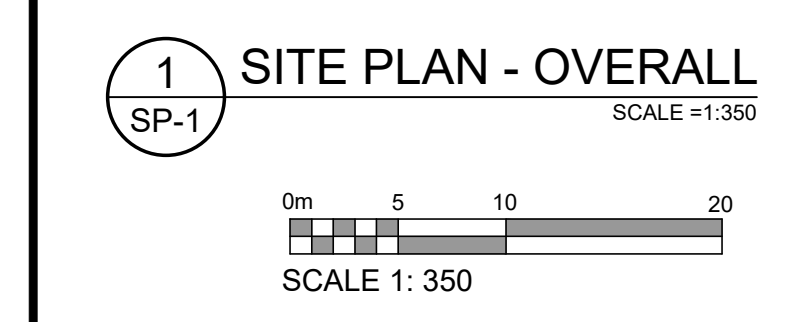
FARLEY, SMITH & DENIS SURVEYING LTD. 2023

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

### NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE



|   |             |
|---|-------------|
| REVISAS                                 | DATE        |
| REVISAS AS PER ROUND 1 SPC COMMENTS     | Sept 29, 23 |
| ISSUED FOR SPC APPLICATION - PHASE 1    | June 09, 23 |
| REVISAS AS PER ROUND 2 2A COMMENTS      | Apr. 28, 23 |
| ISSUED TO OWNER / CONSULTANT            | Apr. 19, 23 |
| REVISAS AS PER ROUND 1 2A COMMENTS      | Mar. 20, 23 |
| ISSUED FOR ZONING AMENDMENT APPLICATION | May 16, 22  |
| ISSUED FOR OWNER / CONSULTANT REVIEW    | May 10, 22  |



ARCHITECT:

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PROJECT TITLE:

**780 Baseline Road**

OTTAWA ONTARIO

### SITE PLAN OVERALL

|             |           |
|-------------|-----------|
| DRAWN:      | CHECKED:  |
| RV          | T.Z.      |
| SCALE:      | SHEET No. |
| 1:350       |           |
| PROJECT No. |           |
| 2131        |           |

# SP-1

D02-02-22-0049 D07-12-23-0076