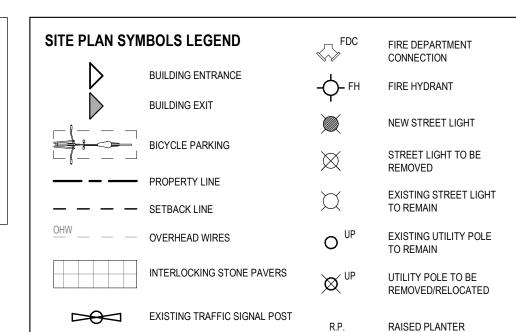


SURVEY INFO
PART OF LOT 31, REGISTERED PLAN 126 &
PART OF LOT 20, CONCESSION 1 AND
PART OF BLOCK 2, REGISTERED PLAN 118
CITY OF OTTAWA

PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. FIELD WORK COMPLETED ON NOVEMBER 24, 2021



SETBACK FROM

GENERAL ARCHITECTURAL NOTES:

1. This drawing is the property of

SITE PLAN NOTES

S3 CONCRETE SIDEWALK

S4 SOFT LANDSCAPING

S5 DEPRESSED CURB

S8 CURB TRANSITION

S9 CONCRETE RAMP

S10 PLANTING BED

S6 LINE OF CANOPY ABOVE

S7 3m x 9m CORNER SIGHT TRIANGLE

S2 EXISTING STRUCTURE TO BE DEMOLISHED

S1 ASPHALT

This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the

Architect and obtain clarification prior to commencing work.

3. Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.

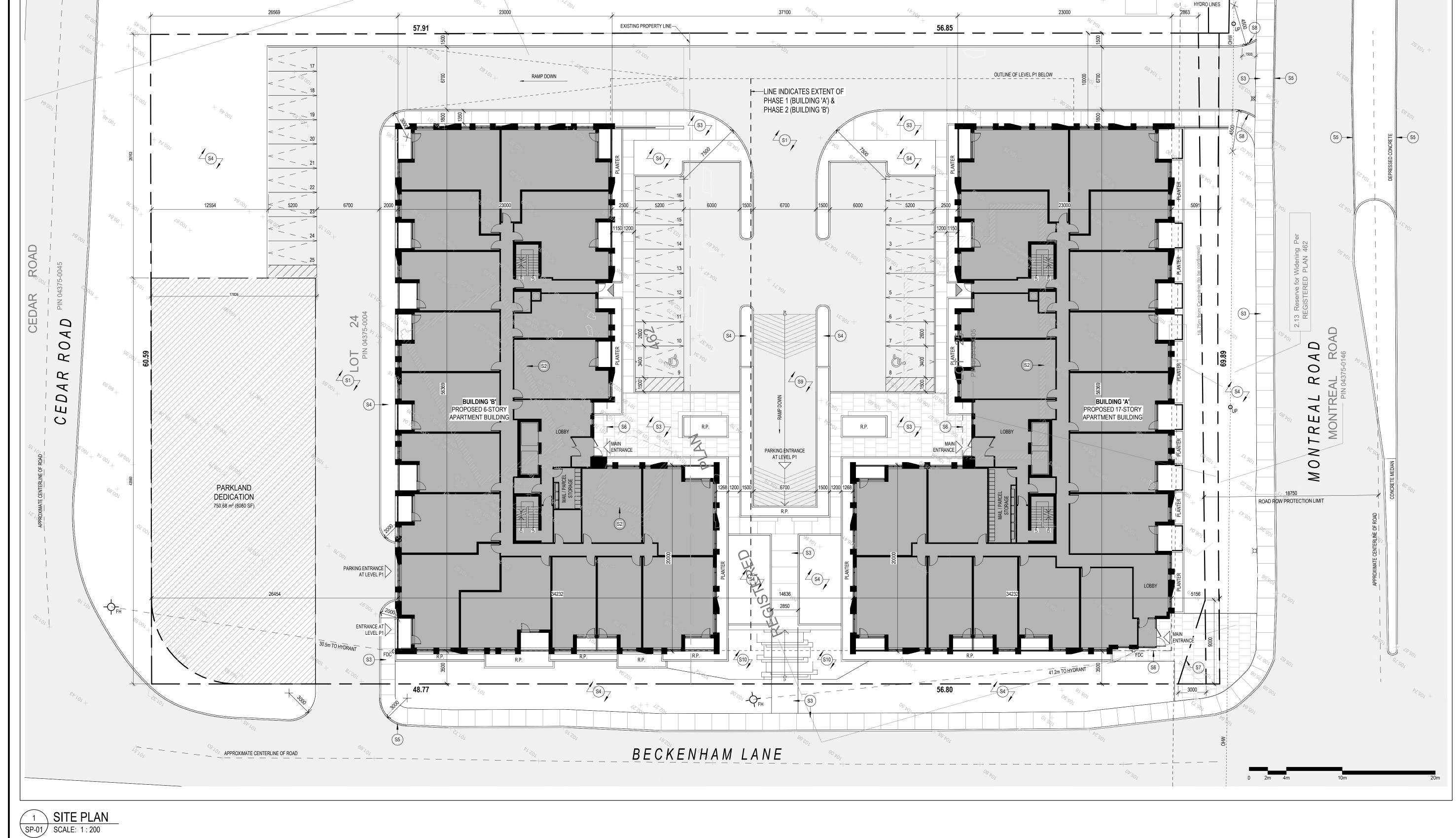
supplementary information regarding the intent of the Contract Documents.

The Architectural drawings are to be read in conjuction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.

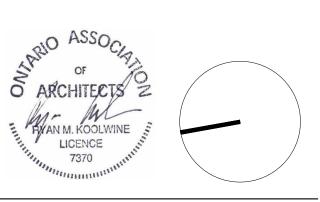
Positions of exposed or finished Mechanical or Electrical devices, fittings and

fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.

These documents are not to be used for construction unless specifically noted for



1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10
ISSUE RECORD





Project1 Studio Incorporated | 613.884.3939 | mail@project1studio.ca

1765 MONTREAL RD

1765 Montreal Road

Ottawa, ON

PROJ SCALE DRAWN REVIEWED

2107 NOTED BH JH

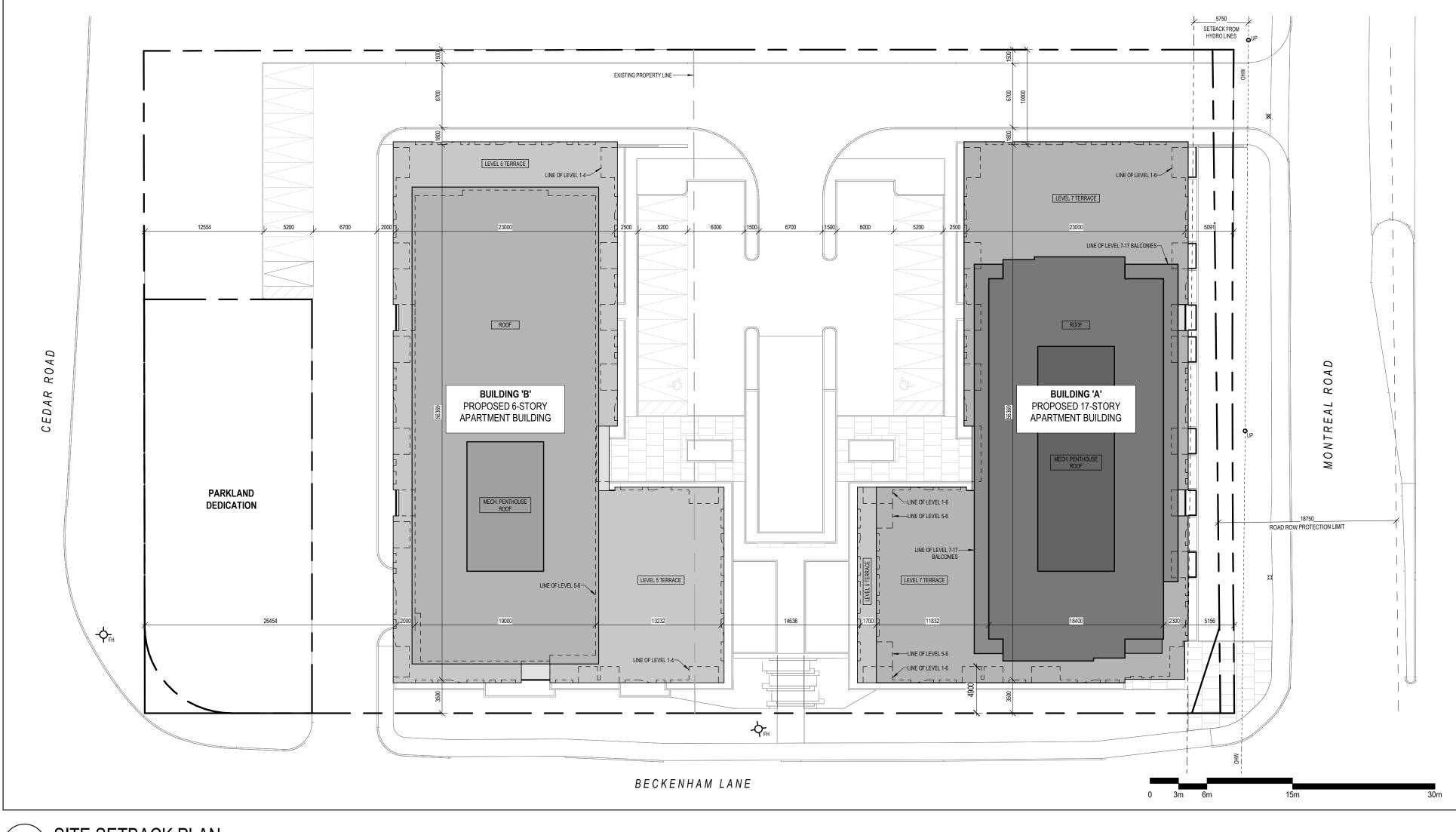
SITE PLAN

SP-01

UNIT COUNT LVL 01 LVL 02 LVL 03 LVL 04 LVL 05 LVL 06 LVL 07 LVL 08 LVL 09 LVL 10 LVL 11 LVL 12 LVL 13 LVL 14 LVL 15 LVL 16 LVL 17 TOTAL COUNT PERCENTAGE 2-BED + DEN

BL	DG 'B' UNIT	BREAKD	OWN	BL	.DG 'A' UNIT	BREAKD	OWN
NO.	BEDS	AREA	AREA (SF)	NO.	BEDS	AREA	AREA (SF)
VEL 01 3101	1-BED + DEN	66.49 m²	715.64 ft²	A101	1-BED + DEN	66.49 m²	715.64 ft²
B102 B103	STUDIO 2-BED	45.91 m² 86.11 m²	494.22 ft² 926.92 ft²	A102 A103	STUDIO 2-BED	45.91 m ² 86.11 m ²	494.22 ft² 926.92 ft²
B104 B105	2-BED 2-BED	88.15 m ² 84.11 m ²	948.86 ft ² 905.36 ft ²	A104 A105	2-BED 2-BED	88.15 m²	948.86 ft²
B105 B106	1-BED	57.69 m ²	905.36 ft² 620.96 ft²	A105 A106	1-BED	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²
B107 B108	1-BED + DEN 1-BED + DEN	66.74 m ² 68.51 m ²	718.36 ft² 737.46 ft²	A107 A108	1-BED + DEN 1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft² 737.46 ft²
B100	1-BED + DEN	68.27 m ²	737.40 ft ²	A109	1-BED + DEN	68.27 m ²	737.40 ft ²
B110 B111	1-BED + DEN 1-BED + DEN	66.87 m ² 65.52 m ²	719.73 ft² 705.29 ft²	A110 A111	1-BED + DEN 1-BED + DEN	68.33 m² 69.42 m²	735.45 ft² 747.18 ft²
B112	2-BED	87.47 m²	941.48 ft²	A111	1-BED	53.57 m ²	576.60 ft ²
B113 B114	2-BED STUDIO	79.05 m ² 47.22 m ²	850.87 ft ² 508.25 ft ²	A113 A114	1-BED STUDIO	61.33 m ² 47.22 m ²	660.18 ft ² 508.25 ft ²
B115	STUDIO	47.17 m²	507.77 ft²	A115	STUDIO	47.22 m²	508.29 ft²
B116 B117	2-BED 2-BED	79.26 m ² 73.75 m ²	853.09 ft² 793.81 ft²	A116 A117	2-BED 2-BED	79.21 m ² 73.74 m ²	852.57 ft ² 793.77 ft ²
B118	1-BED	55.29 m²	595.17 ft²	A118	1-BED	55.39 m²	596.25 ft²
EVEL 02 B201	1-BED	54.66 m²	588.30 ft²	LEVEL 02 A201	1-BED	57.63 m²	620.33 ft²
B202 B203	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²	A202 A203	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²
B203	2-BED	85.79 m²	923.40 ft ²	A203	2-BED	85.81 m ²	923.69 ft ²
B205 B206	2-BED 2-BED	88.15 m ² 84.11 m ²	948.86 ft ² 905.36 ft ²	A205 A206	2-BED 2-BED	88.12 m ² 84.11 m ²	948.57 ft ² 905.36 ft ²
B207	1-BED	57.69 m ²	620.96 ft ²	A207	1-BED	57.69 m ²	620.96 ft ²
B208 B209	1-BED + DEN 1-BED + DEN	66.74 m² 68.51 m²	718.36 ft² 737.46 ft²	A208 A209	1-BED + DEN 1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft² 737.46 ft²
B210	1-BED + DEN	68.27 m ²	734.80 ft ²	A210	1-BED + DEN	68.27 m ²	734.80 ft ²
B211 B212	1-BED + DEN 1-BED + DEN	66.87 m ² 65.52 m ²	719.73 ft² 705.29 ft²	A211 A212	1-BED + DEN 1-BED + DEN	68.33 m ² 65.32 m ²	735.45 ft² 703.07 ft²
B212 B213	1-BED + DEN 2-BED	87.47 m ²	705.29 ft² 941.48 ft²	A212 A213	1-BED + DEN 2-BED	77.64 m ²	703.07 ft² 835.69 ft²
B214 B215	2-BED STUDIO	79.05 m² 47.22 m²	850.87 ft² 508.25 ft²	A214 A215	2-BED STUDIO	80.70 m ² 47.22 m ²	868.69 ft ² 508.25 ft ²
B215 B216	STUDIO	47.17 m²	507.77 ft ²	A216	STUDIO	47.22 m²	508.29 ft²
B217 B218	2-BED 2-BED	79.26 m² 73.75 m²	853.09 ft² 793.81 ft²	A217 A218	2-BED 2-BED	79.21 m ² 73.74 m ²	852.57 ft ² 793.77 ft ²
B218 B219	1-BED	73.75 m² 52.56 m²	793.81 ft² 565.73 ft²	A219	1-BED	73.74 m ² 52.66 m ²	793.77 ft² 566.81 ft²
EVEL 03 B301	1-BED	54.18 m²	583.17 ft²	LEVEL 03 A301	1-BED	52.10 m ²	560.82 ft²
B302	1-BED	54.18 m² 61.67 m²	583.17 ft² 663.84 ft²	A302	1-BED	52.10 m ² 61.67 m ²	560.82 ft² 663.84 ft²
B303 B304	1-BED 2-BED	54.91 m ² 85.79 m ²	591.05 ft² 923.40 ft²	A303 A304	1-BED 2-BED	54.91 m ² 85.81 m ²	591.05 ft ² 923.69 ft ²
B305	2-BED	88.15 m²	948.86 ft²	A305	2-BED	88.12 m²	948.57 ft²
B306 B307	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²	A306 A307	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²
B308	1-BED + DEN	66.74 m²	718.36 ft²	A308	1-BED + DEN	68.20 m²	734.08 ft²
B309 B310	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A309 A310	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²
B311	1-BED + DEN	66.87 m²	719.73 ft²	A311	1-BED + DEN	68.33 m²	735.45 ft²
B312 B313	1-BED + DEN 2-BED	65.52 m ² 87.47 m ²	705.29 ft ² 941.48 ft ²	A312 A313	1-BED + DEN 2-BED	65.32 m ² 83.86 m ²	703.07 ft ² 902.69 ft ²
B314	2-BED	79.05 m²	850.87 ft²	A314	2-BED	80.70 m ²	868.69 ft ²
B315 B316	STUDIO STUDIO	47.22 m ² 47.17 m ²	508.25 ft ² 507.77 ft ²	A315 A316	STUDIO STUDIO	47.22 m ² 47.22 m ²	508.25 ft ² 508.29 ft ²
B317	2-BED	79.26 m²	853.09 ft²	A317	2-BED	79.21 m²	852.57 ft ²
B318 B319	2-BED 1-BED	73.75 m² 52.57 m²	793.81 ft² 565.81 ft²	A318 A319	2-BED 1-BED	73.74 m² 52.75 m²	793.77 ft² 567.78 ft²
VEL 04				LEVEL 04			
B401 B402	1-BED 1-BED	54.18 m ² 61.67 m ²	583.17 ft² 663.84 ft²	A401 A402	1-BED 1-BED	52.10 m ² 61.67 m ²	560.82 ft ² 663.84 ft ²
B403	1-BED	54.91 m²	591.05 ft²	A403	1-BED	54.91 m²	591.05 ft²
B404 B405	2-BED 2-BED	85.79 m ² 88.15 m ²	923.40 ft² 948.86 ft²	A404 A405	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft ² 948.57 ft ²
B406	2-BED	84.11 m²	905.36 ft²	A406	2-BED	84.11 m²	905.36 ft²
B407 B408	1-BED 1-BED + DEN	57.69 m² 66.74 m²	620.96 ft ² 718.36 ft ²	A407 A408	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft ² 734.08 ft ²
B409	1-BED + DEN	68.51 m²	737.46 ft²	A409	1-BED + DEN	68.51 m²	737.46 ft²
B410 B411	1-BED + DEN 1-BED + DEN	68.27 m ² 66.87 m ²	734.80 ft ² 719.73 ft ²	A410 A411	1-BED + DEN 1-BED + DEN	68.27 m ² 68.33 m ²	734.80 ft ² 735.45 ft ²
B412	1-BED + DEN	65.52 m²	705.29 ft²	A412	1-BED + DEN	65.32 m²	703.07 ft²
B413 B414	2-BED 2-BED	87.47 m ² 79.05 m ²	941.48 ft² 850.87 ft²	A413 A414	2-BED 2-BED	83.86 m ² 80.70 m ²	902.69 ft ² 868.69 ft ²
B415	STUDIO	47.22 m²	508.25 ft²	A415	STUDIO	47.22 m²	508.25 ft²
B416 B417	2-BED	47.17 m ² 79.26 m ²	507.77 ft² 853.09 ft²	A416 A417	2-BED	47.22 m² 79.21 m²	508.29 ft ² 852.57 ft ²
B418 B419	2-BED 1-BED	73.75 m ² 52.57 m ²	793.81 ft² 565.81 ft²	A418 A419	2-BED 1-BED	73.74 m² 52.75 m²	793.77 ft² 567.78 ft²
VEL 05	ויטבט	32.37 111	303.0110	LEVEL 05	I-DED	32.73111	307.7010
B501 B502	1-BED + DEN 2-BED	64.34 m ² 85.11 m ²	692.55 ft² 916.15 ft²	A501 A502	1-BED 1-BED	52.84 m ² 61.67 m ²	568.79 ft² 663.84 ft²
B503	2-BED	77.45 m²	833.61 ft²	A503	1-BED	54.91 m²	591.05 ft²
B504 B505	2-BED 1-BED	82.93 m ² 58.72 m ²	892.64 ft² 632.07 ft²	A504 A505	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft ² 948.57 ft ²
B506	1-BED	58.93 m²	634.31 ft²	A506	2-BED	84.11 m²	905.36 ft²
B507 B508	1-BED 1-BED	58.83 m ² 58.83 m ²	633.19 ft ² 633.19 ft ²	A507 A508	1-BED 1-BED + DEN	57.69 m ² 68.20 m ²	620.96 ft ² 734.08 ft ²
B509	1-BED	58.83 m²	633.19 ft²	A509	1-BED + DEN	68.51 m²	737.46 ft²
B510 B512	2-BED 1-BED + DEN	84.11 m ² 67.72 m ²	905.32 ft ² 728.98 ft ²	A510 A511	1-BED + DEN 1-BED + DEN	68.27 m ² 68.33 m ²	734.80 ft ² 735.45 ft ²
VEL 06				A512	1-BED + DEN	65.32 m²	703.07 ft²
B601 B602	1-BED + DEN 2-BED	64.34 m² 85.11 m²	692.55 ft ² 916.15 ft ²	A513 A514	2-BED 2-BED	83.86 m ² 80.70 m ²	902.69 ft² 868.69 ft²
B603	2-BED	77.45 m²	833.61 ft²	A515	1-BED + DEN	68.79 m²	740.46 ft²
B604 B605	2-BED 1-BED	82.93 m ² 58.72 m ²	892.64 ft ² 632.07 ft ²	A516 A517	2-BED + DEN 2-BED + DEN	93.91 m ² 101.02 m ²	1,010.84 ft ² 1,087.36 ft ²
B606	1-BED	58.93 m²	634.31 ft²	LEVEL 06			
B607 B608	1-BED 1-BED	58.83 m ² 58.83 m ²	633.19 ft ² 633.19 ft ²	A601 A602	1-BED 1-BED	52.84 m ² 61.67 m ²	568.79 ft² 663.84 ft²
B609	1-BED	58.83 m²	633.19 ft²	A603	1-BED	54.91 m²	591.05 ft²
B610 B611	2-BED 2-BED	84.11 m ² 78.71 m ²	905.32 ft² 847.21 ft²	A604 A605	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft ² 948.57 ft ²
B612	2-BED 1-BED + DEN	67.72 m ²	728.98 ft²	A606	2-BED 2-BED	84.11 m ²	946.57 ft ²
TAL UNI	TS: 98			A607 A608	1-BED 1-BED + DEN	57.69 m ² 68.20 m ²	620.96 ft ² 734.08 ft ²
				A608 A609	1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft ²
				A610	1-BED + DEN	68.27 m ²	734.80 ft²
				A611 A612	1-BED + DEN 1-BED + DEN	68.33 m² 65.32 m²	735.45 ft² 703.07 ft²
				A613	2-BED	83.86 m²	902.69 ft ²
				A614 A615	2-BED 1-BED + DEN	80.70 m ² 68.79 m ²	868.69 ft ² 740.46 ft ²
				A616	2-BED + DEN	93.91 m²	1,010.84 ft²
				A617 LEVEL 07	2-BED + DEN	101.02 m ²	1,087.36 ft ²
				A701	1-BED	48.71 m²	524.28 ft²
				A702 A703	1-BED 2-BED	50.10 m ² 69.61 m ²	539.27 ft² 749.29 ft²
				A705	1-BED	57.14 m²	615.07 ft²
				A706	1-BED	56.88 m²	612.20 ft ²
				A707	1-BED	56.88 m²	612.20 ft ²

UNIT	NIT BREAKDOWN		BL	DG 'A' UNIT	BREAKD	OWN	BL	.DG 'A' UNIT	BREAKD	OWN
S	AREA	AREA (SF)	NO. LEVEL 01	BEDS	AREA	AREA (SF)	NO. LEVEL 08	BEDS	AREA	AREA (SF)
DEN	66.49 m²	715.64 ft²	A101	1-BED + DEN	66.49 m²	715.64 ft²	A801	1-BED	48.11 m²	517.84 ft²
) O :D	45.91 m ² 86.11 m ²	494.22 ft² 926.92 ft²	A102 A103	STUDIO 2-BED	45.91 m ² 86.11 m ²	494.22 ft² 926.92 ft²	A802 A803	1-BED 2-BED	50.10 m ² 69.61 m ²	539.27 ft² 749.29 ft²
D	88.15 m ²	948.86 ft²	A104	2-BED	88.15 m ²	948.86 ft²	A804	1-BED + DEN	66.76 m ²	718.56 ft²
D D	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²	A105 A106	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft² 620.96 ft²	A805 A806	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
DEN	66.74 m²	718.36 ft²	A107	1-BED + DEN 1-BED + DEN	68.20 m²	734.08 ft²	A807	1-BED	56.88 m²	612.20 ft²
DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A108 A109	1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A808 A809	1-BED 2-BED	56.88 m ² 72.57 m ²	612.20 ft ² 781.09 ft ²
DEN	66.87 m²	719.73 ft²	A110	1-BED + DEN	68.33 m²	735.45 ft²	A810	2-BED	75.52 m²	812.86 ft²
DEN D	65.52 m ² 87.47 m ²	705.29 ft² 941.48 ft²	A111 A112	1-BED + DEN 1-BED	69.42 m² 53.57 m²	747.18 ft² 576.60 ft²	A811 LEVEL 09	1-BED	51.56 m²	554.97 ft²
D	79.05 m ² 47.22 m ²	850.87 ft ² 508.25 ft ²	A113 A114	1-BED STUDIO	61.33 m ² 47.22 m ²	660.18 ft² 508.25 ft²	A901 A902	1-BED 1-BED	48.11 m ²	517.84 ft ² 539.27 ft ²
) O) O	47.22 III ²	506.25 It ²	A114 A115	STUDIO	47.22 m²	508.29 ft ²	A902 A903	2-BED	50.10 m ² 69.61 m ²	749.29 ft²
D D	79.26 m ² 73.75 m ²	853.09 ft² 793.81 ft²	A116 A117	2-BED 2-BED	79.21 m ² 73.74 m ²	852.57 ft ² 793.77 ft ²	A904 A905	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
D D	55.29 m ²	595.17 ft ²	A118	1-BED	55.39 m ²	596.25 ft ²	A905 A906	1-BED	56.88 m ²	612.20 ft ²
:D	54.66 m²	588.30 ft²	LEVEL 02 A201	1-BED	57.63 m²	620.33 ft²	A907 A908	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
D.	61.67 m²	663.84 ft²	A202	1-BED	61.67 m ²	663.84 ft²	A909	2-BED	72.57 m²	781.09 ft²
D D	54.91 m ² 85.79 m ²	591.05 ft ² 923.40 ft ²	A203 A204	1-BED 2-BED	54.91 m² 85.81 m²	591.05 ft ² 923.69 ft ²	A910 A911	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
:D	88.15 m²	948.86 ft²	A205	2-BED	88.12 m²	948.57 ft²	LEVEL 10			
D D	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²	A206 A207	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²	A1001 A1002	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft² 539.27 ft²
DEN	66.74 m²	718.36 ft²	A208	1-BED + DEN	68.20 m²	734.08 ft²	A1003	2-BED	69.61 m²	749.29 ft²
DEN DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A209 A210	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A1004 A1005	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
DEN	66.87 m²	719.73 ft²	A211	1-BED + DEN	68.33 m²	735.45 ft²	A1006	1-BED	56.88 m²	612.20 ft ²
DEN D	65.52 m ² 87.47 m ²	705.29 ft² 941.48 ft²	A212 A213	1-BED + DEN 2-BED	65.32 m² 77.64 m²	703.07 ft² 835.69 ft²	A1007 A1008	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
D	79.05 m²	850.87 ft²	A214	2-BED	80.70 m²	868.69 ft²	A1009	2-BED	72.57 m²	781.09 ft²
OIO OIO	47.22 m ² 47.17 m ²	508.25 ft² 507.77 ft²	A215 A216	STUDIO STUDIO	47.22 m ² 47.22 m ²	508.25 ft ² 508.29 ft ²	A1010 A1011	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
D	79.26 m²	853.09 ft ²	A217	2-BED	79.21 m²	852.57 ft²	LEVEL 11			
D D	73.75 m² 52.56 m²	793.81 ft² 565.73 ft²	A218 A219	2-BED 1-BED	73.74 m² 52.66 m²	793.77 ft² 566.81 ft²	A1101 A1102	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
			LEVEL 03				A1103	2-BED	69.61 m²	749.29 ft²
D D	54.18 m ² 61.67 m ²	583.17 ft² 663.84 ft²	A301 A302	1-BED 1-BED	52.10 m ² 61.67 m ²	560.82 ft² 663.84 ft²	A1104 A1105	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
D	54.91 m²	591.05 ft²	A303	1-BED	54.91 m²	591.05 ft²	A1106	1-BED	56.88 m²	612.20 ft ²
D D	85.79 m ² 88.15 m ²	923.40 ft² 948.86 ft²	A304 A305	2-BED 2-BED	85.81 m ² 88.12 m ²	923.69 ft ² 948.57 ft ²	A1107 A1108	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
)	84.11 m²	905.36 ft²	A306	2-BED	84.11 m²	905.36 ft²	A1109	2-BED	72.57 m²	781.09 ft²
DEN	57.69 m ² 66.74 m ²	620.96 ft² 718.36 ft²	A307 A308	1-BED 1-BED + DEN	57.69 m² 68.20 m²	620.96 ft ² 734.08 ft ²	A1110 A1111	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
DEN	68.51 m²	737.46 ft²	A309	1-BED + DEN	68.51 m²	737.46 ft²	LEVEL 12			
DEN DEN	68.27 m ² 66.87 m ²	734.80 ft ² 719.73 ft ²	A310 A311	1-BED + DEN 1-BED + DEN	68.27 m ² 68.33 m ²	734.80 ft ² 735.45 ft ²	A1201 A1202	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
DEN	65.52 m²	705.29 ft²	A312	1-BED + DEN	65.32 m²	703.07 ft²	A1203	2-BED	69.61 m²	749.29 ft²
)	87.47 m ² 79.05 m ²	941.48 ft² 850.87 ft²	A313 A314	2-BED 2-BED	83.86 m ² 80.70 m ²	902.69 ft ² 868.69 ft ²	A1204 A1205	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
10	47.22 m²	508.25 ft²	A315	STUDIO	47.22 m²	508.25 ft²	A1206	1-BED	56.88 m²	612.20 ft ²
IO D	47.17 m² 79.26 m²	507.77 ft ² 853.09 ft ²	A316 A317	STUDIO 2-BED	47.22 m ² 79.21 m ²	508.29 ft ² 852.57 ft ²	A1207 A1208	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
D	73.75 m²	793.81 ft²	A318	2-BED	73.74 m²	793.77 ft²	A1209	2-BED	72.57 m²	781.09 ft²
D	52.57 m²	565.81 ft²	A319 LEVEL 04	1-BED	52.75 m²	567.78 ft²	A1210 A1211	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
D	54.18 m²	583.17 ft²	A401	1-BED	52.10 m²	560.82 ft²	LEVEL 13			
D D	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²	A402 A403	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²	A1301 A1302	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
D	85.79 m²	923.40 ft²	A404	2-BED	85.81 m²	923.69 ft²	A1303	2-BED	69.61 m²	749.29 ft²
D D	88.15 m ² 84.11 m ²	948.86 ft² 905.36 ft²	A405 A406	2-BED 2-BED	88.12 m ² 84.11 m ²	948.57 ft ² 905.36 ft ²	A1304 A1305	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft² 612.20 ft²
DEN	57.69 m²	620.96 ft²	A407	1-BED	57.69 m²	620.96 ft²	A1306	1-BED	56.88 m²	612.20 ft²
DEN DEN	66.74 m ² 68.51 m ²	718.36 ft² 737.46 ft²	A408 A409	1-BED + DEN 1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft² 737.46 ft²	A1307 A1308	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
DEN	68.27 m²	734.80 ft²	A410	1-BED + DEN	68.27 m²	734.80 ft² 735.45 ft²	A1309	2-BED	72.57 m²	781.09 ft²
DEN DEN	66.87 m ² 65.52 m ²	719.73 ft² 705.29 ft²	A411 A412	1-BED + DEN 1-BED + DEN	68.33 m² 65.32 m²	735.45 π ² 703.07 ft ²	A1310 A1311	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
)	87.47 m ²	941.48 ft²	A413	2-BED	83.86 m ²	902.69 ft²	LEVEL 14	4 DED	40 44 2	F47.04.82
D IO	79.05 m ² 47.22 m ²	850.87 ft ² 508.25 ft ²	A414 A415	2-BED STUDIO	80.70 m ² 47.22 m ²	868.69 ft ² 508.25 ft ²	A1401 A1402	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft ² 539.27 ft ²
10	47.17 m²	507.77 ft²	A416	STUDIO	47.22 m²	508.29 ft²	A1403	2-BED	69.61 m ²	749.29 ft²
)	79.26 m ² 73.75 m ²	853.09 ft ² 793.81 ft ²	A417 A418	2-BED 2-BED	79.21 m² 73.74 m²	852.57 ft ² 793.77 ft ²	A1404 A1405	1-BED + DEN 1-BED	66.76 m² 56.88 m²	718.56 ft ² 612.20 ft ²
)	52.57 m²	565.81 ft²	A419	1-BED	52.75 m²	567.78 ft²	A1406	1-BED	56.88 m²	612.20 ft ²
DEN	64.34 m²	692.55 ft²	LEVEL 05 A501	1-BED	52.84 m²	568.79 ft²	A1407 A1408	1-BED 1-BED	56.88 m² 56.88 m²	612.20 ft ² 612.20 ft ²
)	85.11 m²	916.15 ft²	A502	1-BED	61.67 m²	663.84 ft²	A1409	2-BED	72.57 m²	781.09 ft²
))	77.45 m ² 82.93 m ²	833.61 ft² 892.64 ft²	A503 A504	1-BED 2-BED	54.91 m ² 85.81 m ²	591.05 ft² 923.69 ft²	A1410 A1411	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
)	58.72 m²	632.07 ft²	A505	2-BED	88.12 m²	948.57 ft ²	LEVEL 15			1
)	58.93 m ² 58.83 m ²	634.31 ft² 633.19 ft²	A506 A507	2-BED 1-BED	84.11 m ² 57.69 m ²	905.36 ft ² 620.96 ft ²	A1501 A1502	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft² 539.27 ft²
)	58.83 m² 58.83 m²	633.19 ft²	A508 A509	1-BED + DEN	68.20 m²	734.08 ft²	A1503	2-BED 1-BED + DEN	69.61 m ²	749.29 ft² 718.56 ft²
)	58.83 m ² 84.11 m ²	633.19 ft² 905.32 ft²	A509 A510	1-BED + DEN 1-BED + DEN	68.51 m ² 68.27 m ²	737.46 ft² 734.80 ft²	A1504 A1505	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft ² 612.20 ft ²
DEN	67.72 m²	728.98 ft²	A511	1-BED + DEN	68.33 m²	735.45 ft²	A1506	1-BED	56.88 m ²	612.20 ft ²
DEN	64.34 m²	692.55 ft²	A512 A513	1-BED + DEN 2-BED	65.32 m ² 83.86 m ²	703.07 ft ² 902.69 ft ²	A1507 A1508	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
)	85.11 m² 77.45 m²	916.15 ft²	A514 A515	2-BED	80.70 m ²	868.69 ft ²	A1509	2-BED	72.57 m ²	781.09 ft² 812.86 ft²
)	77.45 m ² 82.93 m ²	833.61 ft² 892.64 ft²	A515 A516	1-BED + DEN 2-BED + DEN	68.79 m² 93.91 m²	740.46 ft² 1,010.84 ft²	A1510 A1511	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²
)	58.72 m² 58.93 m²	632.07 ft² 634.31 ft²	A517 LEVEL 06	2-BED + DEN	101.02 m²	1,087.36 ft²	LEVEL 16 A1601	1 DED	/Q 11 ~~°	517.84 ft²
)	58.93 m ² 58.83 m ²	634.31 ft² 633.19 ft²	A601	1-BED	52.84 m²	568.79 ft²	A1601 A1602	1-BED 1-BED	48.11 m ² 50.10 m ²	517.84 ft² 539.27 ft²
)	58.83 m ² 58.83 m ²	633.19 ft² 633.19 ft²	A602 A603	1-BED 1-BED	61.67 m ² 54.91 m ²	663.84 ft² 591.05 ft²	A1603 A1604	2-BED 1-BED + DEN	69.61 m ² 66.76 m ²	749.29 ft² 718.56 ft²
)	58.83 m ² 84.11 m ²	905.32 ft²	A604	1-BED 2-BED	54.91 m ² 85.81 m ²	923.69 ft ²	A1604 A1605	1-BED + DEN	56.88 m ²	718.56 ft ² 612.20 ft ²
) DEN	78.71 m ² 67.72 m ²	847.21 ft² 728.98 ft²	A605 A606	2-BED 2-BED	88.12 m ² 84.11 m ²	948.57 ft ² 905.36 ft ²	A1606 A1607	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
JLIN	VI.IZ III*	1 20.30 IL	A607	1-BED	57.69 m²	620.96 ft²	A1608	1-BED	56.88 m²	612.20 ft ²
			A608 A609	1-BED + DEN 1-BED + DEN	68.20 m ² 68.51 m ²	734.08 ft² 737.46 ft²	A1609 A1610	2-BED 2-BED	72.57 m ² 75.52 m ²	781.09 ft² 812.86 ft²
			A610	1-BED + DEN	68.27 m²	734.80 ft²	A1610	1-BED	75.52 m² 51.56 m²	554.97 ft ²
			A611 A612	1-BED + DEN 1-BED + DEN	68.33 m ² 65.32 m ²	735.45 ft² 703.07 ft²	LEVEL 17 A1701	1-BED	48.11 m²	517.84 ft²
			A613	2-BED	65.32 m ² 83.86 m ²	703.07 ft ² 902.69 ft ²	A1701 A1702	1-BED	48.11 m ² 50.10 m ²	517.84 ft² 539.27 ft²
			A614 A615	2-BED	80.70 m ²	868.69 ft ²	A1703	2-BED	69.61 m ²	749.29 ft²
			A615 A616	1-BED + DEN 2-BED + DEN	68.79 m² 93.91 m²	740.46 ft² 1,010.84 ft²	A1704 A1705	1-BED + DEN 1-BED	66.76 m ² 56.88 m ²	718.56 ft² 612.20 ft²
			A617 LEVEL 07	2-BED + DEN	101.02 m ²	1,087.36 ft²	A1706 A1707	1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
			A701	1-BED	48.71 m²	524.28 ft²	A1707 A1708	1-BED 1-BED	56.88 m ² 56.88 m ²	612.20 ft ² 612.20 ft ²
			A702	1-BED	50.10 m ²	539.27 ft²	A1709	2-BED	72.57 m²	781.09 ft²
			A 700	0.000	60.04 1	710 00 00		** *** * *	75.50 ^	040.00.00
			A703 A705	2-BED 1-BED	69.61 m ² 57.14 m ²	749.29 ft² 615.07 ft²	A1710 A1711	2-BED 1-BED	75.52 m ² 51.56 m ²	812.86 ft ² 554.97 ft ²



SITE SETBACK PLAN

SP-02 SCALE: 1:300

	LEASABLE AREA			PRIVATE AMENITY	
LEVEL	AREA	AREA (SF)	LEVEL	AREA	AREA (SF)
LEVEL 01	2,422.44 m²	26,075 SF	LEVEL 01	149.41 m²	1,608 SF
LEVEL 02	2,576.31 m ²	27,731 SF	LEVEL 02	132.59 m²	1,427 SF
LEVEL 03	2,576.63 m ²	27,735 SF	LEVEL 03	155.94 m²	1,679 SF
LEVEL 04	2,576.63 m ²	27,735 SF	LEVEL 04	155.94 m²	1,679 SF
LEVEL 05	2,007.86 m ²	21,612 SF	LEVEL 05	160.44 m²	1,727 SF
LEVEL 06	2,086.56 m ²	22,460 SF	LEVEL 06	138.53 m²	1,491 SF
LEVEL 07	469.48 m²	5,053 SF	LEVEL 07	92.13 m²	992 SF
LEVEL 08	661.72 m²	7,123 SF	LEVEL 08	124.27 m²	1,338 SF
LEVEL 09	661.72 m²	7,123 SF	LEVEL 09	124.27 m²	1,338 SF
EVEL 10	661.72 m²	7,123 SF	LEVEL 10	124.27 m²	1,338 SF
EVEL 11	661.72 m²	7,123 SF	LEVEL 11	124.27 m²	1,338 SF
EVEL 12	661.72 m²	7,123 SF	LEVEL 12	124.27 m²	1,338 SF
LEVEL 13	661.72 m²	7,123 SF	LEVEL 13	124.27 m²	1,338 SF
LEVEL 14	661.72 m²	7,123 SF	LEVEL 14	124.27 m²	1,338 SF
LEVEL 15	661.72 m²	7,123 SF	LEVEL 15	124.27 m²	1,338 SF
LEVEL 16	661.72 m²	7,123 SF	LEVEL 16	124.27 m²	1,338 SF
LEVEL 17	661.72 m²	7,123 SF	LEVEL 17	124.27 m²	1,338 SF
TOTAL	21,333.08 m²	229,627 SF	TOTAL	2,227.64 m²	23,978 SF

COMMUNAL AMENITY				
LEVEL	NAME	AREA	AREA (SF)	
LEVEL 05	AMENITY ROOM	78.71 m²	847 SF	
LEVEL 05	AMENITY TERRACE	270.66 m²	2,913 SF	
LEVEL 07	AMENITY ROOM	58.70 m²	632 SF	
LEVEL 07	AMENITY ROOM	112.19 m²	1,208 SF	
LEVEL 07	AMENITY TERRACE	260.00 m ²	2,799 SF	
LEVEL 07	AMENITY TERRACE	296.28 m²	3,189 SF	
TOTAL		1,076.54 m²	11,588 SF	

VEHICLE PARKING		
TYPE	COUNT	
RESIDENT	222	
VISITOR	65	
TOTAL	287	

BICYCLE	PARKING
LEVEL	COUNT
LEVEL P1	256
TOTAL	256

LEVEL	AREA	AREA (S
LEVEL 01	1,448.68 m²	15,593 S
LEVEL 02	1,448.95 m²	15,596 S
LEVEL 03	1,449.74 m²	15,605 S
LEVEL 04	1,449.74 m²	15,605 S
LEVEL 05	1,405.44 m²	15,128 S
LEVEL 06	1,405.44 m²	15,128 S
LEVEL 07	749.61 m²	8,069 SF
LEVEL 08	749.61 m²	8,069 SF
LEVEL 09	749.61 m²	8,069 SF
LEVEL 10	749.61 m ²	8,069 SF
LEVEL 11	749.61 m²	8,069 SF
LEVEL 12	749.61 m²	8,069 SF
LEVEL 13	749.61 m ²	8,069 SF
LEVEL 14	749.61 m²	8,069 SF
LEVEL 15	749.61 m²	8,069 SF
LEVEL 16	749.61 m ²	8,069 SF
LEVEL 17	749.61 m²	8,069 SF
TOTAL	16,853.65 m ²	181,411 S

GRU	SS FLOOR AREA (BLD B.)
LEVEL	AREA	AREA (SF)
LEVEL 01	1,451.48 m²	15,624 SF
LEVEL 02	1,451.48 m²	15,624 SF
LEVEL 03	1,451.01 m²	15,619 SF
LEVEL 04	1,451.01 m²	15,619 SF
LEVEL 05	930.16 m²	10,012 SF
LEVEL 06	930.16 m²	10,012 SF
TOTAL	7,665.32 m²	82,509 SF

Current Zoning Designation:	R1AA (Proposed Rezoning to AM10)				
Lot Width:	69.9m				
Total Lot Area:	8.004.4m ²				
Proposed Development - 17 Storey F	ligh-Rise Apartment Building & 6 Storey	∕ Mid-Rise Apartment Building			
No. of units 325 Units Total (High-Rise Building 7	A' = 227 Units + Mid-Rise Building 'B' = 98 Units)				
Zoning Mechanism	Required	Provided			
Minimum Lot Width T-185(b)		69.9m			
Minimum Lot Area T-185(a)	-	8,004.4m ²			
Min. Front Yard Setback S. 186(10)(b)(i)	Om	5.09m			
Min. Frontage within 4.5m of a front lot line S. 186(10)(b)(i)	50%	0% (5.09m)			
Min. Corner Side Yard Setback S. 186(10)(b)(i)	0m	3.5m			
Min. Frontage within 4.5m of a corner lot line S. 186(10)(b)(i)	50%	65.6%			
Min. Interior Side Yard Setback S. 186(10)(c)	3m (first 20m back from the street) 7.5m (beyond 20m)	10m			
Min. Rear Yard Setback S. 186(10)(d)(i)	3m	26.45m			
Maximum Building Height S. 186(10)(j)	30m	18.55m (BUILDING 'B') 51.75m (BUILDING 'A')			
Minimum Building Height S. 186(10)(e)(ii)	7.5m and 2 stories (within 10m of front/corner side lot lines)	18.55m (BUILDING 'B') 51.75m (BUILDING 'A')			
Parking Space Rates (Residents) 101 (Sch. 1A - Area C)	390 Spaces 1.2 spaces / unit for 325 units - Table 101(R15)	222 Spaces 0.68 Spaces / unit			
Minimum Visitor Parking Rates 102 (Sch. 1A - Area C)	65 Spaces 0.2 spaces / unit for 325 units - Table 102(iii)	65 Spaces 0.2 Spaces / unit			
Bicycle Parking Rates (Residents) Table 111A (Sch. 1 - Area C)	163 Spaces 0.5 spaces / unit for 325 units[111A(b)(i)]	256 Spaces 0.79 Spaces / unit			
Total Amenity Area Table 137(4)(ii)	1,950m ² 6m ² / unit for 325 units	3,304.2m ²			
Communal Amenity Area Table 137(4)(ii)	975m ² Min. 50% of Total Amenity Area	1,076.5m ²			

OWNER

LANDRIC HOMES 63 MONTRÉAL ROAD, GATINEAU, QC, J8M 1K3

ARCHITECT

PROJECT1 STUDIO 300 - 260 ST-PATRICK STREET OTTAWA, ON, K1N 5K5

PLANNER

ROBINSON CONSULTANTS INC. 100 PALOMINO DRIVE OTTAWA, ON, K2M 1N3

LANDSCAPE ARCHITECT

NOVATECH 200 - 240 MICHAEL COWPLAND DRIVE OTTAWA, ON, K2M 1P6

CIVIL ENGINEER

NOVATECH 200 - 240 MICHAEL COWPLAND DRIVE OTTAWA, ON, K2M 1P6

SURVEYOR

ANNIS O'SULLIVAN VOLLEBEKK LTD. 165 BAY STREET EMBRUN, ON, K0A 1W1

ISSUE RECORD

1 ISSUED FOR ZONING BY-LAW AMEND. 2025-04-10

ENERAL ARCHITECTURAL NOTES:

Electrical Drawings.

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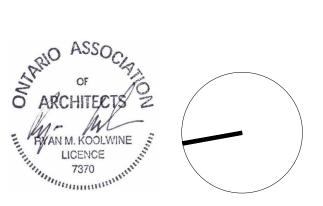
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The Architectural drawings are to be read in conjuction with all other Contract

Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by These documents are not to be used for construction unless specifically noted for

Documents including Project Manuals and the Structural, Mechanical and

Architect and obtain clarification prior to commencing work.





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1765 MONTREAL RD

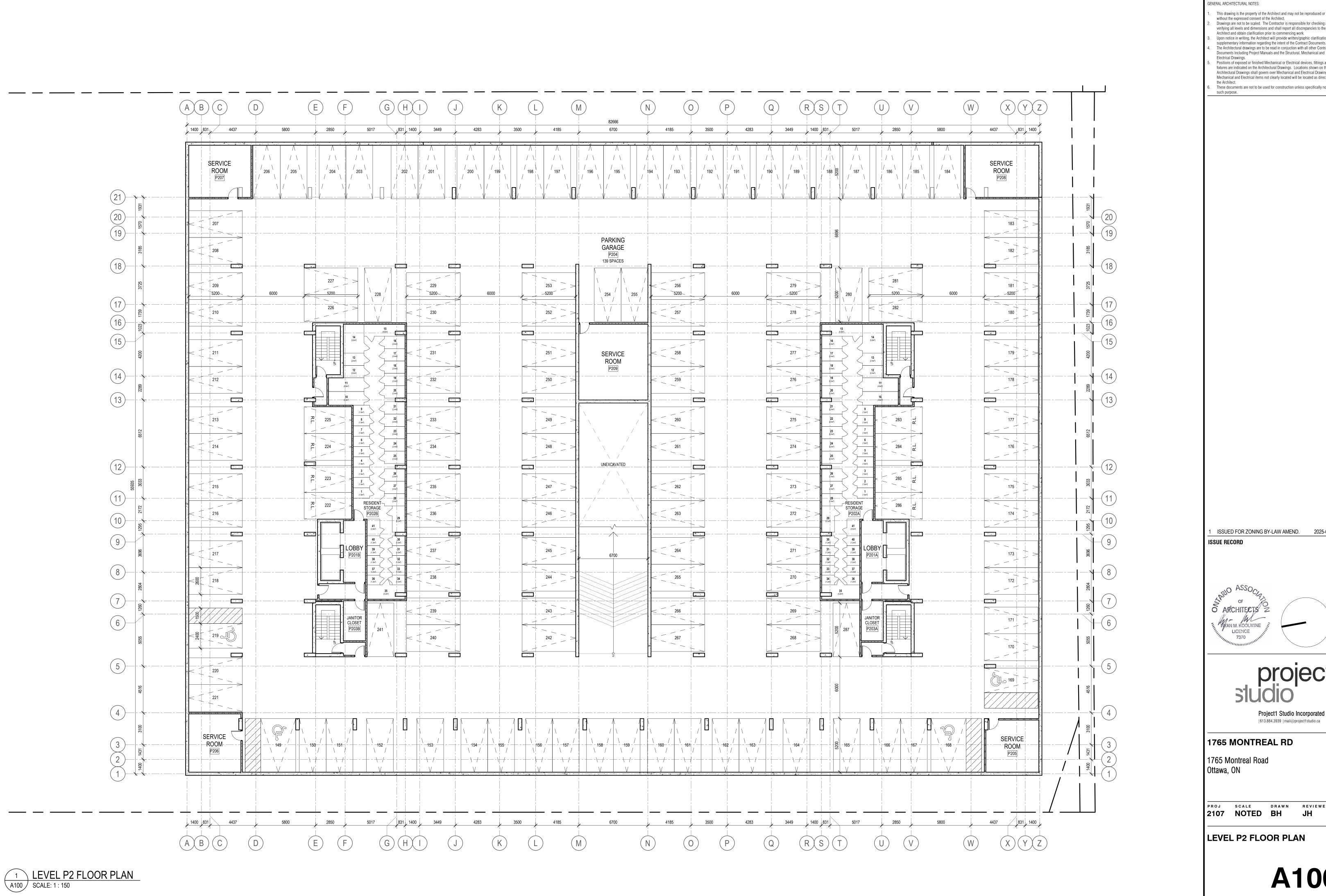
1765 Montreal Road Ottawa, ON

PROJ SCALE DRAWN REVIEWED

2107 NOTED BH

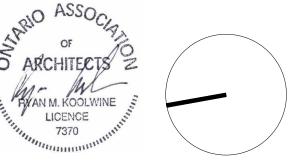
PROJECT STATISTICS AND ZONING INFORMATION

JH



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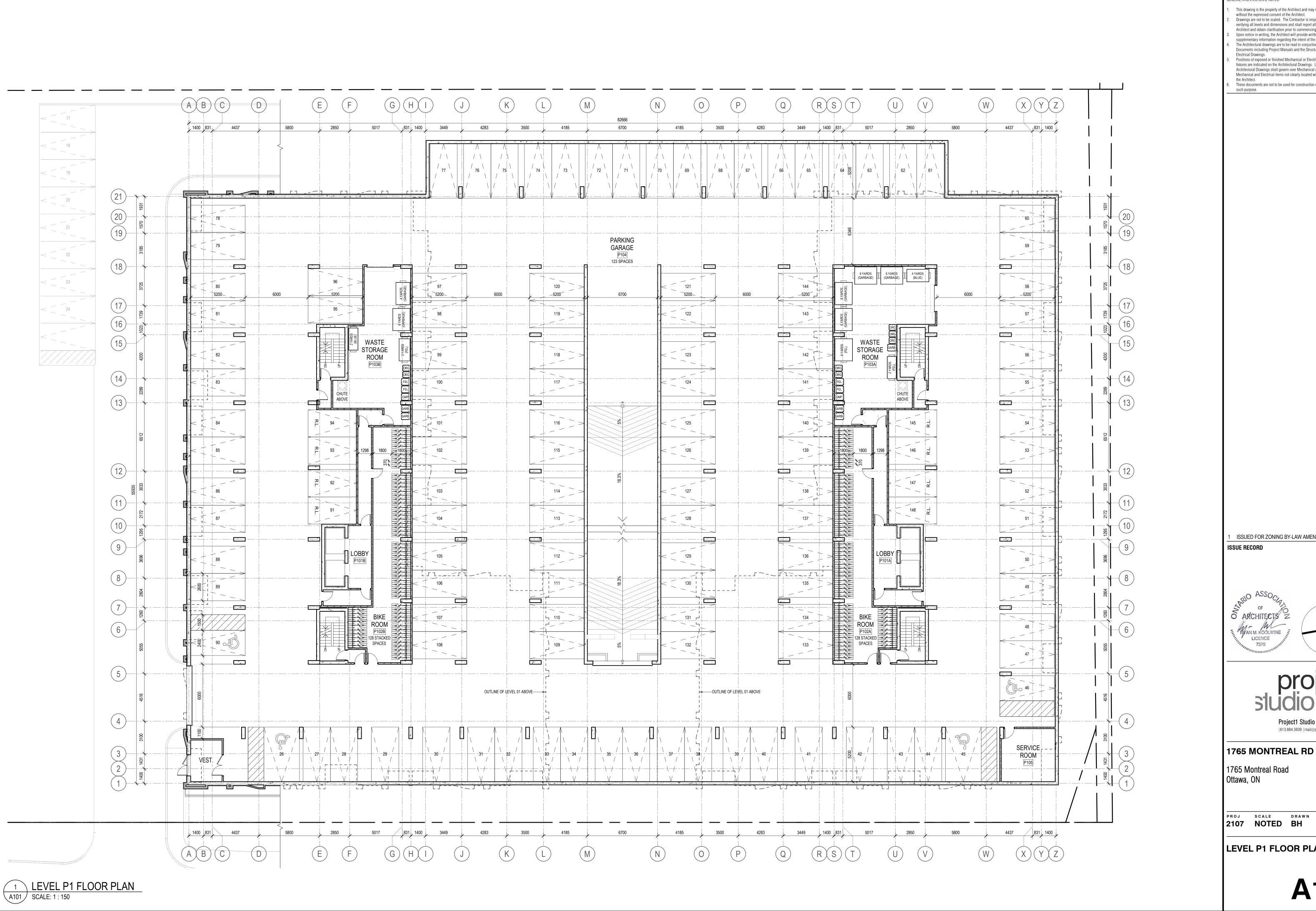
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1765 MONTREAL RD

1765 Montreal Road

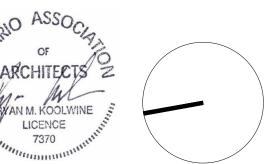
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LEVEL P2 FLOOR PLAN



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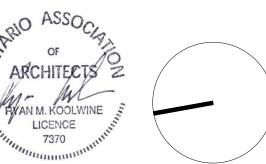
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DRAWN REVIEWED 2107 NOTED BH JH

LEVEL P1 FLOOR PLAN



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 - Mechanical and Electrical items not clearly located will be located as directed by







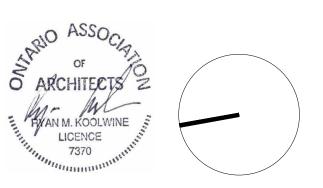
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PROJ SCALE DRAWN REVIEWED

2107 NOTED BH JH

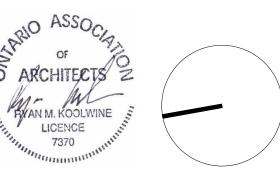
LEVEL 02 FLOOR PLAN

Δ103



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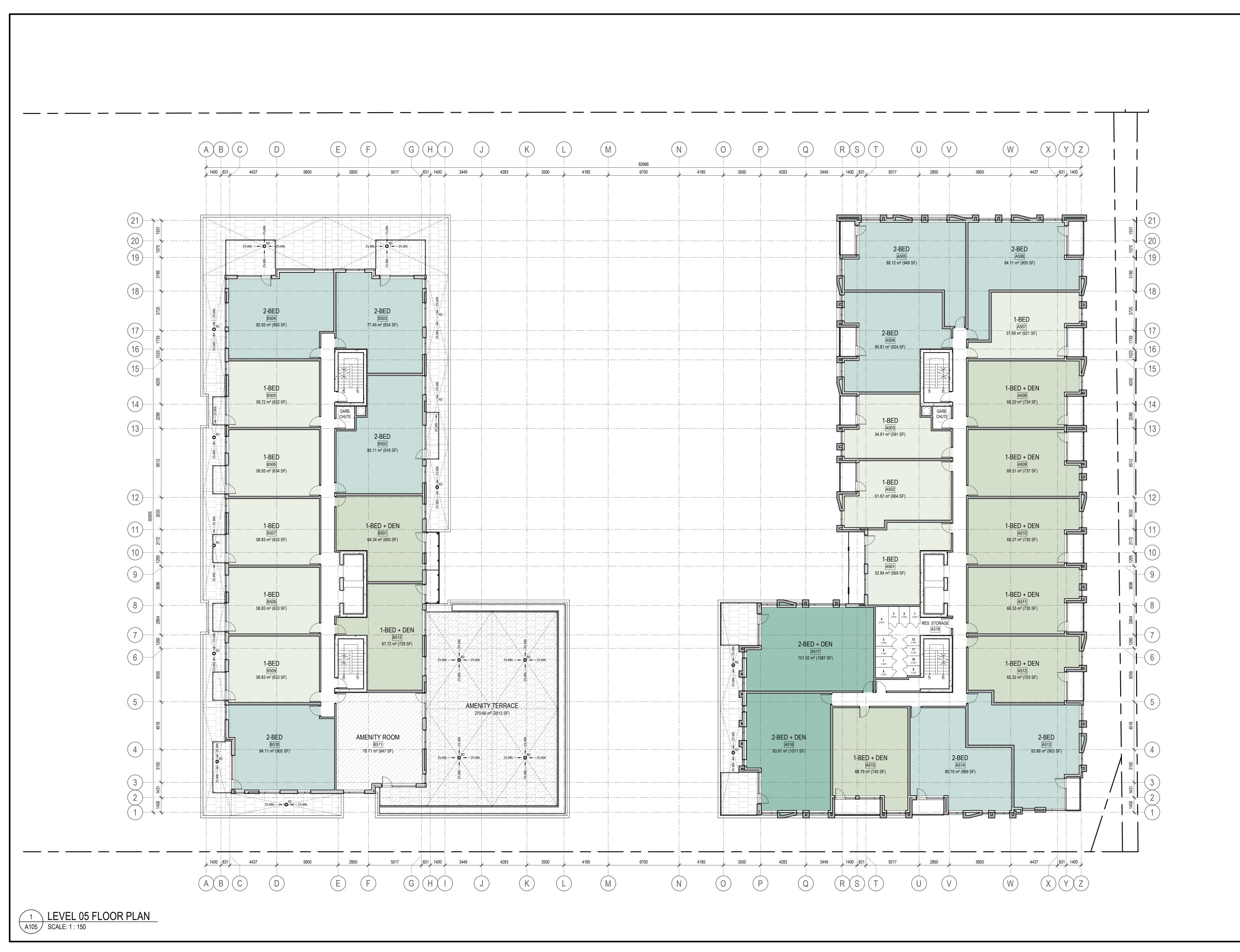




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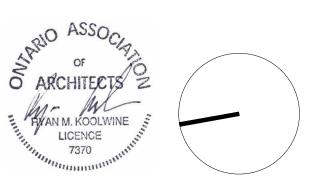
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LEVEL 03-04 FLOOR PLAN



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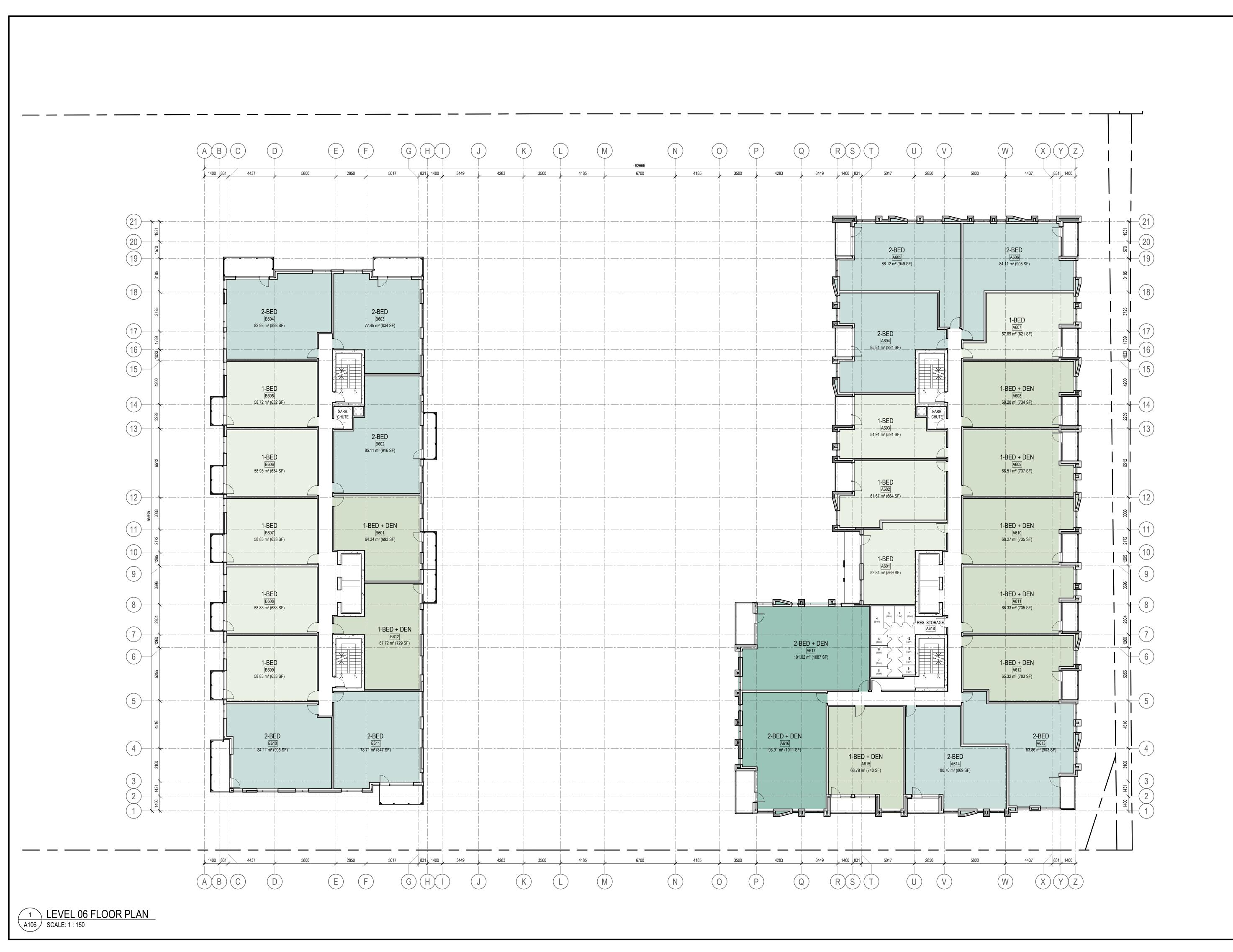
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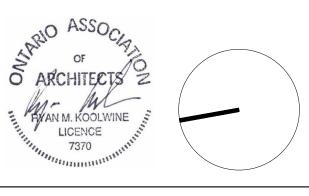
PROJ SCALE DRAWN
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LEVEL 05 FLOOR PLAN



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PROJ SCALE DRAWN
2107 NOTED BH

LEVEL 06 FLOOR PLAN

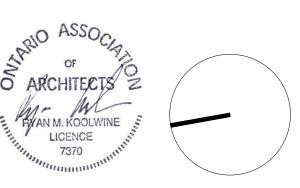
DRAWN REVIEWED



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PROJ SCALE DRAWN REVIEWED

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LEVEL 07 FLOOR PLAN



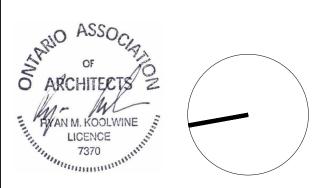
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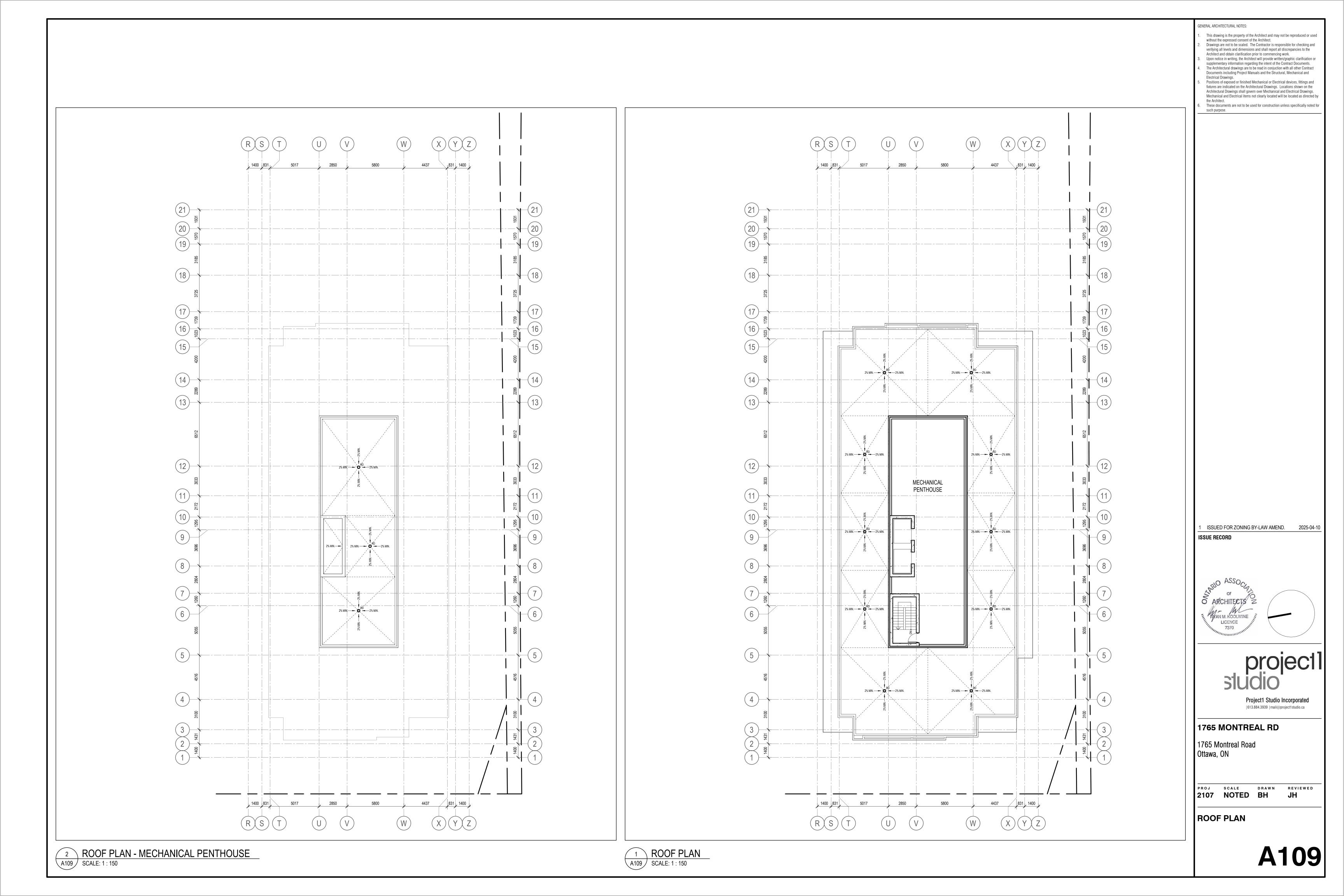
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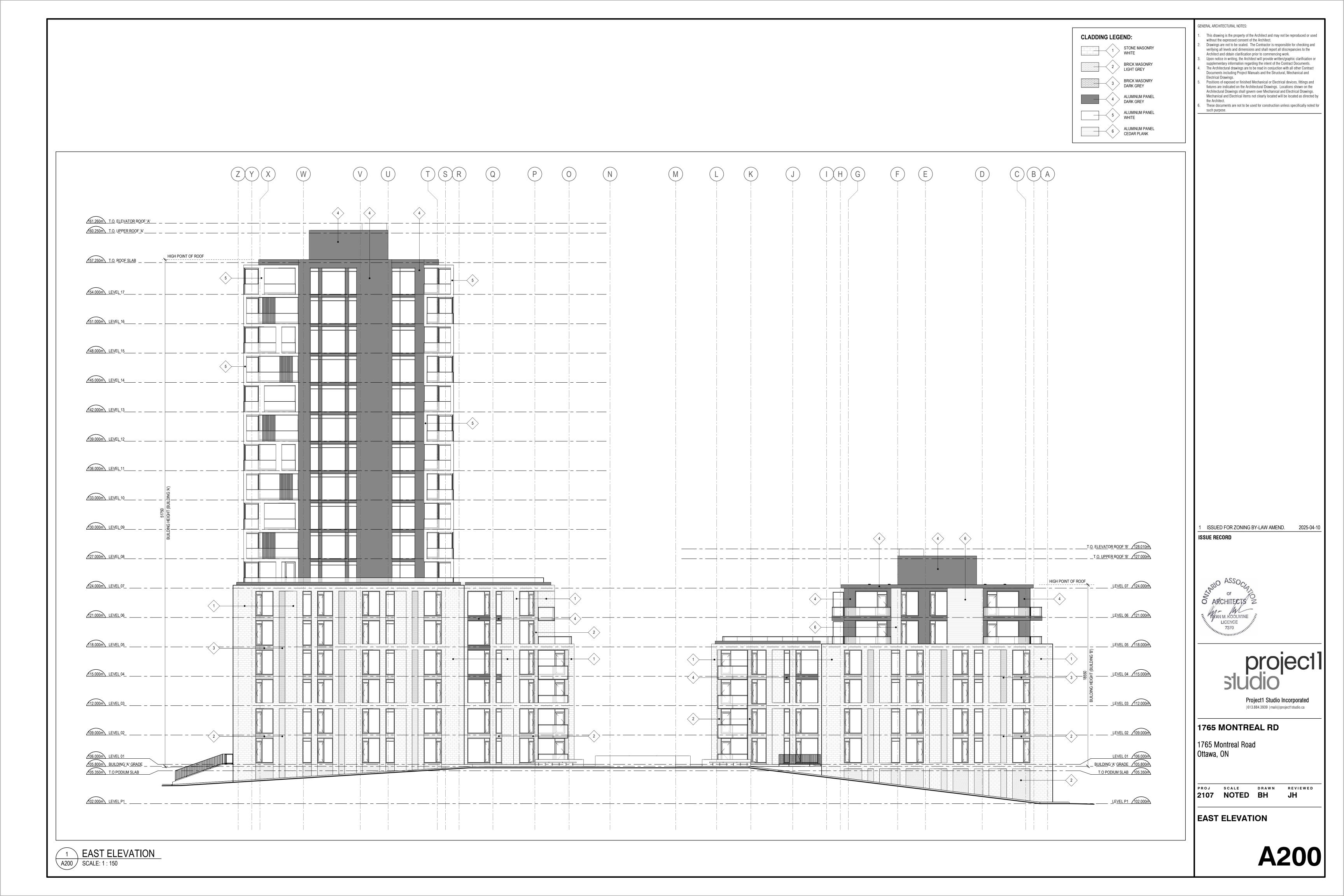
PROJ SCALE DRAWN REVIEWED

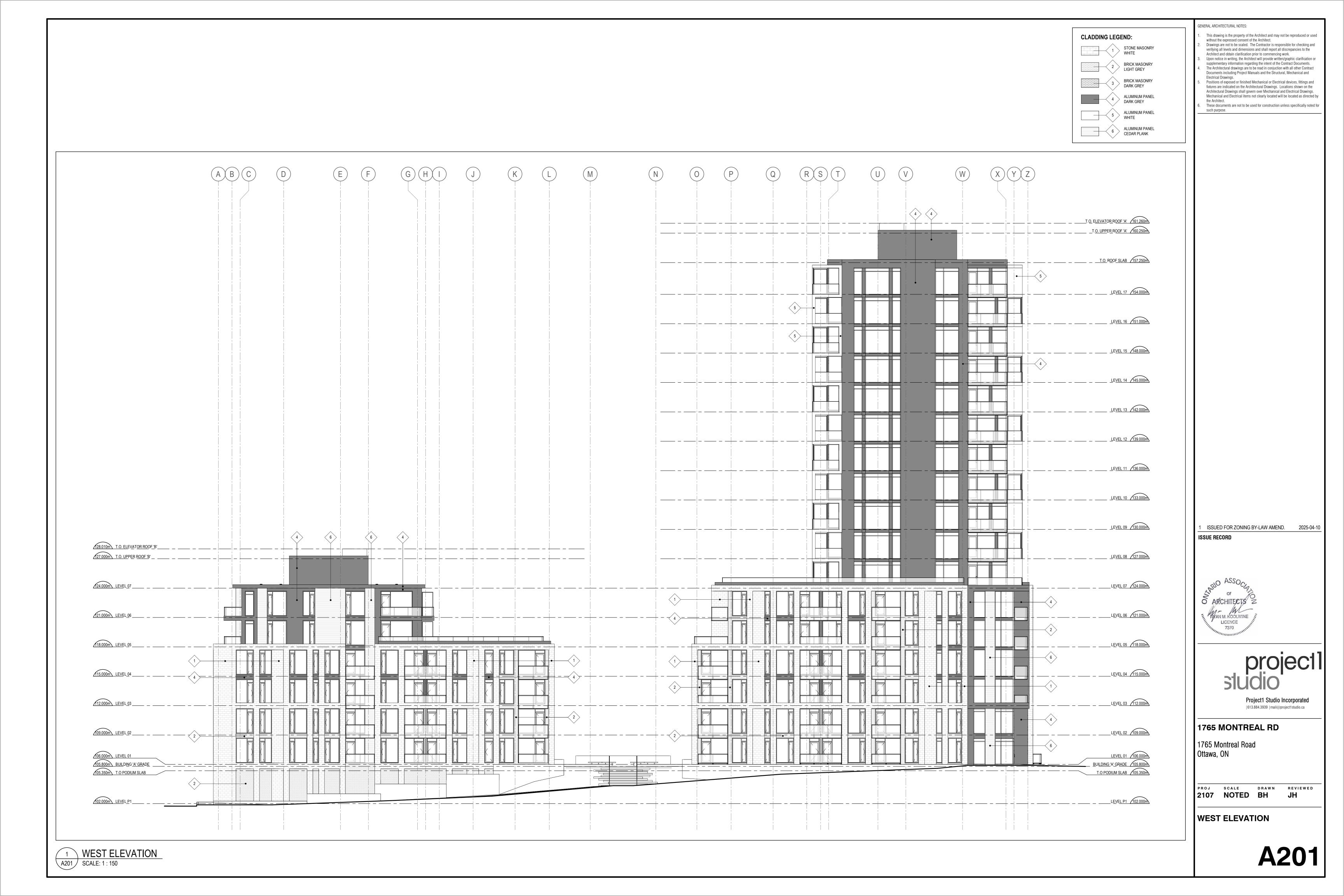
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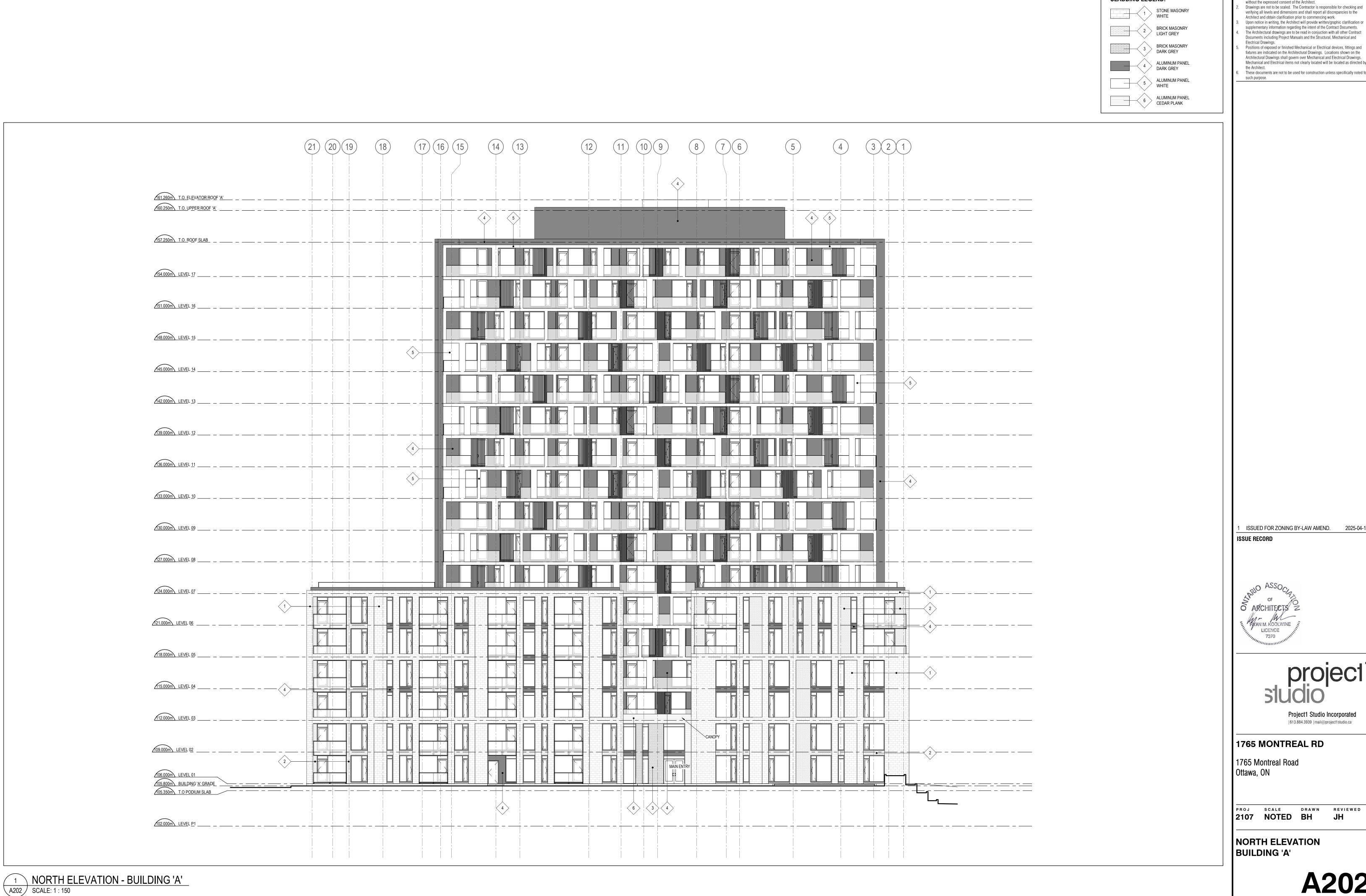
LEVEL 08-17 FLOOR PLAN

A108









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