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**SURVEYOR**  
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**LANDSCAPE ARCHITECT**  
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**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

**SITE PLAN LEGEND**

- UNIT PAVERS SURFACE
- PRIVATE TERRACE
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- SOFT LANDSCAPING
- PARKLAND DEDICATION
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- RESIDENTIAL / COMMERCIAL DOOR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PROJECT INFORMATION	
Zoning By-law 2008-250 Consolidation	GM R1FF
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	18.0m / 24 STOREYS / 78.0m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m / 4.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX (FULL SITE)	2.0 = 28,588.8 sq. m / 4.6 = 64,056.5 sq. m
TOWER SEPARATION	23.0m / 60.0m
TOWER FOOTPRINT	750m <sup>2</sup> / 902m <sup>2</sup>
FRONT YARD SETBACK	3.0m / 3.0m
INTERIOR SIDE YARD SETBACK	5.0m / 6.0m
REAR YARD SETBACK	3.0m / 3.0m
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m / 6.5m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m / 8.6m
TOTAL RESIDENTIAL UNIT COUNT	- / 328
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	154 / 328
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	30 / 30
PARKING - COMM. MEDICAL (UNDER 500m <sup>2</sup> GFA NOT REQUIRED) - 2 PER 100m <sup>2</sup> GFA	9 / 9
PARKING - COMM. OFFICE - 1 PER 100m <sup>2</sup> GFA	2 / 3
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	160 / 320
BICYCLE PARKING - COMMERCIAL - 1 PER 250m <sup>2</sup> GFA	3 / 8
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m / 6.0m / 6.7m
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	1,920.0m <sup>2</sup> / 2,770.0m <sup>2</sup>
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	960.0m <sup>2</sup> / 1,320.0m <sup>2</sup>
<b>SITE STATISTICS</b>	<b>BUILDING STATISTICS - PHASE 1</b>
<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA DEFINITION)	<b>GROSS BUILDING - AREA</b> (CITY OF OTTAWA DEFINITION)
EXISTING PLAZA - BASELINE	1,807.9 sq. m, 19,460 sq. ft.
EXISTING PLAZA - FISHER	925.3 sq. m, 9,980 sq. ft.
PROPOSED TOWER 'A'	20,136.9 sq. m, 216,752 sq. ft.
TOTAL AREA	22,870.0 sq. m, 246,172 sq. ft.
<b>PARKING SPACE PROVIDED</b>	<b>PARKING LEVEL</b>
COMMERCIAL RESTAURANT - 5 PER 100m <sup>2</sup> GFA	0.0 sq. m, 0.00 sq. ft.
COMMERCIAL MEDICAL - 2 PER 100m <sup>2</sup> GFA	474.6 + 458.8 sq. m, 5,109 + 4,908 sq. ft.
COMMERCIAL BANK - 1.25 PER 100m <sup>2</sup> GFA	1,691.2 sq. m, 18,204 sq. ft.
COMMERCIAL RETAIL - 1.25 PER 100m <sup>2</sup> GFA	1,692.0 sq. m, 18,212 sq. ft.
COMMERCIAL P.S.B. - 1.25 PER 100m <sup>2</sup> GFA	1,687.7 sq. m, 18,166 sq. ft.
TOTAL (EXISTING PLAZA)	393.1 sq. m, 4,231 sq. ft.
PROPOSED TOWER 'A'	370 / 2,167.52 sq. ft.
<b>BICYCLE SPACE PROVIDED</b>	<b>TOWER FOOTPRINT AREA</b> (BALCONIES NOT DEFINED)
EXISTING PLAZA - BASELINE	6 / 9,709 sq. ft.
EXISTING PLAZA - FISHER	2 / 2,167.52 sq. ft.
PROPOSED TOWER 'A'	329 / 3,336.84 sq. ft.
TOTAL	336 / 3,336.84 sq. ft.
<b>LOT COVERAGE</b>	<b>UNIT STATISTICS</b>
EXISTING PLAZA - BASELINE	2,260.3m <sup>2</sup> / 14.4%
EXISTING PLAZA - FISHER	1,158.7m <sup>2</sup> / 7.4%
PROPOSED TOWER 'A'	1,721.7m <sup>2</sup> / 11.0%
PAVED SURFACE	5,634.1m <sup>2</sup> / 35.9%
LANDSCAPE OPEN SPACE	4,915.9m <sup>2</sup> / 31.3%
TOTAL	15,688.6m <sup>2</sup> / 100.0%
<b>DRAWING NOTES</b>	<b>CAR PARKING</b> AREA 'X' on SCHEDULE 1A
1 PROPERTY LINE	<b>MINIMUM REQUIRED</b>
2 PHASE LINE	RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT
3 BUILDING SETBACK LINES	VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT
4 INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN	COMM. MEDICAL FACILITY - 2 PER 100m <sup>2</sup> OF GFA
5 EXISTING FIRE HYDRANT	COMM. OFFICE (ABOVE THE FIRST FLOOR) - 1 PER 100m <sup>2</sup> OF GFA
6 OUTLINE OF TOWER ABOVE	TOTAL
7 OUTLINE OF PHASE 1 PARKING GARAGE	186
8 SURFACE PARKING SPACE 2.6 X 5.2 M	<b>MAXIMUM REQUIRED</b>
9 2.0m WIDE CITY SIDEWALK	RESIDENCE - 1.75 PER DWELLING UNIT
10 EXISTING TREE TO REMAIN, PROTECT AS REQUIRED	COMM. MEDICAL FACILITY - 5 PER 100m <sup>2</sup> OF GFA
11 EXISTING CONCRETE STREET CURB AND SIDEWALK	COMM. OFFICE (ABOVE THE FIRST FLOOR) - 2 PER 100m <sup>2</sup> OF GFA
12 SOFT LANDSCAPING, SEE LANDSCAPE PLAN	TOTAL
13 BELOW GRADE CISTERN IN PARKING GARAGE	591
14 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)	<b>PROVIDED</b>
15 HYDRO VAULT LOCATION IN PARKING GARAGE	RESIDENCE - 1.0 PER UNIT
16 SIAMSE CONNECTION	COMM. OFFICE - 0.1 PER UNIT (MAX. 30)
17 PROPOSED UTILITIES, SEE CIVIL	COMM. MEDICAL FACILITY - 2 PER 100m <sup>2</sup> OF GFA
18 EXISTING COMMERCIAL PLAZA / PARKING TO REMAIN	COMM. OFFICE (ABOVE THE FIRST FLOOR) - 1 PER 100m <sup>2</sup> OF GFA
19 EXISTING PEDESTRIAN WALKWAY	TOTAL
20 INTERIM LOADING BAY ON HARD LANDSCAPED SURFACE WITH MOUNTABLE CURB	370
21 EXISTING MAIL BOXES / UTILITY EQUIPMENT / KIOSK	EXTERIOR
22 BICYCLE RACK, SEE LANDSCAPING	PARKING GARAGE
23 PRIVACY SCREEN	361
24 2.1m HT. SOLID WOOD PRIVACY FENCE	<b>BICYCLE PARKING</b>
25 METAL GRATE - AIR SHAFT	<b>REQUIRED</b>
26 TEMPORARY SNOW STORAGE	RESIDENCE - 0.5 PER UNIT (320 UNITS)
27 PARKLAND AREA / INTERIM CONSTRUCTION STAGING AREA WITH CONSTRUCTION FENCING	COMM. MEDICAL - 1.0 PER 250m <sup>2</sup> OF G.F.A.
28 PHASE 1 PARKLAND DEDICATION	COMM. OFFICE - 1.0 PER 250m <sup>2</sup> OF G.F.A.
29 DEPRESSED CURB WITH 2.0m WIDE CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL	TOTAL
30 ROOF TOP COMMUNAL TERRACE = 100.0 sq. m	163
31 150mm HT CONCRETE BARRIER CURB	<b>PROVIDED</b>
32 ROOF TOP AMENITY ROOM = 130.0 sq. m	EXTERIOR
33 PRIVATE TERRACE = 100.0 sq. m	PARKING GARAGE
34 1.5m WIDE PRIVATE WALK	TOTAL
35 EXISTING CEDAR HEDGE TO REMAIN	8
36 ACCESSIBLE PARKING SPACES	328
37 DEPRESSED CURB WITH 1.5m WIDE ACCESSIBLE AISLE	<b>AMENITY SPACE</b>
38 EXISTING ISLAND TO BE REMOVED	EXTERIOR AT GRADE - PRIVATE = 150.0 sq. m
39 DEPRESSED CURB	EXTERIOR AT GRADE - COMMUNAL = 400.0 sq. m
40 STRUCTURAL SUPPORT FOR BUILDING ABOVE	5th FLOOR INTERIOR COMMUNAL = 370.0 sq. m
41 PRIVATE TERRACES FOR TOWNHOUSE STYLE UNITS	5th FLOOR COMMUNAL TERRACE = 300.0 sq. m
42 RE-ALINE EXISTING CURB AND DRIVEWAY	ROOF TOP COMMUNAL TERRACE = 100.0 sq. m
43 PAINTED ISLAND	ROOF TOP AMENITY ROOM = 130.0 sq. m
44 EXISTING 1.5m BIKE LANE ON CITY STREET	PRIVATE TERRACE = 100.0 sq. m
45 EXISTING RESIDENTIAL WALKWAY / LOT TO BE CLEARED	PRIVATE BALCONIES = 1,200.0 sq. m
46 EXISTING UTILITY POLE	TOTAL = 2,750.0 sq. m
	TOTAL COMMUNAL = 1,300.0 sq. m
	REQUIRED - 6.0M <sup>2</sup> PER UNIT (320) = 1,920.0 sq. m
	REQUIRED COMMUNAL @ 50% = 960.0 sq. m
	<b>WASTE REQUIREMENT</b> (320 UNITS)
	GARBAGE - 0.11 PER UNIT = 36 YARDS
	RECYCLING GMP - 0.018 PER UNIT = 6 YARDS
	RECYCLING FIBER - 0.038 PER UNIT = 12 YARDS
	COMPOST - 240L PER 50 UNITS = 7
	<b>LAND PHASE AREA</b>
	PHASE 1 - BUILDING 'A' = 3,519.2 sq. m, 22.43%
	PHASE 1 PARKLAND = 352.0 sq. m, 2.24%
	FUTURE PHASES - EX. PLAZA = 10,900.4 sq. m, 69.48%
	FUTURE PHASES PARKLAND = 917.0 sq. m, 5.85%
	TOTAL = 15,688.6 sq. m, 100.0%

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.

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**NOTATION SYMBOLS:**

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

**REVISIONS:**

No.	DESCRIPTION	DATE
1	REVISED AS PER ROUND 1 SPC COMMENTS	Sept 29, 23
2	ISSUED FOR SPC APPLICATION	June 09, 23
3	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 13, 23

**ARCHITECT:**  
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**PROJECT TITLE:**  
**780 Baseline Road**  
**PHASE 1**

**CITY:** OTTAWA **PROVINCE:** ONTARIO

**SHEET TITLE:**  
**SITE PLAN PHASE 1**

**DRAWN:** RV **CHECKED:** T.Z.

**SCALE:** 1:350 **SHEET No.:** SP-2

**PROJECT No.:** 2131