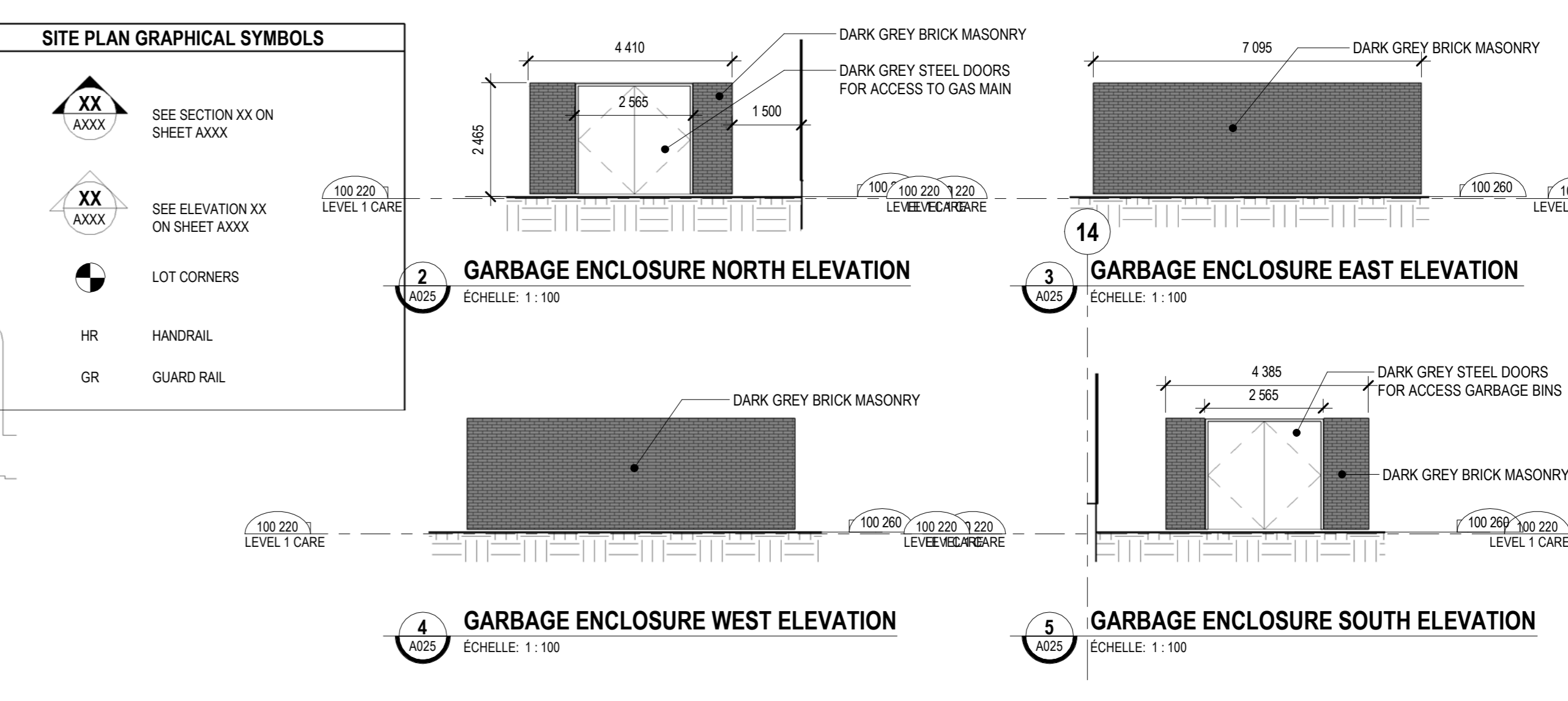


AERIAL VIEW OF SITE



APPROVED
By Lily Xu at 5:04 pm, Apr 12, 2021

Lily Xu

LILY XU, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

SITE PLAN - LIMIT OF DEVELOPMENT
ÉCHELLE: 1:200

SITE ANALYSIS
Address: 1357 Baseline Road
Zoning: AM[1711]S248, S249

Site Area
Total Site Area: 62,645 M²
Proposed Phase 3 Area: 9,119.8 M²

Total GFA of Phase 3: 26,615.3 M²
Retail GFA: 548.3 M²
Retirement Home GFA (Senior's Residence): 12,727.10 M² / 200 Dwelling Units
Rental Apartments: 11970.50 m² / 174 Dwelling Units
Residential Care Facility GFA: 1055.4 M² / 28 Rooming Units
Ancillary Health, Personal Service, and Recreational Services GFA: 314.0 M²

PHASE 3 - PROPOSED ZONING STATISTICS

	REQUIRED	PROVIDED
LOT AREA	NONE	9,119.8 M ²
LOT WIDTH	NONE	91.78 M (Depth from Baseline)
LOT DEPTH	NONE	98.91 M (Depth from Clyde)
BASILINE SETBACK (SOUTH)	7 M MAX	7 M
CLYDE SETBACK (WEST)	7 M MAX	20 M MAX = variance required
INTERNAL SETBACK (NORTH)	NONE	12.77 M TO SEVERED PROPERTY LINE
INTERNAL SETBACK (EAST)	NONE	11.6 M TO SEVERED PROPERTY LINE

MINIMUM AND MAXIMUM HEIGHT	MIN 7 M (entire site) MAX 25 M (-within 20 M of Clyde and Baseline Frontages) MAX 50 M (interior being 20 M inset from both frontages, and 70 M inset from rear property line)	Proposed Building: - Within 20 m: 4.95 M +MV Req'd - Interior: 48,005 M for west tower, 46,505 M for east tower, 4.95 M for 1-storey podium (+MV Req'd), 18,025 M for rear 5-storey link
TOTAL GFA	N/A	26,615.3 M ²
MAXIMUM FSI	2	< 2 (±1.0)
TOTAL RESIDENTIAL UNITS		402 (374 DWELLING UNITS, 28 ROOMING UNITS)
TOTAL NON-RESIDENTIAL UNITS		3
TOTAL PARKING SPACES (REGULAR & VISITOR)	750 MAX SURFACE OVERALL	325 PROPOSED B/G
LOADING SPACE	2 for whole site	0 for Phase 3, 3 for overall site

PARKING - REQUIRED AND PROVIDED

USE	RATES	REQUIRED	PROVIDED
RESIDENT PARKING			
Commercial Units (Total GFA 548.3 M ²)	Max Parking Required would be 3.6 spaces per 100 m ² of GFA	19.73 Spaces	20 Spaces
Retirement Home Units (374)	0.25 per dwelling unit or rooming unit plus 1 per 100 m ² of gross floor area used for medical, health or personal services	93.5 Spaces	245 Spaces
Rooming Units (28)		7 Spaces	
Ancillary health, Personal Service and Recreational Services (314.0 m ²)		3.14 Spaces	

VISITOR & ACCESSIBLE PARKING			
TOTAL VISITOR SPACES (RESIDENTIAL CARE FACILITY)	Dwelling units in a mixed use building (rooming units not included) - 0.2 spaces (Area B), excluding the first 12 units. Within Area B no more than sixty visitor parking spaces are required per building.	60 Spaces	60 Spaces
TOTAL ACCESSIBLE SPACES		9 (4 type A, and 5 type B)	9 (4 type A, and 5 type B)
TOTAL RESIDENT PARKING		245 SPACES	
TOTAL RETAIL PARKING		20 SPACES	
TOTAL VISITOR PARKING		60 SPACES	
TOTAL PARKING		325 SPACES (BELOW GRADE)	

BICYCLE PARKING PROPOSED	RATES	REQUIRED	PROVIDED
TOTAL SPACES (COMMERCIAL)	1 PER 250 M ²	2.19	17
TOTAL SPACES (RETIREMENT HOME/ROOMING UNITS)	0.25 PER UNIT	100.5	150
TOTAL ANCILLARY USES	OTHER: 1 PER 1500 M ²	<1 SPACE	Other provided spaces beyond by-law requirements sufficient to cover this.

AMENITY SPACE PROPOSED	REQUIRED	PROVIDED
AS PER SECTION 137(6)	2351.11 M ² (1176 M ² MUST BE COMMUNAL)	6694 M ² (3220 M ² COMMUNAL)
6 M ² PER DU + 10% OF THE GFA OF EACH ROOMING UNIT		

THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF ALL CONSTRUCTION DIMENSIONS AND FOR THE IMPLEMENTATION ON THE SITE. HE MUST ADVISE THE ARCHITECT OF ANY IRREGULARITY, OMISSION OR DIFFERENCE BETWEEN THESE DOCUMENTS, THE OTHER PROFESSIONALS' DOCUMENTS AND THE CONDITIONS OBSERVED ON SITE. NO DIMENSION MUST BE MEASURED TO SCALE ON THE DRAWINGS.

ALL THE CONSTRUCTION MUST CONFORM TO THE APPLICABLE VERSION OF THE ONTARIO BUILDING CODE.

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NO	REVISION	DATE	BY
9	FOR SPC REV 3	2021-01-20	TS
8	ISSUED SPC COMPLETION	2020-12-18	FPF
7	FOR SPC - REV 2	2020-12-11	TS
6	EXCAVATION PERMIT APPLICATION	2020-11-05	TS
5	FOR INFORMATION	2020-10-16	TS
4	FOR SPC - REV 1	2020-09-28	TS
3	FOR SPC	2020-01-17	TS
2	SITE PLAN REV.	2020-01-10	TS
1	FOR COMMENTS	2019-12-13	TS

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1357 BASELINE ROAD

OTTAWA, ON

PHASE 3 SITE PLAN

PROJECT	DATE	SCALE
17-1444	2021/01/20	Comme indiqué