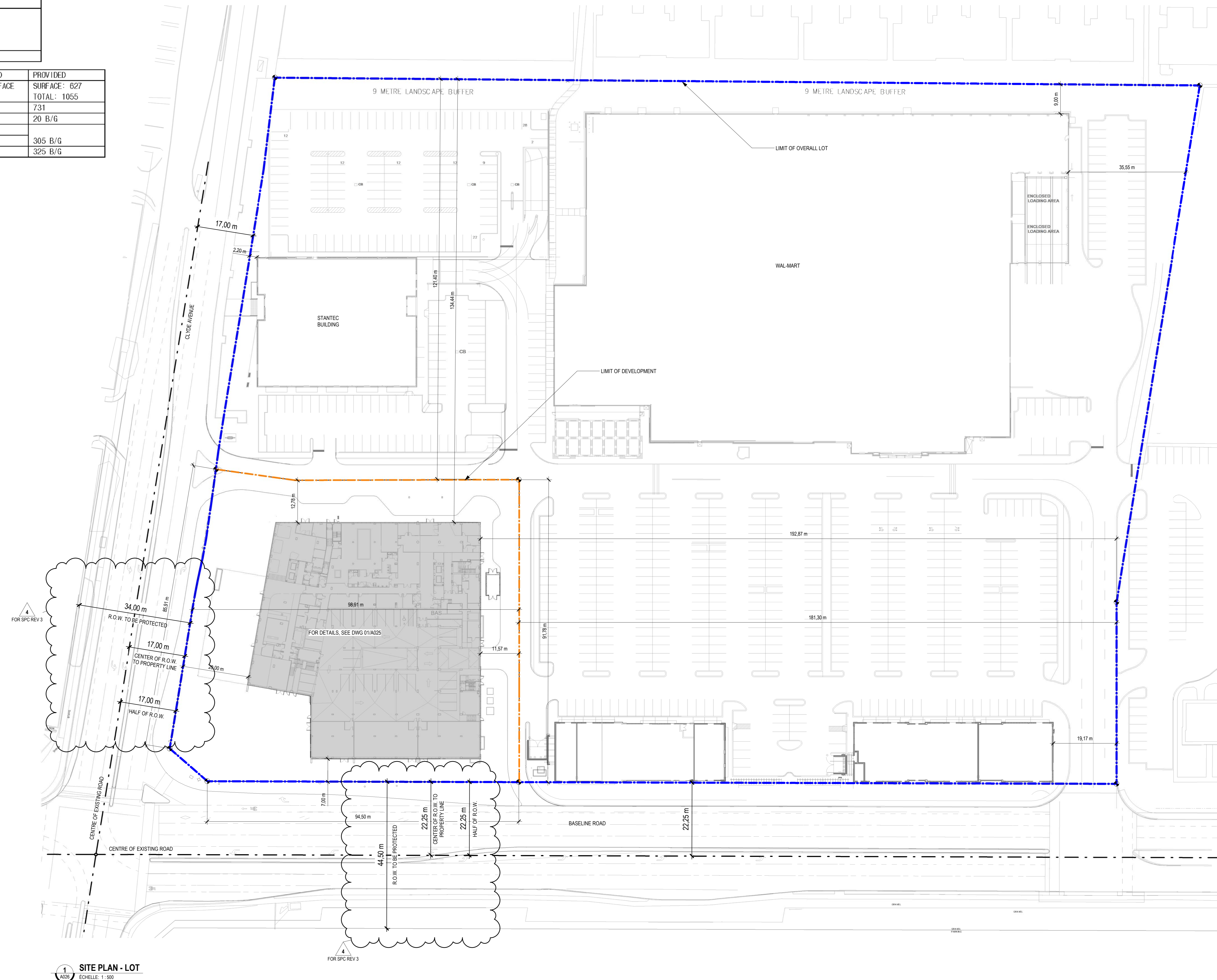


NOTES:  
 Address: 1357 Baseline Road  
 Zoning: AM[1711]S248, S249

ZONING STATS - OVERALL PLAN

	REQUIRED	PROVIDED
LOT AREA	None	62,645 SM
LOT WIDTH	None	285 M (Baseline) 211 M (Clyde)
LOT DEPTH	None	218.8 M (South - North)
BASELINE SETBACK (SOUTH) PER 1711	Max 7 M	7 M
CLYDE SETBACK (WEST) PER 1711	Max 7 M	20 M
INTERNAL SETBACK (NORTH / REAR) PER MV D	9 M	9.12 M (overall plan)
INTERNAL SETBACK (EAST) PER 1711	7.5 M	10.1 M (overall plan)
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)	Walmart: 9.14 M Stantec Building: 20 M Baseline-facing CRUs: 9.14 M 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	26,527.5 M <sup>2</sup>
MAXIMUM FSI	2	< 2 (±1.0)
TOTAL PARKING SPACES	MAX 750 SURFACE	Existing 731 (surface is 627) + Proposed 325 (below grade) Total Provided: 1056 Total Surface: 627
LOADING SPACE	2	3

PARKING OVERALL AND PROPOSED	REQUIRED	PROVIDED
TOTAL SPACES PER OVERALL SITE MAXIMUM PER [1711]	750 SURFACE	SURFACE: 627 TOTAL: 1055
TOTAL SPACES EXISTING (BREAKDOWN PER USE NOT SHOWN ON APPROVED PLAN)	750	731
TOTAL SPACES PROPOSED (RETAIL USE)	6.85	20 B/G
TOTAL SPACES PROPOSED (RESIDENTIAL CARE FACILITY)	100.5	
TOTAL SPACES PROPOSED (ANCILLARY, HEALTH, PERSONAL SERVICE, AND RECREATIONAL SERVICES)	2.26	305 B/G
TOTAL	110	325 B/G



**APPROVED**  
 By Lily Xu at 11:51 am, Apr 13, 2021

*Lily Xu*

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

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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THIS DOCUMENT MUST NOT BE USED FOR CONSTRUCTION

CIVIL

**Stantec**  
 Stantec  
 1321 Clyde Ave. Suite 400  
 Ottawa, Ontario, K2K 3K4

LANDSCAPE

**VP VERSION PAYSAGE**  
 ARCHITECTES PAYSAGISTES  
 Version Paysage  
 5315 Boul. St-Laurent #108  
 Montreal, Quebec, H2T 1S8

MECH / ELEC

**dupras ledoux ingénieurs**  
 Dupras Ledoux Ingénieurs  
 225 Rue Chabanel O  
 Montreal, Quebec, H2N 2C3

STRUCTURE

**ELEMA**  
 Elema Experts-Consults  
 3500 Rue Saint-Jacques, Bureau 101  
 Montreal, Quebec, H4C 1H2

4	FOR SPC REV 3	2021-01-20	TS
3	ISSUED 50% COMPLETION	2020-12-18	FP
2	FOR SPC - REV 2	2020-12-11	TS
1	FOR SPC - REV 1	2020-06-28	TS

NO.1 EMISSION DATE BY

ARCHITECTURE / INTERIOR DESIGN

**MAXIME-ALEXIS FRAPPIER**  
 ARCHITECT

Montreal:  
 6150, rue Hutchison, suite 201, Montreal (Quebec) Canada H2V 4C5  
 T 514 456-1151 F 514 288-0418

OWNER / DEVELOPER

**Selection Group**  
 Group Selection  
 2400 boul. Daniel-Johnson,  
 Laval, Quebec, H7T 3A4

**SMART CENTRES**  
 SmartCentres  
 3000 Highway 7  
 Vaughan, Ontario, L4K 5Z5

PROJECT

**1357 BASELINE ROAD**  
 OTTAWA, ON

SHEET TITLE  
 OVERALL PLAN

SEAL

**ONTARIO ASSOCIATION OF ARCHITECTS**  
 Maxime-Alexis Frappier  
 Licence 7761

PROJECT NUMBER: 17-1444  
 DRAWING NO: A026  
 REV NO: 4  
 DATE: 2021/01/20  
 SCALE: 1:500  
 DRAWN BY: HVS VERIFIED BY: HVS

FORMAT: A0

CITY FILE NO. D07-12-20-0005