

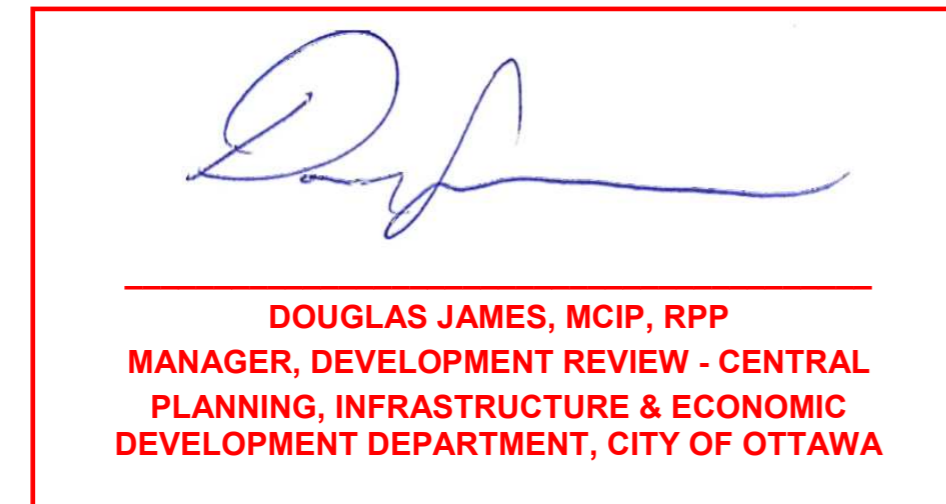
Floor	AREA (sqm)	UNITS	AMENITIES (sqm)
0	923.3	1725.3	124.4
Mezz	174.1	1345.5	
2	789.0	1364.7	104.5
3	1087.0	1364.7	128.4
4	1087.0	1364.7	128.4
5	1087.0	1364.7	128.4
6	421.0	725.0	408.3
7	584.7	725.0	33.3
8	658.2	749.9	35.6
9	658.2	749.9	35.6
10	658.2	749.9	35.6
11	658.2	749.9	35.6
12	658.2	749.9	35.6
13	658.2	749.9	35.6
14	658.2	749.9	35.6
15	658.2	749.9	35.6
16	584.7	725.0	33.3
17	658.2	749.9	35.6
18	658.2	749.9	35.6
19	658.2	749.9	35.6
20	658.2	749.9	35.6
21	658.2	749.9	35.6
22	658.2	749.9	35.6
23	658.2	749.9	35.6
24	658.2	749.9	35.6
25	658.2	749.9	35.6
MEP	282.2		
SUBTOTAL	18914.2	22724.6	3259.9

Floor	AREA (sqm)	UNITS	AMENITIES (sqm)
0	522.8	1390.0	4
Mezz	187.0	197.0	
2	848.9	1352.2	117.1
3	1121.0	1395.5	107.5
4	1121.0	1395.5	107.5
5	1121.0	1395.5	107.5
6	421.0	725.0	408.3
7	584.7	725.0	33.3
8	658.2	749.9	35.6
9	658.2	749.9	35.6
10	658.2	749.9	35.6
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23	658.2	749.9	35.6
24	658.2	749.9	35.6
25	658.2	749.9	35.6
MEP	282.2		
SUBTOTAL	15991.6	20311.5	2884.3
TOTAL	34905.8	43036.1	

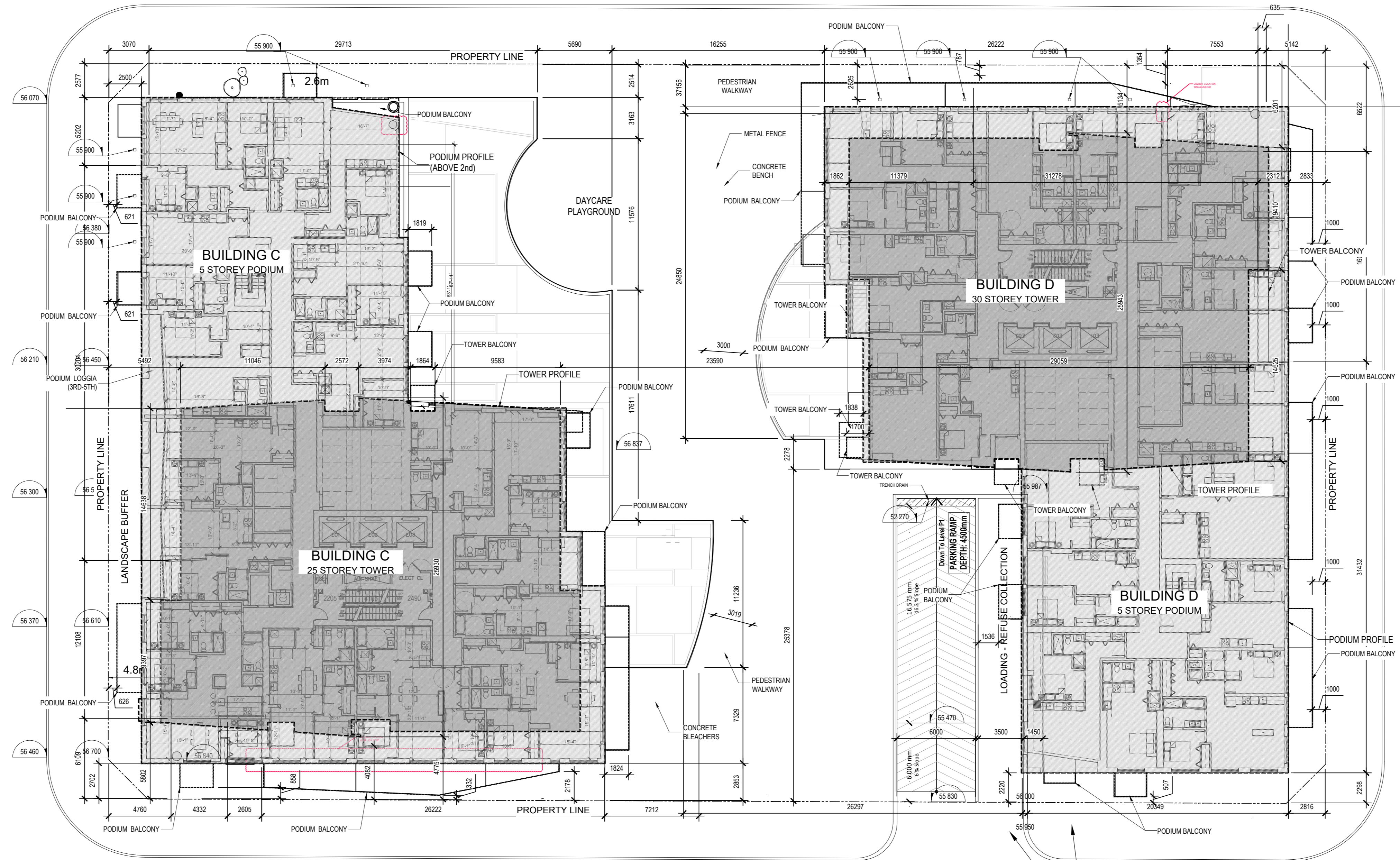
Floor	AREA (sqm)	PARKING	Bicycle Storage	Total
P1	1158.0	66	16	82
P2	1158.0	66	21	87
P3	1158.0	66	21	87
TOTAL	3474.0	198	64	262

Category	Minimum sqm per zoning	Maximum permitted by zoning	Provided
Residential	0	602	270
Daycare	0	inc	5
Commercial	0	inc	0
Guest	30	inc	56
TOTAL	30	662	331

	BUILDING C	BUILDING D	TOTAL	REQUIRED
SITE AREA (sqm)	1816.1	1536.2	3352.3	
BUILDING FOOTPRINT PROJECTION (sqm)	1730.5	1300.0	3030.5	
GROSS FLOOR AREA (sqm)	18914.2	19919.9	38834.1	
GROSS LEASABLE FLOOR AREA (sqm)	2823.5	2823.5	5647.0	
GROSS LEASABLE FLOOR AREA (Commercial)	434.5	728.9	1163.4	
DENSITY	7.56	60.0	60.0	
SITE OCCUPANCY (%)	80.51	96.96	88.73	
LANDSCAPED AREA (sqm)	1882.1	36.0	1918.1	30.0
RESIDENTIAL UNITS	272	318	590	160
CARETAKER UNITS	1	1	2	2
PARKING SPACES	1978 (819)	1730 (567.0)	3708	30
BIKE STORAGE SPACES	1578 (1638)	2884 (1914)	2462	285
AMENITIES (sqm)	3204 (1638)	2884 (1914)	6088	



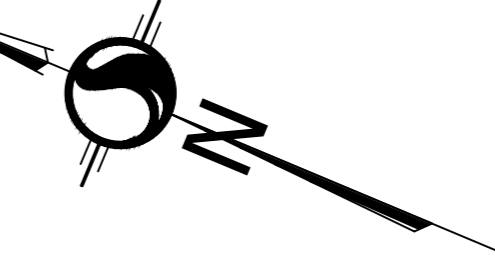
APPROVED
By Douglas James at 3:01 pm, Feb 12, 2022



EX HYDRANT TO BE RELOCATED
3m FROM DEPRESSED CURB AND
0.6m FROM BACK OF SIDEWALK (AS
PER CITY OF OTTAWA DETAIL W18)

EXISTING 4 STY
APARTMENT

EXISTING 8 STY
APARTMENT



CLIENT:
210 Gaittrose Avenue
OTTAWA, ONTARIO K2P 0Y6
T: (613) 833-6007 F: (613) 233-8250

ARCHITECTS:
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4425, RUE SAINT-ALEXANDRE, BUREAU 3000
MONTRÉAL, QUÉBEC H3A 2M4
T: 514 933-2402 F: 514 933-2458
info@evoqarchitect.com

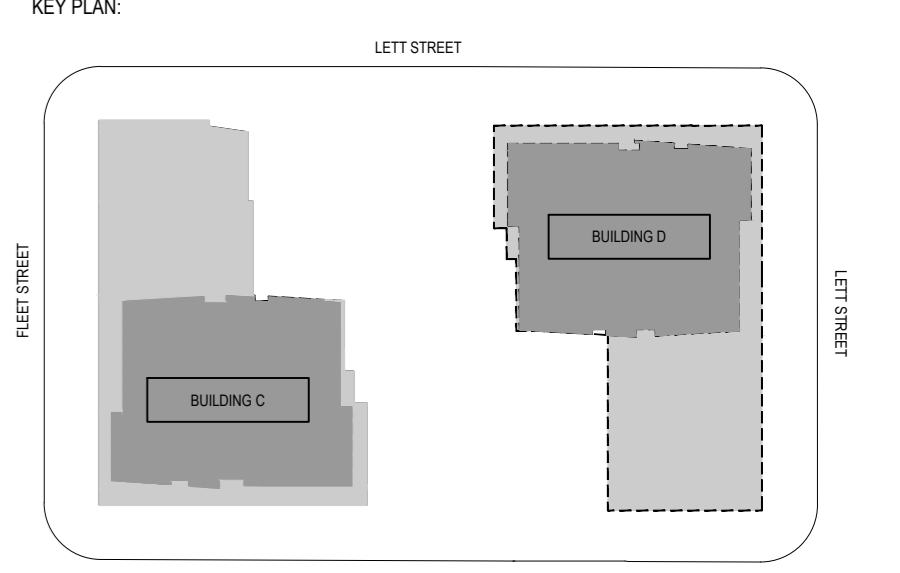
LANDSCAPE ARCHITECTS:
James B. Lennox and Associates Inc.
Landscape Architects
381 Hinton Avenue South
Ottawa, Ontario, K1V 1A5 T: (613) 722 9168

STRUCTURAL ENGINEERS:
GOODEVE STRUCTURAL INC.
485-575 Avenue
Ottawa, Ontario, K1P 6L8
T: (613) 833-6200

MECHANICAL - ELECTRICAL ENGINEERS TOPOGRAPHICAL SURVEYOR:
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1600 Carling Ave. Suite 530 Ottawa, ON K1Z 1G3
Tel: (613) 231-1186
smithanderson.com
1331 Clyde Ave. Suite 600 Ottawa, ON K1C 3K4
Tel: (613) 722-4420
stantec.com

CIVIL ENGINEERS URBAN DESIGN CONSULTANTS:
NOVATECH ENGINEERING CONSULTANTS LTD.
157 Spadina Avenue Suite 600 Toronto, ON M5T 2C8
Tel: (416) 593-9064
novatech-engineering.com
URBAN STRATEGIES INC.
157 Spadina Avenue Suite 600 Toronto, ON M5T 2C8
Tel: (416) 593-9064
urbanstrategies.com

KEY PLAN:
LEFT STREET
RIGHT STREET
LUND STREET
BUILDING



N°	DESCRIPTION	BY	DATE
3	ISSUED FOR REVISSED SITE PLAN APPROVAL	MG	2021/04/07
2	ISSUED FOR REVISSED SITE PLAN APPROVAL	MG	2021/03/10
1	ISSUED FOR COORDINATION - STRUCTURAL	JG	2021/03/01
0	ISSUED FOR COORDINATION	JS	2021/02/26

REVISION:

NO.	DESCRIPTION	BY	DATE
1	SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS ON SITE TO ENSURE COMPLIANCE WITH THE DIMENSIONS SHOWN ON THE DRAWINGS		
2	SHALL BE RESPONSIBLE TO IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY INACCURACIES.		
3	SHALL NOT TAKE SCALED MEASUREMENTS OFF THE DRAWINGS.		
4	ANY INDIVIDUAL OR FIRM THAT HAS RECEIVED ELECTRONIC DOCUMENT SHALL USE THEM AT THEIR OWN RISK. ONLY ORIGINAL DRAWINGS, STAMPED BY THE ARCHITECT, MAY BE USED FOR CONSTRUCTION.		

SEAL
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PROJECT:
LEBRETON - PHASE 4-5

DRAWING TITLE:
SITE PLAN

DESIGN: NG APPROVED: NG
DRAWN: HJL/EP/S DATE: 2020/01/13
VERIFIED: NG SCALE: 1:200

PROJECT N°:
9360-20

DRAWING N°:
A-010