



PROJECT INFORMATION	
Zoning By-law 2006-250 Consolidation TD3(2888)H(97)	SITE AREA 0.428 ha, 4,279.77 sq. m, 31,399 sq. ft.
ZONING	REQUIRED
BUILDING HEIGHT	30 STOREYS / 97.0m
GRADE (GEODETTIC ELEVATION - ASL)	69.20m ASL
ALLOWABLE PROJECTION - AMENITY LEVEL (HEIGHT AND AREA)	4.5m ht. / 300m ²
DENSITY - MINIMUM 350 units/hectare	122 UNITS
TOWER SEPARATION	20.0m
FRONT YARD SETBACK (St. Laurent)	8.0m
CORNER YARD SETBACK (North - Lemieux / South - Labelle)	0.0m / 0.0m
REAR YARD SETBACK (East - Lemieux)	0.0m
MAXIMUM SETBACK (St. Laurent)	8.5m
AMENITY AREA - TOTAL PER UNIT	6.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	85.6m ²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MIN. 0 / MAX. 1.75 PER UNIT)	NOT REQUIRED
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	322
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m
ACTIVE STREET FRONTAGE FOR ST. LAURENT (50% OF LOT WIDTH)	29.26m L
PROVIDED	30 STOREYS / 95.0m
	69.20m ASL
	4.5m ht. / 260m ²
	276 UNITS
	20.5m
	8.0m
	3.9m / 0.0m
	3.2m
	8.0m
	7.0m ²
	3.2m ²
	125.0m ²
	312
	30
	322
	6.0m / 6.7m
	3.0m
	49.0m L

DRAWING NOTES	
1	PROPERTY LINE
2	BUILDING SETBACKS
3	PROPOSED ROAD WIDENING
4	HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
5	DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
6	EXISTING STREET CURB AND SIDEWALK
7	SOFT LANDSCAPING, SEE LANDSCAPE PLAN
8	ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
9	INTERNAL GARBAGE ROOM
10	2.0m WIDE CONCRETE SIDEWALK
11	OUTLINE OF PRIVATE BALCONY ABOVE
12	OUTLINE OF TOWER ABOVE
13	STRUCTURAL SUPPORT FOR BUILDING ABOVE
14	VISITOR / SHORT TERM PARKING SPACE 2.6 x 5.2m
15	EXISTING TREE TO BE REMOVED
16	EXISTING STORM GRATE
17	EXISTING UTILITY KIOSK
18	PROPOSED SERVICES
19	RETAINING WALL, SEE CIVIL FOR HEIGHT
20	EXISTING CONCRETE / ASPHALT ISLAND
21	EXISTING UTILITY / LIGHT POLE
22	1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
23	3.5 x 7.0m LOADING SPACE
24	SIAMSE CONNECTION
25	EXISTING CROSSWALK WITH DEPRESSED CURBS
26	EXISTING CONCRETE JERSEY BARRIER
27	EXISTING CONCRETE OVERPASS GUARDRAIL WITH METAL PIPE RAILING
28	EXISTING FIRE HYDRANT
29	INTAKE / EXHAUST GRILL
30	BICYCLE PARKING SPACE WITH RACK
31	OUTLINE OF BELOW GRADE PARKING DECK
32	HEATED GARAGE RAMP WITH TRENCH DRAIN
33	GARAGE RAMP WALL WITH GLASS GUARD RAILING
34	RELOCATE UTILITY / LIGHT POLE AS NEEDED
35	TEMPORARY SNOW STORAGE, SNOW WILL BE REMOVED FROM THE SITE AS REQUIRED
36	1.5m HT. METAL FRAMED FROSTED GLASS (OPAQUE) PRIVACY SCREEN
37	WASHED PEA-STONE SURFACE
38	DEPRESSED CURB
39	ACCESS TO INTERNAL CISTERN
40	AT GRADE PRIVATE PATIOS WITH PRIVACY SCREEN

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)	
BELOW GRADE PARKING LEVEL	0.0 sq. m, 0.00 sq. ft.
GROUND FLOOR	199.6 sq. m, 2,149 sq. ft.
2nd FLOOR - TOWER 'A'	694.6 sq. m, 7,477 sq. ft.
2nd FLOOR - TOWER 'B'	485.5 sq. m, 5,226 sq. ft.
3rd - 7th FLOOR - TOWER 'A'	5 x 864.9 sq. m, 4,324.6 sq. ft.
3rd - 7th FLOOR - TOWER 'B'	5 x 931.0 sq. ft., 46,550 sq. ft.
3rd - 7th FLOOR - TOWER 'A'	5 x 644.8 sq. m, 3,224.2 sq. m, 34,708 sq. ft.
8th FLOOR - TOWER 'A'	600.9 sq. m, 6,468 sq. ft.
8th FLOOR - TOWER 'B'	587.3 sq. m, 6,322 sq. ft.
9th - 20th FLOOR - TOWER 'A'	12 x 622.8 sq. m, 7,473.8 sq. m, 80,448 sq. ft.
21st - 30th FLOOR - TOWER 'A'	10 x 628.8 sq. m, 6,288.8 sq. m, 67,860 sq. ft.
9th - 30th FLOOR - TOWER 'B'	22 x 587.3 sq. m, 12,921.3 sq. m, 139,084 sq. ft.
TOTAL AREA ABOVE GRADE	36,797.8 sq. m, 396,088 sq. ft.
TOWER 'A' - FLOOR PLATE	780.4 sq. m, 8,400 sq. ft.
TOWER 'B' - FLOOR PLATE	798.8 sq. m, 8,598 sq. ft.

UNIT STATISTICS			
STUDIO	15	18	33
1 BEDROOM UNIT	184	164	348
2 BEDROOM UNIT	136	127	263
TOTAL	335	309	644

CAR PARKING AREA 'Z' ON SCHEDULE 1A		
REQUIRED		
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS, MAX. 30	
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	1,127	
PROVIDED		
RESIDENCE	- 0.48 PER UNIT (644 UNITS)	312
VISITOR	- 0.05 PER UNIT (644 UNITS)	30
TOTAL		342
STANDARD PARKING SPACE	2.6m x 5.2m	
SMALL CAR PARKING SPACE	2.4m x 4.6m	
LOADING SPACE	3.5m x 7.0m	

BICYCLE PARKING		
REQUIRED	- 0.5 PER UNIT (644 UNITS)	322
PROVIDED		
INTERIOR		316
EXTERIOR		6

AMENITY AREA	
GRADE EXTERIOR - COMMUNAL	125.0 sq. m
1st FLOOR INTERIOR - COMMUNAL	546.0 sq. m
2nd FLOOR INTERIOR - COMMUNAL	487.0 sq. m
2nd FLOOR TERRACE - COMMUNAL	114.0 sq. m
3rd FLOOR INTERIOR - COMMUNAL	245.0 sq. m
3rd FLOOR TERRACE - COMMUNAL	548.0 sq. m
BALCONIES / TERRACE - PRIVATE	2,500 sq. m
TOTAL	4,545.0 sq. m
TOTAL COMMUNAL	2,045.0 sq. m
REQUIRED (644 UNITS X 6 m ²) = 3,864 sq. m	
REQUIRED COMMUNAL @ 50% = 1,932 sq. m	

SITE COVERAGE		
BUILDING FOOTPRINT	46.3%	1,979.5 sq. m
DRIVING SURFACE	17.9%	766.4 sq. m
LANDSCAPE AREA	35.8%	1,533.9 sq. m
TOTAL	100.0%	4,279.77 sq. m

REFUSE REQUIREMENT (644 UNITS)		
GARBAGE	- 0.11 PER UNIT	71 YARDS
RECYCLING GMP	- 0.018 PER UNIT	12 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	25 YARDS
COMPOST	- 240L PER 50 UNITS	7

SITE PLAN SYMBOLS	
[Symbol]	CONCRETE UNIT PAVERS SURFACE
[Symbol]	PROPOSED CONCRETE SURFACE
[Symbol]	SOFT LANDSCAPING
[Symbol]	BIKE RACK
[Symbol]	TWO WAY VEHICLE CIRCULATION
[Symbol]	MAIN ENTRANCE
[Symbol]	UNIT BALCONY DOOR / FIRE EXIT
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED WIDENING
[Symbol]	EXISTING TREE TO BE REMOVED

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ISSUED FOR SPC, DAR	Oct. 31, 23
2	REVISED ZONING APPROVED STAYS	Sept 6, 23
3	ISSUED FOR SPC ROUND 3 CITY COMMENT	July 28, 23
4	ISSUED FOR SPC ROUND 2 CITY COMMENT	May 02, 23
5	ISSUED FOR SPC ROUND 1 CITY COMMENT	Dec 14, 22
6	REVISED AS PER OWNER REQUEST	Nov 11, 22
7	ISSUED FOR GENERAL UPDATES	July 12, 22
8	ISSUED FOR SPC APPLICATION	May 20, 22
9	ISSUED FOR OWNER / CONSULTANT REVIEW	May 18, 22
10	ISSUED FOR OWNER / CONSULTANT REVIEW	May 13, 22
11	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 27, 22
12	ISSUED FOR DESIGN CONCEPT	Apr. 12, 22

ARCHITECT SEAL	
ARCHITECT: RODERICK LAHEY	ARCHITECTURE
56 Beech Street, Ottawa, Ontario K1S 3J6	1.613.724.9932 1.613.724.1209 www.roderricklahey.ca

CLIENT:	
FENGATE	Asset Management
Canderel	
ARCHITECT: RODERICK LAHEY ARCHITECT INC	
PROJECT TITLE: 1209 St LAURENT BLVD.	
OTTAWA ONTARIO	
SHEET TITLE: SITE PLAN	
DRAWN: RV	CHECKED: R.I.
SCALE: 1:150	SHEET No. SP-1
PROJECT No. 2203	

TRANSPORTATION ENGINEER	
CGH TRANSPORTATION INC.	
13 Markham Avenue	
Ottawa, ON K2G 3Z1	
Tel: (613) 999-9117	
Email: Christopher.Gordon@CGHTransportation.com	

GEOTECHNICAL ENGINEER	
Paterson group	
154 Colomende Road South	
Ottawa, Ontario, K2E 7J5	
Tel: (613) 226-7381	
Email: DGilbert@Patersongroup.ca	

LANDSCAPE ARCHITECT	
Gino J. Aiello Landscape Architect	
110 Didsbury Road Unit 9,	
Ottawa, Ontario K2E 0C2	
Tel: (613) 852-1343	
Cell: (613) 836-3742	
Email: gino@giiala.com	

LEGAL DESCRIPTION	
PART OF SURVEY OF	
14 Concourse Gate, 2nd	
REGISTERED PLAN 23	
CITY OF OTTAWA	
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.	

PROJECT DEVELOPER	
Canderel	
900 - 2000 Peel Street,	
Montreal Qu. H3A 2W5	
Tel.: (514) 940-1420	
E-Mail: mbelanger@canderel.com	

PROJECT DEVELOPER	
FENGATE Asst. Management	
TD North Tower	
77 King Street West, Suite 3410	
Toronto, Ontario, M5K 1H1	
Tel.: (647) 966-5021	
Cell: (647) 966-5021	
E-Mail: andrew.konev@fengate.com	

WIND / NOISE ENGINEER	
Gradient Wind Engineering	
127 Walgreen Road,	
Ottawa, ON, Canada K0A 1L0	
Tel: (613) 836-0934	
Cell: (613) 226-5273	
Email: joshua.foster@gradientwind.com	

SURVEYOR	
Annis O'Sullivan Vollebakk Ltd.	
Ontario Land Surveyors	
14 Concourse Gate, Suite 500,	
Nepean, Ontario K2E 7S6	
Tel: (613) 836-2184	
Fax: (613) 727-1079	
Email: @aovtld.com	

CIVIL ENGINEER	
McINTOSH PERRY	
115 Walgreen Road	
Ottawa, ON K0A 1L0	
Tel: (613) 836-3742	
Fax: (613) 836-3742	
Email: r.freel@mcintoshperry.com	

URBAN PLANNER	
Fotenn Consultants Inc.	
396 Cooper Street, Suite 300	
Ottawa, ON Canada, K2P 2H7	
Tel.: (613) 730-5709	
Fax: (613) 730-1136	
E-Mail: black@fotenn.com	