



PROJECT INFORMATION		
Zoning By-law 2006-250 Consolidation	TD3	SITE AREA 0.428 ha, 4,279.77 sq. m, 31,399 sq. ft.
BUILDING HEIGHT	30 STOREYS / 90.0m	REQUIRED 30 STOREYS / 90.0m, PROVIDED 30 STOREYS / 95.0m
GRADE (GEODETTIC ELEVATION - ASL)	69.20m ASL	69.20m ASL
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	4.6m
DENSITY - MINIMUM 350 units/hectare	122 UNITS	276 UNITS
TOWER SEPARATION	24.0m	20.5m
FRONT YARD SETBACK	3.0m	0.0m
CORNER YARD SETBACK (North - Lemieux / South - Labelle)	3.0m / 3.0m	2.6m / 0.0m
REAR YARD SETBACK (GROUND TO 5th FLOOR)	0.0m	8.0m
REAR YARD SETBACK (ABOVE 6th STOREY)	12.0m	8.0m
PUBLIC STREET SETBACK FOR BUILDINGS WITHIN 10m OF A LOT LINE AT EITHER 2nd THROUGH 7th FLOOR	2.5m	0.0m
AMENITY AREA - TOTAL PER UNIT	6.0m ²	7.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m ²	3.2m ²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	85.6m ²	125.0m ²
VEHICLE PARKING - RESIDENTIAL (AREA "Z" - MIN. 0 / MAX. 1.75 PER UNIT)	NOT REQUIRED	329
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING	322	330
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m
ACTIVE STREET FRONTAGE FOR ST. LAURENT (50% OF LOT WIDTH)	29.26m L	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	PRIVACY FENCE	
37	WASHED PEA-STONE SURFACE	
38	DEPRESSED CURB	
39	ACCESS TO INTERNAL CISTERN	
40	AT GRADE PRIVATE PATIOS	

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)		
BELOW GRADE PARKING LEVEL	0.0 sq. m	0.0 sq. ft.
GROUND FLOOR	199.6 sq. m	1,996 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 664.9 sq. m	4,324.6 sq. m
3rd - 7th FLOOR - TOWER 'B'	5 x 630.9 sq. m	4,650.9 sq. m
8th FLOOR - TOWER 'A'	5 x 664.9 sq. m	3,224.2 sq. m
8th FLOOR - TOWER 'B'	5 x 630.9 sq. m	3,470.8 sq. ft.
9th - 20th FLOOR - TOWER 'A'	12 x 622.8 sq. m	7,473.8 sq. m
9th - 20th FLOOR - TOWER 'B'	12 x 670.4 sq. m	8,048.8 sq. ft.
21st - 30th FLOOR - TOWER 'A'	10 x 628.8 sq. m	6,288.8 sq. m
9th - 30th FLOOR - TOWER 'B'	22 x 587.3 sq. m	12,921.3 sq. m
TOWER 'A' - FLOOR PLATE	780.9 sq. m	8,396 sq. ft.
TOWER 'B' - FLOOR PLATE	740.0 sq. m	7,965 sq. ft.
TOTAL AREA ABOVE GRADE	36,797.9 sq. m	396,089 sq. ft.
UNIT STATISTICS		
STUDIO	15	18
1 BEDROOM UNIT	184	164
2 BEDROOM UNIT	136	127
TOTAL	335	309

CAR PARKING AREA "Z" ON SCHEDULE 1A		
REQUIRED		
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS, MAX. 30	30
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT		1,127
PROVIDED		
RESIDENCE	- 0.51 PER UNIT (644 UNITS)	329
VISITOR	- 0.05 PER UNIT (644 UNITS)	30
TOTAL		359
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		14
AMENITY AREA		
GRADE EXTERIOR - COMMUNAL	125.0 sq. m	
1st FLOOR INTERIOR - COMMUNAL	546.0 sq. m	
2nd FLOOR INTERIOR - COMMUNAL	467.0 sq. m	
2nd FLOOR TERRACE - COMMUNAL	114.0 sq. m	
31st FLOOR INTERIOR - COMMUNAL	245.0 sq. m	
31st FLOOR TERRACE - COMMUNAL	548.0 sq. m	
BALCONIES / TERRACE - PRIVATE	2,500.0 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
REFUGES 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	

LEGAL DESCRIPTION	
PART OF SURVEY OF PLAN OF LOTS 4 and 14 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) E-Mail: andrew.konev@fengate.com	

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. COPYRIGHT RESERVED.

NOTATION SYMBOLS:

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLES SCHEDULED.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- (05) - (09) - DETAIL NUMBER
- (10) - (14) - TITLE
- (15) - (19) - DETAIL REFERENCE PAGE
- (20) - (24) - DETAIL CROSS REFERENCE PAGE

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

ARCHITECT SEAL: **RODERICK LAHEY ARCHITECT INC.** LICENSE #4375

CLIENT: **FENGATE** Asst. Management & **Canderel**

PROJECT TITLE: **1209 St LAURENT BLVD.**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**