



PROJECT INFORMATION	
Zoning By-law 2006-250 Consolidation TD3(288)H(97)	SITE AREA 0.428 ha, 4,279.77 sq. m, 31,399 sq. ft.
ZONING	REQUIRED 30 STOREYS / 97.0m PROVIDED 30 STOREYS / 95.0m
BUILDING HEIGHT	69.20m ASL
GRADE (GEODETTIC ELEVATION - ASL)	4.5m ht. / 300m ²
ALLOWABLE PROJECTION - AMENITY LEVEL (HEIGHT AND AREA)	122 UNITS
DENSITY - MINIMUM 350 units/hectare	276 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
BIKE STORAGE	30
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m
ACTIVE STREET FRONTAGE FOR ST. LAURENT (50% OF LOT WIDTH)	29.26m 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 WITH PRIVACY SCREEN

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)	
BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	199.6 sq. ft.
2nd FLOOR - TOWER 'A'	694.6 sq. ft.
2nd FLOOR - TOWER 'B'	747.7 sq. ft.
3rd - 7th FLOOR - TOWER 'A'	485.5 sq. m
3rd - 7th FLOOR - TOWER 'B'	5,226 sq. ft.
8th FLOOR - TOWER 'A'	4,324.6 sq. ft.
8th FLOOR - TOWER 'B'	5,931.0 sq. ft.
9th - 20th FLOOR - TOWER 'A'	46,550 sq. ft.
9th - 20th FLOOR - TOWER 'B'	5,644.8 sq. m
21st - 30th FLOOR - TOWER 'A'	485.5 sq. m
21st - 30th FLOOR - TOWER 'B'	34,708 sq. ft.
9th - 30th FLOOR - TOWER 'B'	600.9 sq. m
8th FLOOR - TOWER 'B'	6,468 sq. ft.
8th FLOOR - TOWER 'B'	387.3 sq. m
9th - 20th FLOOR - TOWER 'A'	6,322 sq. m
9th - 20th FLOOR - TOWER 'A'	12 x 622.8 sq. m
9th - 20th FLOOR - TOWER 'A'	12 x 6,704 sq. ft.
21st - 30th FLOOR - TOWER 'A'	6,286.8 sq. m
21st - 30th FLOOR - TOWER 'A'	10 x 6,704 sq. ft.
9th - 30th FLOOR - TOWER 'B'	12,921.3 sq. m
9th - 30th FLOOR - TOWER 'B'	22 x 6,322 sq. ft.
TOTAL AREA ABOVE GRADE	36,797.8 sq. m
TOTAL AREA ABOVE GRADE	396,088 sq. ft.
TOWER 'A' - FLOOR PLATE	780.4 sq. m
TOWER 'A' - FLOOR PLATE	8,400 sq. ft.
TOWER 'B' - FLOOR PLATE	7,968 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	0.1 PER UNIT AFTER 12 UNITS, MAX. 30
VISITOR	0.05 PER UNIT (644 UNITS)
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	1,127

PROVIDED	
RESIDENCE	-0.48 PER UNIT (644 UNITS)
VISITOR	-0.05 PER UNIT (644 UNITS)
TOTAL	342

BICYCLE PARKING	
REQUIRED	0.5 PER UNIT (644 UNITS)
PROVIDED	322
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%
DRIVING SURFACE	17.9%
LANDSCAPE AREA	35.8%
TOTAL	100.0%

REFUGES REQUIREMENT (644 UNITS)	
GARBAGE	-0.11 PER UNIT
RECYCLING GMP	-0.018 PER UNIT
RECYCLING FIBER	-0.038 PER UNIT
COMPOST	-240L PER 50 UNITS

SITE PLAN SYMBOLS	
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	[Symbol]

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

ARCHITECT SEAL	
ARCHITECT: RODERICK LAHEY	
REG. NO. 4375	
SEAL DATE: STAMP DATE	

CLIENT:	
FENGATE Asset Management	
Canderel	

PROJECT DEVELOPER	
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LEGAL DESCRIPTION	
PART OF SURVEY OF PLAN OF LOTS 4 and 14 REGISTERED PLAN 23 CITY OF OTTAWA	
Surveyed by Annis, O'Sullivan, Vollebek Ltd.	

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KEY MAP	
Map showing the project location within the city of Ottawa, near St. Laurent and Labelle streets.	

1 SITE PLAN	
SCALE 1:150	
SCALE 1:150	

DRAWN / CHECKED	
RV / R.I.	
SCALE: 1:150	
SHEET NO. SP-1	
PROJECT NO. 2203	