



PROJECT DEVELOPER
Theberge Developments Ltd.
 1600 Laperriere Ave Suite 205
 Ottawa, ON K1Z 1B7
 Tel: (613) 421-1515
 Cell: (613) 880-5491
 Email: joeytheberge@theberghomes.com
 Email: Jeremy@theberghomes.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: alain@fotenn.com

TRANSPORTATION ENGINEER
CGH Transportation Inc.
 6 Plaza Court
 Ottawa, ON K2H 7W1
 Tel: (343) 999-9117
 Email: Christopher.Gordon@CGHTransportation.com
 Email: john.kingsley@cgtransportation.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

CIVIL ENGINEER
McIntosh Perry
 115 Walgreen Road
 Ottawa, ON K0A 1L0
 Tel: (613) 836-2184
 Fax: (613) 836-3742
 Email: r.robinson@mcintoshperry.com

SURVEYOR
Farley, Smith & Denis Surveying Ltd.
 30 Colonnade Road North, unit 275
 Ottawa, Ontario K2E 7J6
 Tel: (613) 727-8226
 Fax: (613) 727-1823
 Email: jleslie@bellnet.ca

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8
 Tel: 613-722-5168
 Fax: 1-866-343-3942
 Email: ml@jbla.ca

LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOT 6 AND
 PART OF LOTS 5, 7, 8, 9, 10, 11 & 12
 REGISTERED PLAN 310501
 & PART OF LOTS 5, 6, 7, 8 & 9
 REGISTERED PLAN 310509
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

SITE PLAN LEGEND

- UNIT PAVERS SURFACE
- PRIVATE TERRACE
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- SOFT LANDSCAPING
- PARKLAND DEDICATION
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- RESIDENTIAL / COMMERCIAL DOOR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PROJECT INFORMATION	
Zoning By-law 2008-250 Consolidation	GM R1FF
SITE AREA	1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.
ZONING	REQUIRED
BUILDING HEIGHT	18.0m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX (FULL SITE)	2.0 = 28,588.8 sq. m
TOWER SEPARATION	23.0m
TOWER FOOTPRINT	750m ²
FRONT YARD SETBACK	3.0m
INTERIOR SIDE YARD SETBACK	5.0m
REAR YARD SETBACK	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m
TOTAL RESIDENTIAL UNIT COUNT	324
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	154
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	30
PARKING - COMM. MEDICAL (UNDER 500m ² GFA NOT REQUIRED) - 2 PER 100m ² GFA	9
PARKING - COMM. OFFICE - 1 PER 100m ² GFA	2
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	304
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m ² GFA	3
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,920.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	960.0m ²
PROVIDED	REQUIRED
24 STOREY'S / 78.0m	18.0m
4.0m	0.0m
4.6 = 64,056.5 sq. m	2.0 = 28,588.8 sq. m
902m ²	750m ²
6.5m	3.0m
6.5m	3.0m
8.6m	3.0m
329	324
29	30
3	9
2	2
320	304
12	3
2,770m ²	1,920.0m ²
1,320m ²	960.0m ²
SITE STATISTICS	BUILDING STATISTICS - PHASE 1
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)
EXISTING PLAZA - BASELINE (ESTIMATE 80% EFFICIENCY)	PARKING LEVEL
EXISTING PLAZA - FISHER (ESTIMATE 80% EFFICIENCY)	GROUND FLOOR
PROPOSED TOWER 'A'	2nd FLOOR
TOTAL AREA	3rd FLOOR
PARKING SPACE PROVIDED	4th FLOOR
COMMERCIAL RESTAURANT - 5 PER 100m ² GFA	5th FLOOR
COMMERCIAL MEDICAL - 2 PER 100m ² GFA	6th - 20th FLOOR - TOWER
COMMERCIAL BANK - 1.25 PER 100m ² GFA	21st & 22nd FLOOR
COMMERCIAL RETAIL - 1.25 PER 100m ² GFA	23rd & 24th FLOOR
COMMERCIAL P.S.B. - 1.25 PER 100m ² GFA	AMENITY / MECHANICAL PENTHOUSE
TOTAL (EXISTING PLAZA)	TOTAL AREA
PROPOSED TOWER 'A'	TOWER FOOTPRINT AREA (BALCONIES NOT INCLUDED)
BICYCLE SPACE PROVIDED	UNIT STATISTICS
EXISTING PLAZA - BASELINE	STUDIO UNIT
EXISTING PLAZA - FISHER	1 BEDROOM UNIT
PROPOSED TOWER 'A'	1 BEDROOM + DEN UNIT
TOTAL	2 BEDROOM UNIT
LOT COVERAGE	3 BEDROOM UNIT
EXISTING PLAZA - BASELINE	TOWNHOUSE UNIT - 2 BEDROOM
EXISTING PLAZA - FISHER	TOTAL
PROPOSED TOWER 'A'	COMMERCIAL MEDICAL / OFFICE
PAVED SURFACE	CAR PARKING AREA 'A' on SCHEDULE 1A
LANDSCAPE OPEN SPACE	MINIMUM REQUIRED
TOTAL	RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT
DRAWING NOTES	VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT
1 PROPERTY LINE	COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA
2 PHASE LINE	COMM. OFFICE (ABOUT THE FIRST FLOOR) - 1 PER 100m ² OF GFA
3 BUILDING SETBACK LINES	TOTAL
4 INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN	MAXIMUM REQUIRED
5 EXISTING FIRE HYDRANT	RESIDENCE - 1.75 PER DWELLING UNIT
6 OUTLINE OF TOWER ABOVE	COMM. MEDICAL FACILITY - 5 PER 100m ² OF GFA
7 OUTLINE OF PHASE 1 PARKING GARAGE	COMM. OFFICE (ABOUT THE FIRST FLOOR) - 2 PER 100m ² OF GFA
8 SURFACE PARKING SPACE 2.6 X 5.2 M	TOTAL
9 2.0m WIDE CITY SIDEWALK	PROVIDED
10 EXISTING TREE TO REMAIN, PROTECT AS REQUIRED	RESIDENCE - 1.0 PER UNIT
11 EXISTING CONCRETE STREET CURB AND SIDEWALK	VISITOR - 0.1 PER UNIT (MAX. 30)
12 SOFT LANDSCAPING, SEE LANDSCAPE PLAN	COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA
13 BELOW GRADE CISTERN IN PARKING GARAGE	COMM. OFFICE (ABOUT THE FIRST FLOOR) - 1 PER 100m ² OF GFA
14 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)	TOTAL
15 HYDRO VAULT LOCATION IN PARKING GARAGE	EXTERIOR PARKING GARAGE
16 SIAMESE CONNECTION	BICYCLE PARKING
17 PROPOSED UTILITIES, SEE CIVIL	REQUIRED
18 EXISTING COMMERCIAL PLAZA / PARKING TO REMAIN	RESIDENCE - 0.5 PER UNIT (204 UNITS)
19 EXISTING PEDESTRIAN WALKWAY	COMM. MEDICAL - 1.0 PER 250m ² OF G.F.A.
20 INTERIM LOADING BAY ON HARD LANDSCAPED SURFACE WITH MOUNTABLE CURB	COMM. OFFICE - 1.0 PER 250m ² OF G.F.A.
21 EXISTING MAIL BOXES / UTILITY EQUIPMENT / KIOSK	TOTAL
22 BICYCLE RACK, SEE LANDSCAPING	PROVIDED
23 PRIVACY SCREEN	EXTERIOR PARKING GARAGE
24 2.1m HT. SOLID WOOD PRIVACY FENCE	TOTAL
25 METAL GRATE - AIR SHAFT	AMENITY SPACE
26 TEMPORARY SNOW STORAGE	EXTERIOR AT GRADE - PRIVATE =
27 PARKLAND AREA / INTERIM CONSTRUCTION STAGING AREA WITH CONSTRUCTION FENCING	5th FLOOR INTERIOR COMMUNAL =
28 PHASE 1 PARKLAND DEDICATION	5th FLOOR COMMUNAL TERRACE =
29 DEPRESSED CURB WITH 2.0m WIDE CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL	ROOF TOP COMMUNAL TERRACE =
30 150mm HT CONCRETE BARRIER CURB	ROOF TOP AMENITY ROOM =
31 1.5m WIDE PRIVATE WALK	PRIVATE TERRACE =
32 EXISTING CEDAR HEDGE TO REMAIN	PRIVATE BALCONIES =
33 ACCESSIBLE PARKING SPACES	TOTAL =
34 DEPRESSED CURB WITH 1.5m WIDE ACCESSIBLE AISLE	REQUIRED - 6.6M ² PER UNIT (304) =
35 2.0m WIDE CONCRETE WALK	REQUIRED COMMUNAL @ 50% =
36 EXISTING ISLAND TO BE REMOVED	WASTE REQUIREMENT (304 UNITS)
37 DEPRESSED CURB WITH TWSI	GARBAGE - 0.11 PER UNIT =
38 STRUCTURAL SUPPORT FOR BUILDING ABOVE	RECYCLING GMP - 0.018 PER UNIT =
39 PRIVATE TERRACES FOR TOWNHOUSE STYLE UNITS	RECYCLING FIBER - 0.038 PER UNIT =
40 RE-ALINE EXISTING CURB AND DRIVEWAY	COMPOST - 240L PER 50 UNITS =
41 PAINTED ISLAND	LAND PHASE AREA
42 EXISTING 1.5m BIKE LANE ON CITY STREET	PHASE 1 - BUILDING 'A' =
43 EXISTING RESIDENTIAL LOT / LOT TO BE CLEARED	PHASE 1 PARKLAND =
44 EXISTING UTILITY POLE	FUTURE PHASES - EX. PLAZA =
	FUTURE PHASES PARKLAND =
	TOTAL =

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 UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

No.	DESCRIPTION	DATE
1	ISSUED FOR SPC APPLICATION	June 09, 23
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 13, 23

ARCHITECT SEAL: **RODERICK LAHEY ARCHITECT INC.**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca

PROJECT TITLE: **780 Baseline Road PHASE 1**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN PHASE 1**

DRAWN: RV CHECKED: T.Z.
 SCALE: 1:350 SHEET No.: **SP-2**
 PROJECT No.: 2131