



PROJECT INFORMATION			
Zoning By-law 2006-250 Consolidation	R1FF& GM	SITE AREA	1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.
<b>ZONING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>	
BUILDING HEIGHT	BUILDING 'A'	18.0m	24 STOREYS / 78.0m
	BUILDING 'B'	18.0m	24 STOREYS / 78.0m
	BUILDING 'C'	18.0m	32 STOREYS / 102.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m	4.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX		2.0 = 28,568.8 sq. m	4.5 = 68,827.0 sq. m
DENSITY - UNITS PER HECTARE			694
TOWER SEPARATION		23.0m	49.0m & 56.0m
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES		750m²	902m² / 930m²
FRONT YARD SETBACK		3.0m	3.0m
CORNER YARD SETBACK		3.0m	3.0m
INTERIOR SIDE YARD SETBACK (VARIES)		5.0m / 7.5m	5.0m / 7.5m
REAR YARD SETBACK (VARIES)		3.0m / 7.5m	3.0m / 7.5m
MINIMUM WIDTH OF LANDSCAPE AREA (ADJUTING A STREET OR RESIDENTIAL ZONE)		0.0m / 3.0m	3.0m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT		3.0m	1.5m
TOTAL RESIDENTIAL UNIT COUNT			1,089
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA X	527	984
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		105	105
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA		TBD	45
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,089
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		32	32
AMENITY AREA - TOTAL PER UNIT - 6.0m²		6.0m²	6.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		6,534.0m²	8,550m²
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL		3,267.0m²	4,050m²
		1,517.41m²	1,269.0m²
<b>CAR PARKING</b> AREA "X" ON SCHEDULE 1A			
<b>MINIMUM REQUIRED</b>			
RESIDENCE (AFTER 12 UNITS)	- 0.5 PER DWELLING UNIT	527	
VISITOR (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	105	
COMM. USE	- UNDER 200m² NON REQUIRED	0	
COMM. DAYCARE	- 1.0 PER 100m² OF GFA ESTIMATE	4	
COMM. MEDICAL FACILITY	- 2.0 PER 100m² OF GFA ESTIMATE	9	
COMM. PSB	- 1.25 PER 100m² OF GFA ESTIMATE	60	
COMM. RESTAURANT	- 5.0 PER 100m² OF GFA ESTIMATE	60	
COMM. RETAIL	- 1.25 PER 100m² OF GFA ESTIMATE	60	
COMM. OFFICE (AFTER THE FIRST FLOOR)	- 1.0 PER 100m² OF GFA ESTIMATE	2	
TOTAL		707	
<b>MAXIMUM REQUIRED</b>			
RESIDENCE	- 1.75 PER DWELLING UNIT	1,906	
COMM. MEDICAL FACILITY	- 5.0 PER 100m² OF GFA ESTIMATE	24	
COMM. RETAIL	- 4.0 PER 100m² OF GFA ESTIMATE	20	
COMM. OFFICE	- 2.7 PER 100m² OF GFA ESTIMATE	7	
TOTAL		1,957	
<b>PROVIDED</b>			
RESIDENCE	- 0.92 PER DWELLING UNIT	999	
VISITOR	- 0.1 PER DWELLING UNIT	105	
COMM. USE		45	
TOTAL		1,149	
<b>LOCATION</b>			
PARKING GARAGE - P1 LEVEL		264	
PARKING GARAGE - P2 LEVEL		280	
PARKING GARAGE - P3 LEVEL		280	
PARKING GARAGE - P4 LEVEL		280	
EXTERIOR		45	
TOTAL		1,149	
<b>BICYCLE PARKING</b>			
<b>REQUIRED</b>			
RESIDENCE	- 0.5 PER UNIT (1,089 UNITS)	545	
COMMERCIAL	- 1 PER 250m² GFA (2,847.5m²)	11	
TOTAL		546	
<b>PROVIDED</b>			
RESIDENCE	- 1.0 PER UNIT	1,089	
COMMERCIAL		32	
TOTAL		1,121	
<b>AMENITY SPACE</b>			
AT GRADE EXTERIOR - COMMUNAL		600.0 sq. m.	
INTERIOR 1st fl. AMENITY - COMMUNAL		450.0 sq. m.	
EXTERIOR TERRACES - PRIVATE		500.0 sq. m.	
INTERIOR 5th fl. AMENITY - COMMUNAL		900.0 sq. m.	
EXTERIOR 5th fl. TERRACES - COMMUNAL		1,200.0 sq. m.	
EXTERIOR ROOF TOP - COMMUNAL		300.0 sq. m.	
INTERIOR ROOF TOP - COMMUNAL		600.0 sq. m.	
PRIVATE BALCONIES		4,000.0 sq. m.	
TOTAL		8,550.0 sq. m.	
TOTAL COMMUNAL		4,050.0 sq. m.	
REQUIRED - 6.0M² PER UNIT (1,089)		6,534.0 sq. m.	
REQUIRED COMMUNAL @ 50%		3,267.0 sq. m.	
<b>LAND PHASE AREA</b>			
PHASE 1 - BUILDING "A"		3,919.2 sq. m.	22.43%
PHASE 2 - BUILDING "B"		5,364.3 sq. m.	34.2%
PHASE 3 - BUILDING "C"		6,534.1 sq. m.	35.3%
PARKLAND DEDICATION		1,269.0 sq. m.	8.09%
TOTAL		15,688.6 sq. m.	100.00%
<b>LOT COVERAGE</b>			
BUILDING FOOTPRINT - "A"		1,721.7 sq. m.	10.97%
BUILDING FOOTPRINT - "B"		2,786.2 sq. m.	17.63%
BUILDING FOOTPRINT - "C"		2,510.8 sq. m.	16.00%
LANDSCAPE SURFACE		2,665.6 sq. m.	16.99%
DRIVING SURFACE		2,665.6 sq. m.	16.99%
LANDSCAPE SURFACE		4,755.3 sq. m.	29.99%
PARKLAND DEDICATION		1,269.0 sq. m.	8.09%
TOTAL		15,688.6 sq. m.	100.00%

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:**

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A800 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A800 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

BUILDING STATISTICS	
<b>GROSS BUILDING - AREAS</b> (CITY OF OTTAWA ZONING AREA)	
<b>BUILDING 'A' - 24 Storeys</b>	
TOTAL AREA	19,743.8 sq. m.
TOWER FOOTPRINT	902.0 sq. m.
UNIT COUNT	320
VEHICLE PARKING	320 + 9 = 329
BICYCLE PARKING	320 + 8 = 328
COMMERCIAL AREA	710.7 sq. m.
	7,650.0 sq. ft.
<b>BUILDING 'B' - 24 Storeys</b>	
TOTAL BUILDING AREA	22,320.0 sq. m.
TOWER FOOTPRINT	929.0 sq. m.
UNIT COUNT	343
VEHICLE PARKING - RESIDENTIAL ONLY	343 - 17 = 360
BICYCLE PARKING	343 - 12 = 355
COMMERCIAL AREA	1,207.7 sq. m.
	13,000.0 sq. ft.
<b>BUILDING 'C' - 32 Storeys</b>	
TOTAL AREA	26,784.0 sq. m.
TOWER FOOTPRINT	928.0 sq. m.
UNIT COUNT	426
VEHICLE PARKING - RESIDENTIAL ONLY	426 - 17 = 460
BICYCLE PARKING	426 - 12 = 438
COMMERCIAL AREA	929.0 sq. m.
	9,989.0 sq. ft.
<b>BUILDING AREA</b> BASED ON 70% OF CONSTRUCTION AREA	
PHASE 1 - TOWER "A"	19,743.8 sq. m.
PHASE 2 - TOWER "B"	22,320.0 sq. m.
PHASE 3 - TOWER "C"	26,784.0 sq. m.
TOTAL	740,850.0 sq. m.
<b>UNIT MIX - 1,089 UNITS</b>	
TOWNHOUSE	2.1%
STUDIO UNIT	3.8%
ONE BEDROOM UNIT	59.8%
TWO BEDROOM UNIT	24.6%
THREE BEDROOM UNIT	9.7%
TOTAL UNITS	100% / 1,089
COMMERCIAL AREA	2,847.5 sq. m.
	30,690.0 sq. ft.

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED AS PER ROUND 1 SPC COMMENTS	Sept 29, 23
2	ISSUED FOR SPC APPLICATION - PHASE 1	June 09, 23
3	ISSUED AS PER ROUND 2 ZA COMMENTS	Apr. 28, 23
4	ISSUED TO OWNER / CONSULTANT	Apr. 19, 23
5	REVISED AS PER ROUND 1 ZA COMMENTS	Mar. 20, 23
6	ISSUED FOR ZONING AMENDMENT APPLICATION	May 16, 22
7	ISSUED FOR OWNER / CONSULTANT REVIEW	May 10, 22

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

CLIENT: **THEBERGE HOMES** Theberge Developments Ltd.

PROJECT TITLE: **780 Baseline Road**

SHEET TITLE: **SITE PLAN OVERALL**

DRAWN: RV CHECKED: T.Z.

SCALE: 1:350 SHEET No. **SP-1**

PROJECT No. 2131

**1 SITE PLAN - OVERALL**  
SCALE: 1:350

