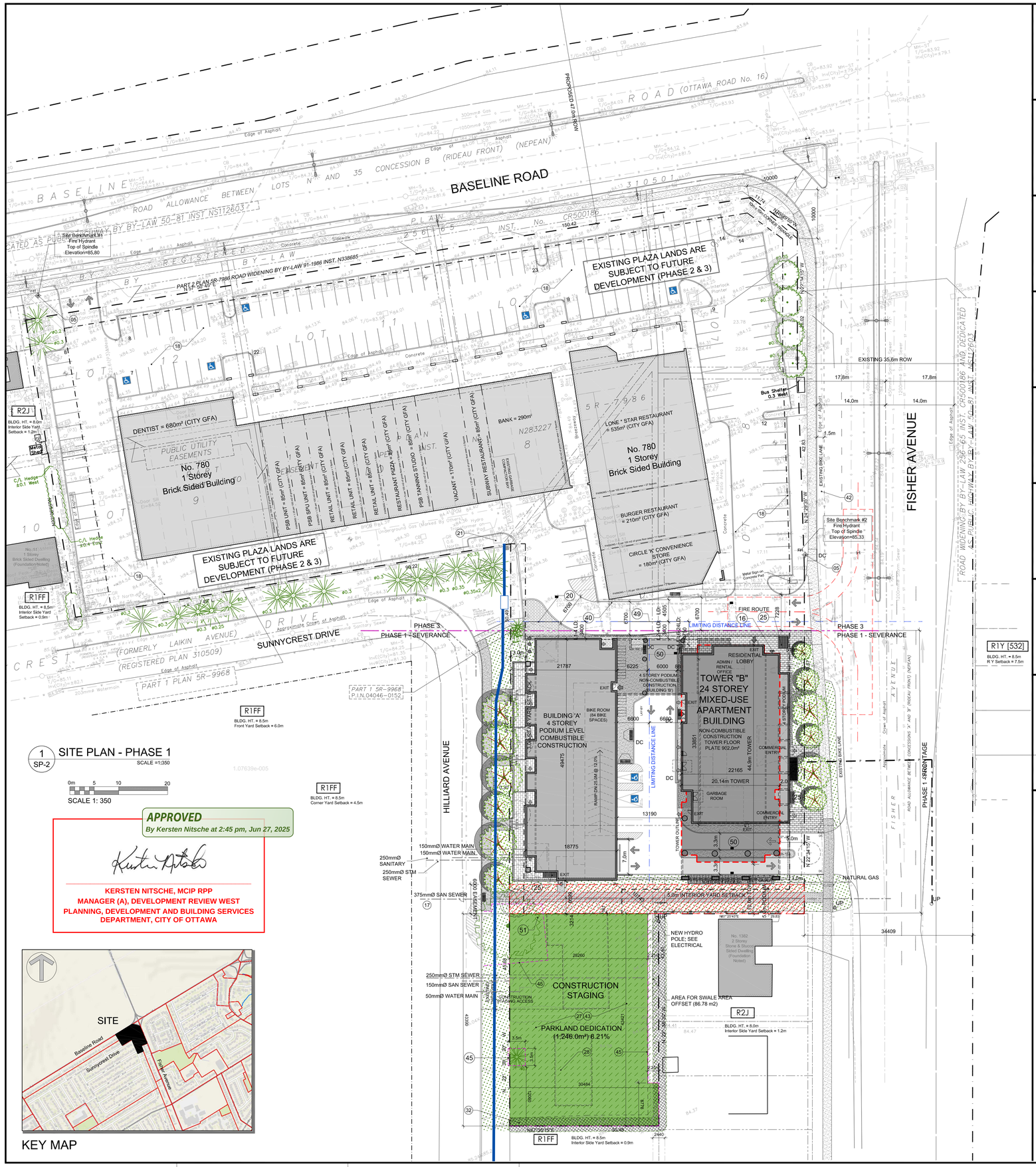

1 SITE PLAN - PHASE 1
SP-2
SCALE =1:350

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SCALE 1: 350

APPROVED
By Kersten Nitsche at 2:45 pm, Jun 27, 2025

KERSTEN NITSCHE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

KEY MAP

PROJECT DEVELOPER
Theberge Developments Ltd.
1600 Laperriere Ave Suite 205
Ottawa, ON K1Z 1B7
Tel: (613) 421-1515
Cell: (613) 880-5491
Email: joeytheberge@thebergehomes.com
Email: Jeremy@thebergehomes.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
Cell: (613) 697-3797
Email:Christopher.Gordon@CGHTransportation.com
Email:johnkingsley@cghtransportation.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
Egis Group
115 Walgreen Road
Ottawa, ON K0A 1L0
Tel: (613) 836-2184
Fax: (613) 836-3742
Email: r.robineau@egis-group.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
- NEW ASPHALT WALK
- CONCRETE WALK
- SOFT LANDSCAPING
- WASHED PEASTONE GRANULAR SURFACE
- PARKLAND DEDICATION
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- RESIDENTIAL / COMMERCIAL DOOR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE (CRZ)
- LINE OF TOWER FOOTPRINT
- LINE OF LIMITING DISTANCE TO EXISTING BUILDING / INTERIOR FACE
- LINE OF U/G HYDRO TRENCH TO VAULT, SEE ELECTRICAL
- LINE OF NEW U/G HYDRO PRIMARY, SEE ELECTRICAL
- AREA OF 6.0m CITY EASEMENT

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation GM[2928] S491 O1[2929] SITE AREA 1.57 ha. 15,688.6 sq. m. 168,870 sq. ft.

ZONING		REQUIRED	PROVIDED
BUILDING HEIGHT	BUILDING 'A'	24 STOREY'S / 78.0m	24 STOREY'S / 78.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		4.5m @ 200.0m²	4.5m @ 200.0m²
FRONT YARD SETBACK		3.0m	3.0m
INTERIOR SIDE YARD SETBACK		5.0m	6.5m
REAR YARD SETBACK		3.0m	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA	(ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m	6.5m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT		3.0m	8.6m
TOTAL RESIDENTIAL UNIT COUNT		-	312
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT		154	248
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		30	30
PARKING - COMMERCIAL @ GROUND (UNDER 200m² GFA NOT REQUIRED)		0	0
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT		312	338
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		1	6
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m	6.0m / 6.7m
AMENITY AREA - TOTAL PER UNIT - 6.0m²		1,872.0m²	2,153.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		936.0m²	1,083.0m²

SITE STATISTICS

GROSS BUILDING - AREA
(CITY OF OTTAWA'S DEFINITION)

EXISTING PLAZA - BASELINE (ESTIMATE 80% EFFICIENCY)		1,820.0 sq. m. 19,590 sq. ft.
EXISTING PLAZA - FISHER (ESTIMATE 80% EFFICIENCY)		925.0 sq. m. 9,957 sq. ft.
PROPOSED TOWER 'A'		18,945.0 sq. m. 203,922 sq. ft.
TOTAL AREA		21,690.0 sq. m. 233,469 sq. ft.

PARKING SPACE PROVIDED

COMMERCIAL RESTAURANT	915m²	- 5 PER 100m² GFA (MIN.)	100
COMMERCIAL MEDICAL	680m²	- 2 PER 100m² GFA (MIN.)	20
COMMERCIAL BANK	290m²	- 1.25 PER 100m² GFA (MIN.)	5
COMMERCIAL RETAIL	435m²	- 1.25 PER 100m² GFA (MIN.)	7
COMMERCIAL P.S.B.	425m²	- 1.25 PER 100m² GFA (MIN.)	6
TOTAL (EXISTING PLAZA)	2,745m²		138
PROPOSED TOWER 'A'			278

BICYCLE SPACE PROVIDED

EXISTING PLAZA - BASELINE	6
EXISTING PLAZA - FISHER	2
PROPOSED TOWER 'A'	344
TOTAL	352

LOT COVERAGE

EXISTING PLAZA - BASELINE	2,260.3m²	14.41%
EXISTING PLAZA - FISHER	1,156.7m²	7.37%
PROPOSED TOWER 'A'	1,632.5m²	10.41%
PAVED SURFACE	5,691.0m²	36.27%
LANDSCAPE OPEN SPACE	3,713.3m²	23.67%
PARKLAND DEDICATION	1,234.8m²	7.87%
TOTAL	15,688.6m²	100.0%

DRAWING NOTES

1. PROPERTY LINE
2. PHASE LINE
3. BUILDING SETBACK LINES
4. INTERNAL RAMP TO U/G GARAGE WITH TRENCH DRAIN
5. EXISTING FIRE HYDRANT
6. OUTLINE OF TOWER ABOVE
7. OUTLINE OF PARKING GARAGE
8. SURFACE PARKING SPACE 2.6 X 5.2 M
9. 2.0m WIDE CITY SIDEWALK
10. EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
11. EXISTING CONCRETE STREET CURB AND SIDEWALK
12. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
13. BELOW GRADE CISTERN IN PARKING GARAGE
14. 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT WITH BOLLARDS AS REQUIRED (GAS BLOW OFF)
15. LAY-BY
16. SIAMESE CONNECTION
17. PROPOSED UTILITIES, SEE CIVIL
18. EXISTING COMMERCIAL PLAZA / PARKING TO REMAIN
19. EXISTING PEDESTRIAN WALKWAY
20. INTERIM LOADING BAY ON HARD LANDSCAPED SURFACE WITH MOUNTABLE CURB
21. EXISTING MAIL BOXES / UTILITY EQUIPMENT / KIOSK
22. BICYCLE RACK, SEE LANDSCAPING
23. PRIVACY SCREEN
24. 2.1m HT. SOLID WOOD PRIVACY FENCE
25. METAL GRATE - INTAKE / EXHAUST AIR SHAFT
26. TEMPORARY SNOW STORAGE
27. PARKLAND AREA / INTERIM CONSTRUCTION STAGING AREA WITH CONSTRUCTION FENCING
28. PHASE 1 PARKLAND DEDICATION
29. 2.0m WIDE CONCRETE SIDEWALK, CONTINUOUS & DEPRESSED THROUGH DRIVEWAY, SEE CIVIL
30. 150mm HT CONCRETE BARRIER CURB
31. PRIVATE WALK
32. EXISTING CEDAR HEDGE TO REMAIN
33. ACCESSIBLE PARKING SPACES
34. DEPRESSED CURB WITH 1.5m WIDE ACCESSIBLE AISLE
35. 2.0m WIDE ASPHALT WALK
36. EXISTING ISLAND TO BE REMOVED
37. DEPRESSED CURB WITH TWSI
38. STRUCTURAL SUPPORT FOR BUILDING ABOVE
39. PRIVATE TERRACES FOR TOWNHOUSE STYLE UNITS
40. RE- ALINE EXISTING CURB AND DRIVEWAY
41. PAINTED ISLAND
42. EXISTING 1.5m BIKE LANE ON CITY STREET
43. EXISTING RESIDENTIAL HOUSE / LOT TO BE CLEARED
44. EXISTING UTILITY POLE
45. TREE / HEDGE PROTECTION FENCE, SEE LANDSCAPING
46. DEPRESSED WALK AT SERVICE DOORS
47. BALCONY ABOVE
48. OVERFLOW / ACCESS FOR CISTERN / OSG INTERCEPTOR
49. LIMITING DISTANCE LINE - SEE OBC DATA MATRIX
50. ENSURE 4.4m CLEAR BELOW DRIVEWAY FOR VEHICLES
51. 1.52m HYDRO EASEMENT FOR PARKLAND
52. STEP IN RETAINING WALL HEIGHT - SEE CIVIL DRAWINGS
53. PROVIDE 1070mm H. GUARD AT RETAINING WALL WHERE GRADE >600mm. COORDINATE WITH CIVIL
54. UNDERGROUND HYDRO DUCT BANK TO VAULT. SEE ELECTRICAL DRAWINGS

BUILDING STATISTICS - PHASE 1

GROSS BUILDING - AREA
(CITY OF OTTAWA'S DEFINITION)

PARKING LEVEL		0.0 sq. m. 000 sq. ft.
GROUND FLOOR	395.9 + 174.8 sq. m. 4,261 + 1,882 sq. ft.	570.7 sq. m. 6,143 sq. ft.
2nd FLOOR		1,685.6 sq. m. 18,144 sq. ft.
3rd FLOOR		1,685.6 sq. m. 18,144 sq. ft.
4th FLOOR		1,640.2 sq. m. 17,655 sq. ft.
5th FLOOR		546.2 sq. m. 5,879 sq. ft.
6th - 20th FLOOR - TOWER	15 x 708.6 sq. m. 15 x 7,627 sq. ft.	10,628.6 sq. m. 114,405 sq. ft.
21st - 24th FLOOR	4 x 547.0 sq. m. 4 x 5,888 sq. ft.	2,188.1 sq. m. 23,552 sq. ft.
AMENITY / MECHANICAL PENTHOUSE		0.0 sq. m. 000 sq. ft.
TOTAL AREA		18,945.0 sq. m. 203,922 sq. ft.
TOWER FOOTPRINT AREA (BALCONIES NOT INCLUDED)		859.47 sq. m. 9,251 sq. ft.

UNIT STATISTICS

STUDIO UNIT	12%	45
1 BEDROOM UNIT	58%	218
2 BEDROOM UNIT	26%	98
2 BEDROOM UNIT + DEN UNIT	2%	7
3 BEDROOM	2%	6
TOTAL		374
COMMERCIAL OFFICE		174.8 sq. m. 1,882 sq. ft.

CAR PARKING

AREA 'X' on SCHEDULE 1A

MINIMUM REQUIRED

RESIDENCE (AFTER 12 UNITS)	- 0.5 PER DWELLING UNIT	181
VISITOR (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	37
COMMERCIAL OFFICE	- NOT REQUIRED	0
TOTAL		218

MAXIMUM REQUIRED

RESIDENCE	- 1.75 PER DWELLING UNIT	653
COMMERCIAL OFFICE	- 4.0 PER 100m² OF GFA	7
TOTAL		660

PROVIDED

RESIDENCE	- 0.62 PER UNIT	229
VISITOR (AFTER 12 UNITS)	- 0.1 PER UNIT	37
COMMERCIAL OFFICE		0
TOTAL		266
EXTERIOR		4
PARKING GARAGE		262

BICYCLE PARKING

REQUIRED

RESIDENCE	- 1.0 PER UNIT (373 UNITS)	373
COMM. OFFICE	- 1.0 PER 250m² OF G.F.A.	1
TOTAL		374

PROVIDED

EXTERIOR	40
GROUND FLOOR	136
PARKING GARAGE	200
TOTAL	376

AMENITY SPACE

1st FLOOR INTERIOR COMMUNAL =	113.0 sq. m.
EXTERIOR AT GRADE - PRIVATE =	110.0 sq. m.
EXTERIOR AT GRADE - COMMON =	400.0 sq. m.
5th FLOOR INTERIOR COMMUNAL =	165.0 sq. m.
5th FLOOR COMMUNAL TERRACE =	180.0 sq. m.
ROOF TOP COMMUNAL TERRACE =	180.0 sq. m.
ROOF TOP AMENITY ROOM =	160.0 sq. m.
PRIVATE TERRACE =	60.0 sq. m.
PRIVATE BALCONIES =	900.0 sq. m.
TOTAL =	2,268.0 sq. m.
TOTAL COMMUNAL =	1,198.0 sq. m.
REQUIRED - 6.0m² PER UNIT (373) =	2,238.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1119.0 sq. m.

WASTE REQUIREMENT

(373 UNITS)

GARBAGE (COMPACTED)	- 0.053 PER UNIT	20 YARDS
RECYCLING GMP	- 0.018 PER UNIT	7 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	14 YARDS
COMPOST	- 240L PER 50 UNITS	8

LAND PHASE AREA

PHASE 1 - BUILDING "A" =	3,481.32 sq. m.	22.19%
FUTURE PHASES - EX. PLAZA =	10,885.08 sq. m.	69.38%
PHASE 1 PARKLAND =	349.60 sq. m.	2.23%
FUTURE PHASES PARKLAND =	885.22 sq. m.	5.64%
EASEMENT WITHIN PARKLAND =	87.45 sq. m.	0.56%
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.

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NOTATION SYMBOLS:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (00) INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- (00) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 / TITLE / SCALE — DETAIL NUMBER; DETAIL REFERENCE PAGE; DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
10	REVISIONS FOR PARKS & FORESTRY	June 05, 25
9	ISSUED FOR FOUNDATION PERMIT	Feb 07, 25
8	ISSUED FOR EXCAVATION/SHORING PERMIT	Dec, 13, 24
7	REVISED AS PER ROUND 5 SPC COMMENTS	Oct. 04, 24
6	REVISED AS PER CITY ENGINEERING COMMENTS	Sept 19, 24
5	REVISED AS PER ROUND 3 SPC COMMENTS	July 19, 24
4	REVISED AS PER ROUND 2 SPC COMMENTS	May 28, 24
3	REVISED AS PER ROUND 1 SPC COMMENTS	Sept 29, 23
2	ISSUED FOR SPC APPLICATION	June 09, 23
1	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr., 13, 23

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — ROGER D. LONEY LICENCE 4375
SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: THEBERGE HOMES
Theberge Developments Ltd.

ARCHITECT:

PROJECT TITLE:
780 Baseline Road
PHASE 1
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN
PHASE 1

DRAWN: RV	CHECKED: J.G.
SCALE: 1:350	SHEET No. SP-2
PROJECT No. 2131	

D07-12-23-0076

Plan No.: # _____