



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	PROVIDED	
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 = 28,588.8 sq. m	4.5 = 68,827.0 sq. m
TOWER SEPARATION		23.0m	49.0m & 56.0m
TOWER FOOTPRINT		750 sq. m	930 sq. m
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 (ABUTTING 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		11	32
AMENITY AREA - TOTAL PER UNIT - 6.0m²		6,534.0m²	8,550m²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²		3,267.0m²	4,050m²

CAR PARKING		BUILDING STATISTICS	
MINIMUM REQUIRED		GROSS BUILDING - AREAS	
RESIDENCE (AFTER 12 UNITS)	- 0.5 PER DWELLING UNIT	527	(CITY OF OTTAWA ZONING AREA)
VISITOR (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	105	
COMM. USE	- UNDER 200m² NON REQUIRED	0	BUILDING 'A' - 24 Storeys
COMM. DAYCARE	- 1.0 PER 100m² GFA	ESTIMATE 4	TOTAL AREA
COMM. MEDICAL FACILITY	- 2.0 PER 100m² GFA	ESTIMATE 9	212,520 sq. ft.
COMM. PSB	- 1.25 PER 100m² GFA	ESTIMATE 0	TOWER FOOTPRINT
COMM. RESTAURANT	- 5.0 PER 100m² GFA	ESTIMATE 60	926.0 sq. m
COMM. RETAIL	- 1.25 PER 100m² GFA	ESTIMATE 0	UNIT COUNT
COMM. OFFICE	- 1.0 PER 100m² GFA	ESTIMATE 2	VEHICLE PARKING
TOTAL		707	320 + 9 = 329
			BICYCLE PARKING
			320 + 8 = 328
			COMMERCIAL AREA
			7,650 sq. ft.
			BUILDING 'B' - 24 Storeys
			TOTAL BUILDING AREA
			22,320.0 sq. m
			BASED ON 75% OF CONSTRUCTION AREA
			240,030 sq. ft.
			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 sq. ft.
			BUILDING 'C' - 32 Storeys
			TOTAL AREA
			26,784.0 sq. m
			BASED ON 75% OF CONSTRUCTION AREA
			288,300 sq. ft.
			TOWER FOOTPRINT
			836.0 sq. m
			UNIT COUNT
			426
			VEHICLE PARKING - RESIDENTIAL ONLY
			426 - 17 = 460
			BICYCLE PARKING
			426 - 12 = 438
			COMMERCIAL AREA
			929.0 sq. m
			10,000 sq. ft.
			BUILDING AREA
			BASED ON 75% OF CONSTRUCTION AREA
			PHASE 1 - TOWER "A"
			19,743.8 sq. m
			212,520 sq. ft.
			PHASE 2 - TOWER "B"
			22,320.0 sq. m
			240,030 sq. ft.
			PHASE 3 - TOWER "C"
			26,784.0 sq. m
			288,300 sq. ft.
			TOTAL AREA ABOVE GRADE
			68,827.0 sq. m
			740,850 sq. ft.
			UNIT MIX - 1,089 UNITS
			TOWNHOUSE
			2.1%
			23
			STUDIO UNIT
			3.8%
			41
			ONE BEDROOM UNIT
			59.8%
			651
			TWO BEDROOM UNIT
			24.6%
			268
			THREE BEDROOM UNIT
			9.7%
			106
			TOTAL UNITS
			100%
			1,089
			COMMERCIAL AREA
			2,847.5 sq. m
			30,650 sq. ft.

BICYCLE PARKING	
REQUIRED	
RESIDENCE	- 0.5 PER UNIT (1,089 UNITS) 545
COMMERCIAL	- 1 PER 250m² GFA (2,847.5m²) 11
TOTAL	546
PROVIDED	
RESIDENCE	- 1.0 PER UNIT 1,089
COMMERCIAL	32
TOTAL	1,121
AMENITY SPACE	
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

LAND PHASE AREA	
PHASE 1 - BUILDING "A"	= 3,488.2 sq. m, 22.1%
PHASE 2 - BUILDING "B"	= 5,361.3 sq. m, 34.2%
PHASE 3 - BUILDING "C"	= 6,551.1 sq. m, 35.3%
PARKLAND DEDICATION	= 1,320.0 sq. m, 8.4%
TOTAL	= 15,688.6 sq. m, 100.00%
LOT COVERAGE	
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%
DRIVING SURFACE	= 2,665.6 sq. m, 16.99%
LANDSCAPE SURFACE	= 4,704.3 sq. m, 29.99%
PARKLAND DEDICATION	= 1,320.0 sq. m, 8.41%
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:

- 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
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

1 SITE PLAN - OVERALL
 SP-1 SCALE = 1:300

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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