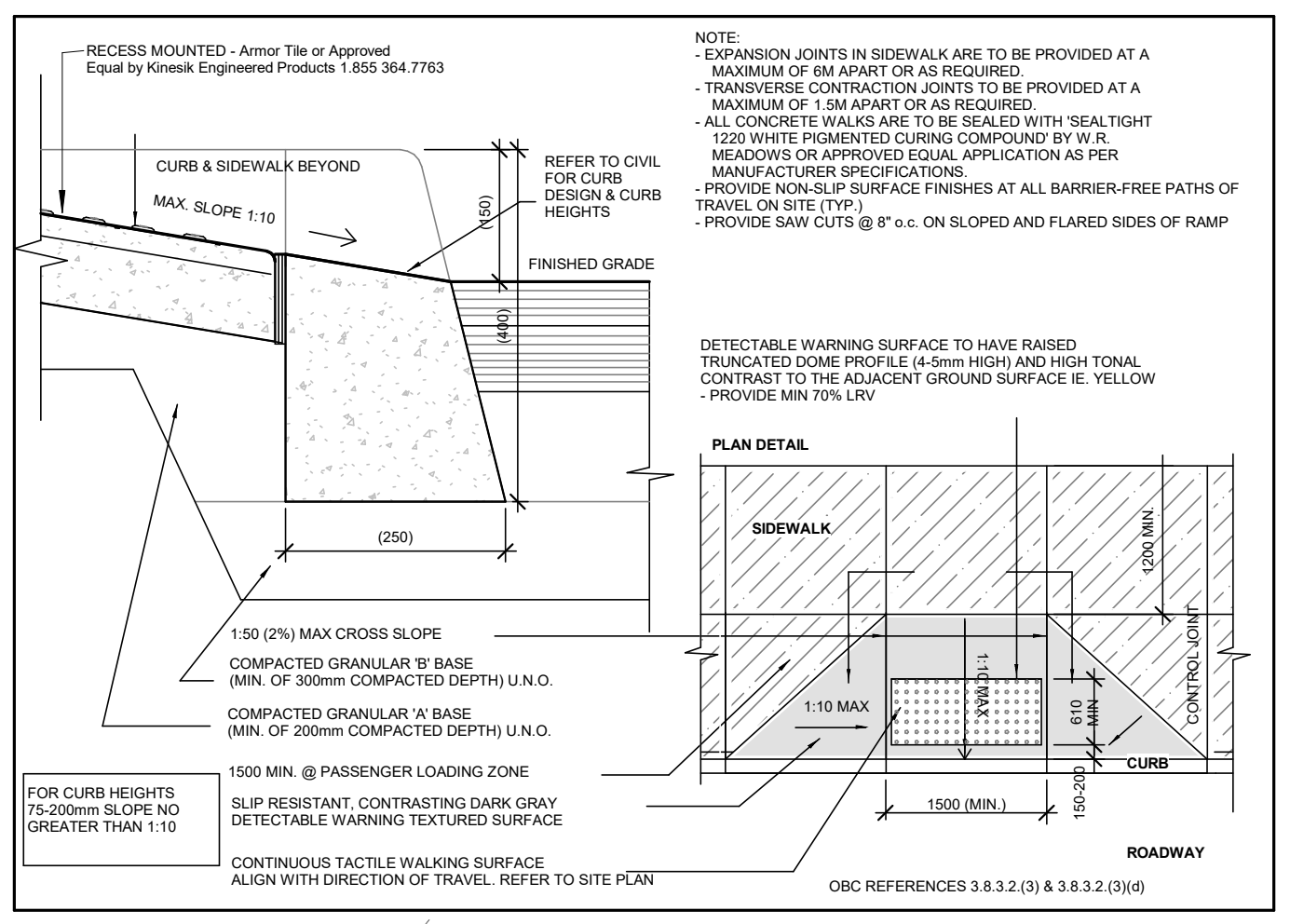


**ABBREVIATIONS**

B	BOLLARD
BALC	BALCONY
BF	BARRIER FREE
BFEE	BASEMENT FFE
CD	CURB DEPRESSION
EX	EXISTING
EXHP	EXISTING HYDRO POLE
EXFH	EXISTING FIRE HYDRANT
PFH	PROPOSED FIRE HYDRANT
FFE	FINISHED FLOOR ELEVATION
FRTS	FIRE ROUTE SIGN
FYSB	FRONT YARD BUILDING SETBACK
GFA	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
ISYSB	INTERIOR SIDE YARD SETBACK
LDP	LIGHT DUTY PAVING
LB	LIGHT BOLLARD
LS	LIGHT STANDARD
PROV	PROVIDED
REQD	REQUIRED
RYSB	REAR YARD BUILDING SETBACK
SW GR	SWITCH GEAR
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
V	VERTICAL BICYCLE PARKING SPACES
H	HORIZONTAL BICYCLE PARKING SPACES
S	STACKED BICYCLE PARKING SPACES



**SITE PLAN DRAWING LEGEND**

- PROPERTY LINE
- FIRE ROUTE PATH
- SIAMSESE CONNECTION
- LOCATION OF BLDG PRINCIPAL ENTRANCES FOR PUBLIC, FIRE FIGHTERS AND BF USE
- SERVICE EXITS / ENTRANCE POINTS
- OVERHEAD DOORS
- TRAFFIC FLOW
- PAINTED ISLAND - NO PARKING
- HEAVY DUTY PAVING
- PARKING STALL COUNT PER ROW
- DESIGNATED ACCESSIBLE PARKING SPACE REFER TO CITY STANDARD FOR PAINTED SYMBOL
- FREE-STANDING SIGN
- LIGHT STANDARD
- EX EXISTING ELEMENTS

**CREDIT NOTES:**

THIS SITE PLAN IS BASED UPON AND MUST BE READ IN CONJUNCTION WITH FILES TOPOGRAPHIC PLAN PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. 2018 DATED MARCH 2ND, 2018. FABIANI ARCHITECT LTD. ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY, OR COMPLETENESS OF THE DATA SUPPLIED AND SUCH DATA IS NOT INCLUDED UNDER SEALS OF CERTIFICATION, IF ANY.

**PART OF BLOCKS 41 AND 42 REGISTERED PLAN 4M-623 AND PART OF LOT 35 CONCESSION 2 (RIDEAU FRONT)**

PIN:  
04692-1308  
04692-1310  
04692-1317  
04692-1312  
04692-0454

GEOGRAPHIC TOWNSHIP OF NEPEAN  
CITY OF OTTAWA

**SURVEYOR'S INFO:**  
FARLEY, SMITH & DENIS SURVEYING LTD. 2018  
190 Colonnade Road Phone: (613) 727-8226  
Ottawa, Ontario K2E 7J5 Fax: (613) 727-1826

**APPROVED** \_\_\_\_\_ **REUSED** \_\_\_\_\_  
THIS DAY OF \_\_\_\_\_, 20\_\_\_\_

**DERRICK MOODIE**  
MANAGER, DEVELOPMENT REVIEW - WEST  
PLANNING, INFRASTRUCTURE & ECONOMIC  
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**FLOOR STATISTICS - RENTAL APARTMENT - 2140 Baseline Rd, Ottawa**

FLOOR	HT (ft)	HT (m)	HT (ft)	SUITES	STUDIO	1-BDRM	2-BDRM	3-BDRM	FLOOR TOTALS	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (Zoning)	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (OBC)		
24	9' 4"	2.85	9' 0"	0	0	0	0	0	0	0	19,429	1,805.0m <sup>2</sup>	
23	9' 4"	2.85	9' 0"	0	0	0	0	0	0	0	20,272	1,883.3m <sup>2</sup>	
22	9' 4"	2.85	9' 0"	0	0	0	0	0	0	0	20,299	1,883.3m <sup>2</sup>	
21	9' 10"	3.00	9' 0"	0	0	0	0	0	0	0	19,978	1,856.9m <sup>2</sup>	
PARKING GFA TOTAL 79,977 7,422.5m <sup>2</sup>													
1 RET/AMEN.	15' 9"	4.80	16' 11"	0	0	0	0	0	0	5,899	548.0	16,133	1,501.6m <sup>2</sup>
2	9' 10"	3.00	9' 0"	23	3 (1BF)	8 (1 BF)	11 (1 BF)	1 BF	36	12,458	1176.0	15,881	1,475.4m <sup>2</sup>
3	9' 10"	3.00	9' 0"	23	3 (1BF)	8 (1 BF)	11 (1 BF)	1 BF	36	12,458	1176.0	15,881	1,475.4m <sup>2</sup>
4	9' 10"	3.00	9' 0"	23	3 (1BF)	8 (1 BF)	11 (1 BF)	1 BF	36	12,458	1176.0	15,881	1,475.4m <sup>2</sup>
5	9' 10"	3.00	9' 0"	23	3 (1BF)	8 (1 BF)	11 (1 BF)	1 BF	36	12,458	1176.0	15,881	1,475.4m <sup>2</sup>
6	9' 10"	3.00	9' 0"	23	3 (1BF)	8 (1 BF)	11 (1 BF)	1 BF	36	12,458	1176.0	15,881	1,475.4m <sup>2</sup>
7	10' 6"	3.20	9' 8"	19	3 (1BF)	8 (1 BF)	7 (1 BF)	1 BF	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
8	9' 10"	3.00	9' 0"	19	3	8 (1 BF)	7 (1 BF)	1 BF	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
9	9' 10"	3.00	9' 0"	19	3	8 (1 BF)	7 (1 BF)	1 BF	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
10	9' 10"	3.00	9' 0"	19	3	8 (1 BF)	7 (1 BF)	1 BF	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
11	9' 10"	3.00	9' 0"	19	3	8 (1 BF)	7 (1 BF)	1	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
12	9' 10"	3.00	9' 0"	19	3	8 (1 BF)	7 (1 BF)	1	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
13	9' 10"	3.00	9' 0"	19	3	8 (1 BF)	7 (1 BF)	1	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
14	11' 2"	3.40	10' 4"	19	3	8 (1 BF)	7 (1 BF)	1	28	9,745	905.3	12,610	1,171.4m <sup>2</sup>
15 MECH	15' 1"	4.60	NOT INCLUDED IN BUILDING HEIGHT	0	0	0	0	0	0	0	0	8,071	728.0m <sup>2</sup>
Subtotal	145' 8"	44.40	-	267	39	104	111	13	404	147,147	13,670.4	204,488	18,977.8m <sup>2</sup>
Avg Grade & Roofing	1' 12"	0.40	-	SUITE AREA (M <sup>2</sup> ) 321.7	481.3	715.8	422	39	404	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (Zoning)	GFA (ft <sup>2</sup> /m <sup>2</sup> ) (OBC)		
BUILDING TOTALS	147' 8"	45.00	-	SUITE MIX % 5%	42%	5%	42%	5%	42%	147,147	13,670.4	284,466	26,405.4
BARRIER FREE (BF) UNITS: MIN 15% @ 267 UNITS = 41 UNITS BF REQD PROPOSED: 6 STUDIO + 13 1BDRM + 13 2BDRM + 9 3BDRM = 41													

**DEVELOPMENT STATISTICS - 2140 Baseline Rd, Ottawa**

	SM	SF	ACRES	%
GROSS SITE AREA	3,649.3	39,923	0.753	
BLDG FOOTPRINT	1,575.0	16,963	0.369	51.7%
1ST FLOOR RETAIL (AMENITY EXCLUDED)	548.0	5,899		
TYP. LOWER FLOOR 2-6	1176.0	12,658		
TYP. UPPER FLOOR 7-14	905.3	9,745		
GROSS FLOOR AREA (ZONING DEFINITION)	13,670.4	147,147		

**PARKING REQUIRED**

Table 101: MIN PARKING SPACE RATES - R22

ZONING REQUIREMENT (AREA B)	REQUIRED SPACES	PROVIDED SPACES	COMPLY	
RETAIL (MIXED USE) (0 REQD <1500m <sup>2</sup> )	0	0	YES	
RATE PER DWELLING UNIT	0.20	0.51	YES	
# OF PARKING SPACES	63	137	YES	
VISITOR PARK'G (0.10-12)+0.1UNIT (12-267)	26	26	YES	
SURFACE PARKING				
U/G PARKING P1		36		
U/G PARKING P2		39		
U/G PARKING P3		39		
U/G PARKING P4		42		
<b>TOTAL SPACES</b>	<b>79</b>	<b>163</b>	<b>INCLUDES ACCESSIBLE SPACES</b>	
SURPLUS / DEFICIT +84 207%				
ACCESSIBLE SPACES "COUNTED AS PART OF TOTAL SPACES ABOVE"				
RATE = 2(1-30) + 2(31-60) + 2(61-100) + 2(PER 30)	12 (162)	15 (124)	YES	
Citywide Accessibility Design Standards: 6(734-166) 6 (344-38) 13 YES (8 TYPE A + 10x B)				
SMALL CARS MAX PROVIDED				
SMALL CAR SPACES (2.4x4.6) 40% MAX	40%	9%	YES	
BICYCLE PARKING - TABLE 111A	32	14	YES	
0.5 PER DWELLING UNIT				
VERTICAL (MAX)	134	286	YES	
HORIZONTAL (MIN)	53 (40%)	51	24%	
STACKED	61	163	76%	
		72	72	

**ZONING INFORMATION - ZONING BY-LAW No. 2008-250**

GM F(4.4) (H45) [xxx1]

Permitted Use:	Yes	No	
MIXED USE	YES		
Part 10 - Mixed Use / Commercial Zones (Sections 185-198)	REQUIRED	PROVIDED	
0.10 Lot Area	No Min.	3049.3 m <sup>2</sup>	YES
0.11 Floor Space Index	4.4	4.5	YES
0.12 Lot Frontage (Min)	No Min.	53.3	YES
0.13 Lot Coverage (Max)(Combined)	No Min.	52%	YES
0.14 Building Height (Max) - Sect 9	45.0m	45.0m	YES
0.15 Bldg Height # of Storeys (Max)	No Max.	14	YES
0.16 Front Yard Setback (Min)	0.0m	3.3m	YES
0.16a Hydro Line Setback	5.0m	5.0m	YES
0.17 Side Yard Setback (Min)	0.0	0.0	YES
0.18 Rear Yard Setback (Min)	0.0	0.0	YES
0.19 Lot Depth (Min)	No Min.	70.7m	YES
0.20 Landscaped Area Width (Min)	N/A	J	YES
0.21 Landscaped Area of Parking Lot (Min)	15%	25%	YES
0.22 Amenity Area - 6m <sup>2</sup> per unit (Min)	1602.0 m <sup>2</sup>	1645.9 m <sup>2</sup>	YES
PARKING STANDARDS (SECTION 6.18)			
PARKING STALLS - STANDARD	2.6 x 5.2m		YES
PARKING STALLS - SMALL SPACE	2.4 x 5.2 (or 4.6)m		YES
ACC. PARKING - ADA TYPE A & B	2.4 / 3.4 x 5.2 (+1.5) x 2.75(h)m		YES
DRIVE AISLE - TWO WAY AT GRADE	6.7m		YES
DRIVE AISLE - TWO WAY PARK GARAGE	6.0m		YES
LOADING SPACE - STANDARD	3.5 x 9.0 x 4.2(h)m		YES
LOADING SPACE - OVERSIZED	4.3 x 13.0 x 4.2(h)m		YES
BICYCLE PARKG, HORIZ - Table 111B	0.60 x 1.8m		YES
BICYCLE PARKG, VERT - Table 111B	0.50 x 1.5m		YES
BICYCLE PARKG, STACKED	0.46 x 1.9m		YES

**DEVELOPMENT CONSULTANT:**  
ARCHITECTURE & PLANNING INITIATIVES  
1464 CORNWALL ROAD, UNIT 7  
OAKVILLE, ONTARIO L6J 7W5  
P: 905.337.7249

**ARCHITECT:**  
FABIANI ARCHITECT LTD.  
1464 CORNWALL RD, UNIT 7  
OAKVILLE, ONTARIO L6J 7W4  
P: 905.337.7249

**CLIENT:** BASELINE CONSTELLATION PARTNERSHIP INC.  
THEBERGE HOMES  
904 LADY ELLEN PLACE  
OTTAWA, ON K1Z 5L5  
P: 613.421.1515

**ONTARIO ASSOCIATION OF ARCHITECTS**  
FERNANDO FABIANI  
LICENCE 3093  
PROFESSIONAL CERTIFICATION

**2140 BASELINE APARTMENTS**  
2140 BASELINE RD, NEPEAN  
(OTTAWA), ON, K2G 6E2

**SITE PLAN**

BY [CHECK] ISSUED FOR  
CPS/JS/ML/ED/UPDATED AMENITY AREA  
PROJECT NO.: SHEET NO.:  
S18-012  
SCALE:  
As Indicated  
ISSUE DATE:  
22-11-23

**A100** 12  
SHEET  
ISSUE NO.  
0014218-0004  
#17540

**1 SITE PLAN**  
A100  
1 : 200

0' 10' 20' 40'  
0m 2m 10m

PLT DATE: 2022-11-23 11:23:11 03:51 AM