



PROJECT INFORMATION

Zoning By-law 2006-250 Consolidation	TD3	SITE AREA	0.428 ha	4,279.77 sq. m	31,399 sq. ft.
ZONING		REQUIRED		PROVIDED	
BUILDING HEIGHT		30 STOREYS / 90.0m		30 STOREYS / 95.0m	
GRADE (GEODETTIC ELEVATION - ASL)		69.20m ASL		69.20m ASL	
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m		4.6m	
DENSITY - MINIMUM 350 units/hectare		122 UNITS		276 UNITS	
TOWER SEPARATION		24.0m		20.5m	
FRONT YARD SETBACK		3.0m		0.0m	
CORNER YARD SETBACK (North - Lemieux / South - Labelle)		3.0m / 3.0m		2.6m / 0.0m	
REAR YARD SETBACK (GROUND TO 5th FLOOR)		0.0m		8.0m	
REAR YARD SETBACK (ABOVE 6th STOREY)		12.0m		8.0m	
PUBLIC STREET SETBACK FOR BUILDINGS WITHIN 10m OF A LOT LINE AT EITHER 2nd THROUGH 7th FLOOR		2.5m		0.0m	
AMENITY AREA - TOTAL PER UNIT		6.0m ²		7.0m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT		3.0m ²		3.2m ²	
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL		85.6m ²		125.0m ²	
VEHICLE PARKING - RESIDENTIAL (AREA "Z" - MIN. 0 / MAX. 1.75 PER UNIT)		NOT REQUIRED		329	
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)		30		30	
BICYCLE PARKING		322		330	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH		6.0m / 6.7m		6.0m	
ACTIVE STREET FRONTAGE FOR ST. LAURENT (50% OF LOT WIDTH)		29.26m L		49.0m L	

DRAWING NOTES

- PROPERTY LINE
- BUILDING SETBACKS
- PROPOSED ROAD WIDENING
- HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
- DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
- INTERNAL GARBAGE ROOM
- 2.0m WIDE CONCRETE SIDEWALK
- OUTLINE OF PRIVATE BALCONY ABOVE
- OUTLINE OF TOWER ABOVE
- STRUCTURAL SUPPORT FOR BUILDING ABOVE
- VISITOR / SHORT TERM PARKING SPACE 2.6 x 5.2m
- EXISTING TREE TO BE REMOVED
- EXISTING STORM GRATE
- EXISTING UTILITY KIOSK
- PROPOSED SERVICES
- RETAINING WALL, SEE CIVIL FOR HEIGHT
- EXISTING CONCRETE / ASPHALT ISLAND
- EXISTING UTILITY / LIGHT POLE
- 1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
- 3.5 x 7.0m LOADING SPACE
- SIAMSE CONNECTION
- EXISTING CROSSWALK WITH DEPRESSED CURBS
- EXISTING CONCRETE JERSEY BARRIER
- EXISTING CONCRETE OVERPASS GUARDRAIL WITH METAL PIPE RAILING
- EXISTING FIRE HYDRANT
- INTAKE / EXHAUST GRILL
- BICYCLE PARKING SPACE WITH RACK
- OUTLINE OF BELOW GRADE PARKING DECK
- HEATED GARAGE RAMP WITH TRENCH DRAIN
- GARAGE RAMP WALL WITH GLASS GUARD RAILING
- RELOCATE UTILITY / LIGHT POLE AS NEEDED
- TEMPORARY SNOW STORAGE, SNOW WILL BE REMOVED FROM THE SITE AS REQUIRED
- PRIVACY FENCE
- WASHED PEA-STONE SURFACE
- DEPRESSED CURB
- ACCESS TO INTERNAL CISTERN
- AT GRADE PRIVATE PATIOS

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

BELOW GRADE PARKING LEVEL	0.0 sq. m	0.00 sq. ft.
GROUND FLOOR	199.6 sq. m	1,747 sq. ft.
2nd FLOOR - TOWER 'A'	694.6 sq. m	7,477 sq. ft.
2nd FLOOR - TOWER 'B'	485.5 sq. m	5,226 sq. ft.
3rd - 7th FLOOR - TOWER 'A'	5 x 664.9 sq. m	4,324.6 sq. m
3rd - 7th FLOOR - TOWER 'B'	5 x 630.9 sq. m	46,550 sq. ft.
3rd - 7th FLOOR - TOWER 'A'	5 x 664.9 sq. m	3,224.2 sq. m
3rd - 7th FLOOR - TOWER 'B'	5 x 630.9 sq. m	34,708 sq. ft.
8th FLOOR - TOWER 'A'	600.9 sq. m	6,468 sq. ft.
8th FLOOR - TOWER 'B'	587.3 sq. m	6,322 sq. ft.
9th - 20th FLOOR - TOWER 'A'	12 x 622.8 sq. m	7,473.8 sq. m
9th - 20th FLOOR - TOWER 'B'	12 x 670.4 sq. m	80,448 sq. ft.
21st - 30th FLOOR - TOWER 'A'	10 x 628.8 sq. m	6,288.8 sq. m
21st - 30th FLOOR - TOWER 'B'	10 x 670.4 sq. m	67,860 sq. ft.
9th - 30th FLOOR - TOWER 'B'	22 x 587.3 sq. m	12,921.3 sq. m
9th - 30th FLOOR - TOWER 'A'	22 x 632.2 sq. m	139,084 sq. ft.
TOTAL AREA ABOVE GRADE	36,797.9 sq. m	396,089 sq. ft.
TOWER 'A' - FLOOR PLATE	780.0 sq. m	8,396 sq. ft.
TOWER 'B' - FLOOR PLATE	740.0 sq. m	7,965 sq. ft.

UNIT STATISTICS

	TOWER A	TOWER B	TOTAL
STUDIO	15	18	33
1 BEDROOM UNIT	184	164	348
2 BEDROOM UNIT	136	127	263
TOTAL	335	309	644

CAR PARKING

AREA "Z" ON SCHEDULE 1A

REQUIRED	PROVIDED
VISITOR - 0.1 PER UNIT AFTER 12 UNITS, MAX. 30	30
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT	1,127

BICYCLE PARKING

REQUIRED	PROVIDED
0.5 PER UNIT (644 UNITS)	322
INTERIOR	316
EXTERIOR	14

AMENITY AREA

GRADE EXTERIOR - COMMUNAL	125.0 sq. m
1st FLOOR INTERIOR - COMMUNAL	546.0 sq. m
2nd FLOOR INTERIOR - COMMUNAL	467.0 sq. m
2nd FLOOR TERRACE - COMMUNAL	114.0 sq. m
31st FLOOR INTERIOR - COMMUNAL	245.0 sq. m
31st FLOOR TERRACE - COMMUNAL	548.0 sq. m
BALCONIES / TERRACE - PRIVATE	2,500 sq. m
TOTAL	4,545.0 sq. m
TOTAL COMMUNAL	2,045.0 sq. m
REQUIRED (644 UNITS X 6 m ²) = 3,864 sq. m	
REQUIRED COMMUNAL @ 50% = 1,032 sq. m	

SITE COVERAGE

BUILDING FOOTPRINT	46.3%	1,979.5 sq. m
DRIVING SURFACE	17.9%	766.4 sq. m
LANDSCAPE AREA	35.8%	1,533.9 sq. m
TOTAL	100.0%	4,279.77 sq. m

REFUGES REQUIREMENT (644 UNITS)

GARBAGE	-0.11 PER UNIT	71 YARDS
RECYCLING GMP	-0.018 PER UNIT	12 YARDS
RECYCLING FIBER	-0.038 PER UNIT	25 YARDS
COMPOST	-240L PER 50 UNITS	7

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 A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULES AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

NO.	DESCRIPTION	DATE
1	ISSUED FOR SPC ROUND 2 CITY COMMENT	May 02, 23
2	ISSUED FOR SPC ROUND 1 CITY COMMENT	Dec 14, 22
3	REVISED AS PER OWNER REQUEST	Nov 11, 22
4	ISSUED FOR GENERAL UPDATES	July 12, 22
5	ISSUED FOR SPC APPLICATION	May 20, 22
6	ISSUED FOR OWNER / CONSULTANT REVIEW	May 18, 22
7	ISSUED FOR OWNER / CONSULTANT REVIEW	May 13, 22
8	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 27, 22
9	ISSUED FOR DESIGN CONCEPT	Apr. 12, 22

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

CLIENT: **FENGATE** Asset Management & **Canderel**

PROJECT TITLE: **1209 St LAURENT BLVD.**

OTTAWA ONTARIO

SHEET TITLE: **SITE PLAN**

DRAWN: RV CHECKED: R.I.

SCALE: 1:150 SHEET NO. **SP-1**

PROJECT NO. 2203