



ABBREVIATIONS

B	BOLLARD
BALC	BALCONY
BF	BASEMENT FREE
BFFE	BASEMENT FIRE
CD	CURB DEPRESSION
EX	EXISTING
EXHP	EXISTING HYDRO POLE
EXFH	EXISTING FIRE HYDRANT
PFH	PROPOSED FIRE HYDRANT
FFH	FINISHED FLOOR ELEVATION
FHS	FIRE ROUTE SIGN
FYSB	FRONT YARD BUILDING SETBACK
GFA	GROSS FLOOR AREA
HDP	HEAVY DUTY PAVING
ISYSB	INTERIOR SIDE YARD SETBACK
LOP	LANDSCAPE 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
- SIAMENSE 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
04692-1311
04692-1312
04692-0454

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 _____ REFUSED _____
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)	SUITES	STUDIO	1-BDRM	2-BDRM	3-BDRM	FLOOR TOTALS	GFA (ft²/m²) (Zoning)	GFA (ft²/m²) (OBC)	
24	9'-4"	2.85	0	0	0	0	0	0	0	19,429	1,805.0m²
23	9'-4"	2.85	0	0	0	0	0	0	0	20,272	1,883.3m²
22	9'-4"	2.85	0	0	0	0	0	0	0	20,299	1,883.3m²
21	9'-10"	3.00	0	0	0	0	0	0	0	19,978	1,856.8m²
PARKING GFA TOTAL 79,977 7,422.5m²											
1 RET/AMEN.	15'-9"	4.80	16	11	1	1	1	5,899	548.0	16,133	1,501.4m²
2	9'-10"	3.00	23	3	3	3	3	12,458	1176.0	15,881	1,475.4m²
3	9'-10"	3.00	23	3	3	3	3	12,458	1176.0	15,881	1,475.4m²
4	9'-10"	3.00	23	3	3	3	3	12,458	1176.0	15,881	1,475.4m²
5	9'-10"	3.00	23	3	3	3	3	12,458	1176.0	15,881	1,475.4m²
6	9'-10"	3.00	23	3	3	3	3	12,458	1176.0	15,881	1,475.4m²
7	10'-6"	3.20	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
8	9'-10"	3.00	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
9	9'-10"	3.00	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
10	9'-10"	3.00	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
11	9'-10"	3.00	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
12	9'-10"	3.00	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
13	9'-10"	3.00	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
14	11'-2"	3.40	19	3	3	3	3	9,745	905.3	12,610	1,171.4m²
15 MECH	15'-1"	4.60	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	NOT INCLUDED	0	0.0	8,071	728.0m²
Subtotal 145'-8" 44.40 267 39 104 111 13 404 147,147 13,670.4 204,488 18,977.8m²											
Avg Grade & Roofing											
Avg Grade: 1'-12" 0.40 - SUITE AREA (M) 321.74 481.33 715.53 950.04 Avg Area: 60.87 76.00 93.00 114.20											
BUILDING TOTALS 147'-8" 45.00 - SUITE MIX 8% 35% 42% 15% GFA (ft²/m²) (Zoning) 147,147 13,670.4 284,466 26,405.4											

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		

Table 101: MIN PARKING SPACE RATES - R22

ZONING REQUIREMENT (AREA B)	REQUIRED SPACES	PROVIDED SPACES	COMPLY
RETAIL (MIXED USE) (0 REQD <1500m²)	0	0	YES
RATE PER DWELLING UNIT	0.20	0.51	YES
# OF PARKING SPACES	63	137	YES
VISITOR PARK'G (0.0-12)+0.1/UNIT (12-267)	26	26	YES
PARKING REQUIRED			
SURFACE PARKING		7	
UG PARKING P1		36	
UG PARKING P2		39	
UG PARKING P3		39	
UG PARKING P4		42	
TOTAL SPACES	79	163	INCLUDES ACCESSIBLE SPACES
SURPLUS / DEFICIT	+84	207%	
ACCESSIBLE SPACES	12 (16%)	15 (12%)	YES
RATE = 2(1-30)+2(31-60)+2(61-100)+2(PER 30) Citywide Accessibility Design Standards: 6(134-166) 6(344-358) 13 YES (8 TYPE A + 10x B)			
SMALL CARS	MAX	PROVIDED	YES
SMALL CAR SPACES (2.4x4.6) 40% MAX	40%	9%	YES
BICYCLE PARKING - TABLE 111A	32	14	YES
0.5 PER DWELLING UNIT	134	286	YES
0.5 PER DWELLING UNIT			
VERTICAL (MAX)	53 (40%)	51	24%
HORIZONTAL (MIN)	61	163	76%
STACKED		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	
	# / M² / M	M² / M	COMPLY
0.10 Lot Area	No Min.	3049.3 m²	YES
0.11 Floor Space Index	4.4	4.5	YES
0.12 Lot Frontage (Min)	No Min.	53.8	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 - 6m² per unit (Min)	1602.0 m²	1645.9 m²	YES
PARKING STANDARDS (SECTION 6.18)			
PARKING STALLS - STANDARD 2.6 x 5.2m YES			
ACC. PARKING - AODA TYPE A&B 2.4 x 3.4 x 5.2 (+1.5) x 2.75(h)m YES			
DRIVE AISLE - TWO WAY AT GRADE 6.0m YES			
DRIVE AISLE - TWO WAY DARK 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			

ALEX GATIEIN
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
DEPARTMENT, CITY OF OTTAWA

ISSUANCE SCHEDULE

No.	By	Description	Date
12	MA	UPDATED AMENITY AREA	22-11-23
11	MT	ABOVE GRADE IFC	22-08-12
10	SJ	FOUNDATION IFC	21-10-22
9	MA	COORDINATION	21-10-01
8	SJ	CLIENT REVIEW	21-07-14
7	ML	COORDINATION	21-04-05
6	ML	RE-ISSUED FOR BP	20-08-25
5	ML	BUILDING PERMIT (BP)	20-06-30
4	ML	RE-ISSUED FOR SPA	19-12-11
3	ML	RE-ISSUED FOR SPA	19-03-29
2	ML	RE-ISSUED FOR SPA	18-12-18
1	ML	SITE PLAN APPROVAL	18-05-25
No.	By	Description	Date
		YY-MM-DD	

DEVELOPMENT CONSULTANT:
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1464 CORNWALL ROAD, UNIT 7
OAKVILLE, ONTARIO L6J 7W5
P: 905.337.7249

API CONSULTANTS

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

FABIANI ARCHITECTS

CLIENT: BASELINE CONSTELLATION PARTNERSHIP INC.

THEBERGE HOMES
904 LADY ELLEN PLACE
OTTAWA, ON K1Z 5L5
P: 613.421.1515

THEBERGE HOMES

PROJECT: 2140 BASELINE APARTMENTS
(OTTAWA) ON, K2G 6E2

PROFESSIONAL CERTIFICATION

2140 BASELINE APARTMENTS
(OTTAWA) ON, K2G 6E2

DRAWING TITLE

BY [CHECK] ISSUED FOR
CPS/SJ / MUEO / UPDATED AMENITY AREA

PROJECT NO.: SHEET NO.:
S18-012

SCALE:
As Indicated

ISSUE DATE:
22-11-23

A100 12
SHEET ISSUE NO. 12
D074218-0004 #17540