



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

PROJECT DEVELOPER Manor Park Management 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	PROJECT MANAGER Renfro Land Management 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	LEGAL DESCRIPTION TOPOGRAPHIC SURVEY OF LOT 5 AND PART OF LOTS 6 AND 7 BLOCK 2 REGISTERED PLAN 29 AND LOT 88 AND PART OF LOTS 40 & 41 REGISTERED PLAN 49 CITY OF OTTAWA
SURVEYOR FAIRHALL, MOFFATT & WOODLAND LIMITED 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	GEOTECHNICAL ENGINEER paterson group 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	URBAN PLANNER FoTenn Consultants Inc. 396 Cooper Street, Unit 300 Ottawa, ON Canada, K2P 2H7 Tel: (613) 730-5709 Fax: (613) 730-1136 E-Mail: posen@fotenn.com
CIVIL ENGINEER WSP 300 - 2611 Queensview Drive Ottawa, ON K2B 8K2 Tel: +1 613-829-2800 Email: Ishaque.Jafferjee@wsp.com	TRANSPORTATION ENGINEER CGH Transportation Inc. 6 Plaza Court Ottawa, ON K2H 7W1 Tel: (343) 999-9117 Cell: (613) 697-3797 Email: andrew.harte@cgtransportation.com	LANDSCAPE DESIGNER LEVSTEK CONSULTANTS 5871 Hugh Crescent Ottawa, ON Canada, K0a 2w0 Tel: (613) 826-0518 E-Mail: rievstek@iarocquelevstek.com



KEY MAP

SITE PLAN SYMBOLS:

	SOFT LANDSCAPE
	PEDESTRIAN WALKING SURFACE
	DRIVING / PARKING AREA
	CONCRETE SIDEWALK
	EXISTING CITY CONCRETE SIDEWALK
	CONCRETE DRIVEWAY / RAMP
	UNDEVELOPED AREA
	PARKLAND DEDICATION
	PROPERTY LINE
	FENCE LINE
	BIKE RACK
	ENTRANCE / EXIT DOOR
	COMMERCIAL / EXIT DOOR
	FIRE HYDRANT
	VEHICULAR DIRECTION
	EXISTING TREE TO REMAIN
	SIAMESE CONNECTION

NOTE:
 SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

SOLID WASTE

BUILDING 'A' - 36 UNITS

GARBAGE	0.110 Y ³ PER UNIT	4 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT	1 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT	1 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	1

BUILDING 'B' - 394 UNITS

GARBAGE	0.110 Y ³ PER UNIT	40 Y ³
RECYCLING - GMP	0.018 Y ³ PER UNIT	7 Y ³
RECYCLING - FIBRE	0.038 Y ³ PER UNIT	14 Y ³
ORGANICS	1 - 240 L BIN PER PER 50 UNITS	8

AMENITY SPACE

EXTERIOR AT GRADE	= 1,300.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	= 220.0 sq. m.
7th FLOOR COMMUNAL INTERIOR	= 120.0 sq. m.
7th FLOOR COMMUNAL EXTERIOR TERRACE	= 130.0 sq. m.
35th FLOOR COMMUNAL EXTERIOR TERRACE	= 100.0 sq. m.
PRIVATE BALCONIES / TERRACES	= 1,700.0 sq. m.
TOTAL	= 3,570.0 sq. m.
TOTAL COMMUNAL	= 1,870.0 sq. m.
REQUIRED - 6.0M ² PER UNIT (430)	= 2,580.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 1,290.0 sq. m.

- DRAWING NOTES:**
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - OUTLINE OF TOWER
 - LINE OF TOWER BALCONIES ABOVE
 - LINE OF PARKING GARAGE BELOW
 - HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - MOUNTABLE CURB WITH CONCRETE TRUCK APRON
 - SERVICE AREA
 - RAISED PEDESTRIAN CROSS WALK WITH TWSI
 - BIKE RACKS, SEE LANDSCAPE PLAN FOR TYPE
 - SIAMESE CONNECTION
 - PARKING GARAGE INTAKE / EXHAUST GRILL
 - 2.6 X 5.2m STANDARD PARKING SPACES
 - ASPHALT DRIVEWAY WITH 150mm BARRIER CURB
 - FIRE HYDRANT
 - SOFT LANDSCAPING
 - 2.0m WIDE CONCRETE SIDEWALK
 - EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
 - BELOW GRADE CISTERN
 - EXISTING CITY SIDEWALK INSTALL SUMMER OF 2021
 - RAISED PLANTER
 - EXISTING CHAIN LINK FENCE
 - CONSTRUCTION STAGING FENCE
 - PARKLAND DEDICATION AREA
 - PHASING LINE
 - HARD SURFACE WALKING SURFACE
 - AT GRADE PRIVATE PATIOS
 - 6.0m WIDE FIRE ROUTE
 - EXISTING CHAIN LINK FENCE
 - EXISTING SOFT LANDSCAPED BOULEVARD
 - PHASE 1 CONSTRUCTION ACCESS
 - EXISTING TREE TO REMAIN PROTECT AS REQUIRED
 - ALTER EXISTING STREET AS SHOWN
 - PARKING GARAGE EXIT STAIR
 - PROPOSED BUILDING SERVICES, SEE CIVIL
 - 2.1m HT. SOLID WOOD FENCE
 - SEASONAL PLANTERS
 - GAS PRESSURE RELEASE STATION
 - ELECTRIC VEHICLE CHARGING STATION
 - ACCESSIBLE PARKING SPACE
 - DEPRESSED CURB - TWSI AS SHOWN
 - CYCLE REPAIR STATION
 - DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
 - 2.5m SURFACE EASEMENT

PROJECT INFORMATION

TM(2383) S365-h
 12,165.45 sq m
 130,346 sq ft
 6,150.19 sq m
 66,200 sq ft
 6,015.26 sq m
 64,748 sq ft

ZONING
 8 Storeys / 29.0m
 37 Storeys / 116.0m

REQUIRED

BUILDING HEIGHT - BLDG A	56.70m
BUILDING HEIGHT - BLDG B1	57.40m
GRADE - BLDG A - ABOVE SEA LEVEL	as per Schedule S365-h
GRADE - BLDG B1 - ABOVE SEA LEVEL	0.5 per unit
BUILDING SETBACKS	0.1 per unit
RESIDENTIAL PARKING - AREA "Y"	not required
VISITOR PARKING - AREA "Y"	not required
COMMERCIAL PARKING - RESTAURANT	0.5 per unit
BICYCLE PARKING	1 per 250m ² of GFA
BICYCLE PARKING - COMMERCIAL	6.0 m ² per unit
AMENITY SPACE	

PROJECT STATISTICS - PHASE 1

BUILDING 'A'	STAGE 1 CONSTRUCTION	0.0 sq. m.
PARKING LEVEL		000 sq. ft.
GROUND FLOOR		234.6 sq. m.
2nd FLOOR		4,155.8 sq. m.
3rd - 8th FLOOR		1,866.2 sq. m.
MECHANICAL LEVEL		20,088 sq. ft.
TOTAL AREA		2,510.6 sq. m.
COMMERCIAL AREA		234.6 sq. m.
UNIT COUNT		36
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	12
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	2
BICYCLE PARKING	0.5 PER UNIT	18
COMMERCIAL BICYCLE	1.0 PER 250m ² OF GFA	1

BUILDING 'B' STAGE 2 CONSTRUCTION

PARKING LEVEL	0.0 sq. m.	
GROUND FLOOR	2,572.2 sq. m.	
2nd - 6th FLOOR	5,889.3 sq. m.	
7th FLOOR	524.4 sq. m.	
8th - 34th FLOOR TOWER	17,551.15 sq. m.	
35th - 37th FLOOR	1,364.56 sq. m.	
MECHANICAL LEVEL	0.0 sq. m.	
TOTAL AREA	24,146.4 sq. m.	
TOWER FOOTPRINT	807.2 sq. m.	
UNIT COUNT	394	
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS	191
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS	30
BICYCLE PARKING	0.5 PER UNIT	197

UNIT MIX

TOWNHOUSE UNIT	0
ONE BEDROOM	291
TWO BEDROOM UNIT	107
THREE BEDROOM UNIT	32
TOTAL UNITS	430

CAR PARKING

RESIDENCE	-0.5 PER UNIT (AFTER 12 UNITS)	203
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)	32
COMMERCIAL RETAIL	*NON REQUIRED	0
TOTAL		235

PROVIDED

RESIDENCE	-0.59 PER UNIT	358
VISITOR	-0.07 PER UNIT	32
COMMERCIAL RETAIL	*NON REQUIRED	0
TOTAL		390

LOCATION

SURFACE	14
BELOW GRADE - 3 LEVELS	369
TOTAL	383

BICYCLE PARKING

RESIDENCE	-0.5 PER UNIT (430 UNITS)	215
COMMERCIAL RETAIL	-1.0 PER 250m ² OF G.F.A.	1
TOTAL		216

PROVIDED

EXTERIOR	26
U/G PARKING LEVEL P1 FOR - PHASE 1	410
U/G PARKING LEVEL P1 FOR - PHASE 2	465
TOTAL	901

LOT COVERAGE

UNDEVELOPED AREA	= 43.81%	5,329.2 sq. m.
PARK LAND SPACE	= 5.64%	686.0 sq. m.
PAVED SURFACE	= 13.64%	1,680.0 sq. m.
BUILDING FOOTPRINT	= 13.13%	1,597.5 sq. m.
LANDSCAPE OPEN SPACE	= 23.78%	2,892.69 sq. m.
TOTAL	= 100.00%	12,165.45 sq. m.

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR SPC 2nd COMMENT RESPONSE	2023 06 20
2	ISSUED FOR SPC 1st COMMENT RESPONSE	2023 03 15
3	ISSUED FOR SPC 1st COMMENT REVIEW	2023 03 04
4	ISSUED FOR LDRP SPC SUBMISSION	2023 01 19
5	ISSUED FOR CONSULTANT COORDINATION	2023 01 10
6	ISSUED FOR SPC APPLICATION - PHASE 1	2022 09 13
7	ISSUED FOR CONSULTANT COORDINATION	2022 06 22
8	ISSUED FOR CONSULTANT COORDINATION	2022 02 21

ARCHITECT SEAL:
 ARCHITECT: **rla/architecture**
 roderick lahey architect inc.
 56 beech street, ottawa, ontario K1S 3J6
 t: 613.724.9932 f: 613.724.1209 rla@architecture.ca

CLIENT:
 2705460 Ontario Inc.

PROJECT TITLE:
 112 MONTREAL ROAD

SHEET TITLE:
 SITE PLAN
 PHASE 1

DRAWN: RV
CHECKED: R.V.
SCALE: 1:300
SHEET No.: SP-1
PROJECT No.: 2026