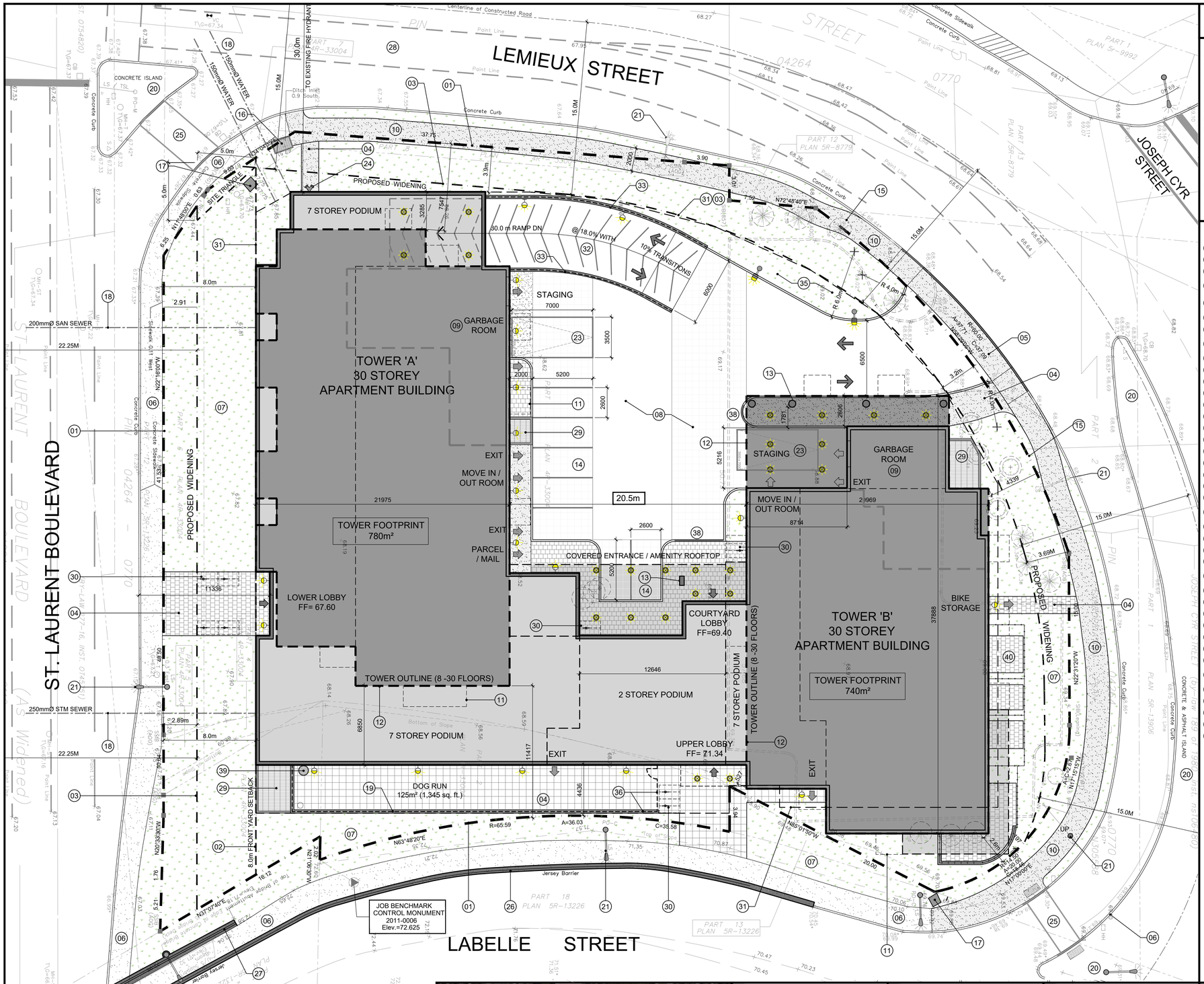

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation TD3[2888] H(97)

SITE AREA 0.428 ha. 4,279.77 sq. m 31,398 sq. ft

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT	30 STOREY'S / 97.0m	30 STOREY'S / 95.0m
GRADE (GEODETIC ELEVATION - ASL)	69.20m ASL	69.20m ASL
ALLOWABLE PROJECTION - AMENITY LEVEL (HEIGHT AND AREA)	4.5m ht. / 300m²	4.5m ht. / 260m²
DENSITY - MINIMUM 350 units/hectare	122 UNITS	276 UNITS
TOWER SEPARATION	20.0m	20.5m
FRONT YARD SETBACK (St. Laurent)	8.0m	8.0m
CORNER YARD SETBACK (North - Lemieux / South - Labelle)	0.0m / 0.0m	3.9m / 0.0m
REAR YARD SETBACK (East - Lemieux)	0.0m	3.2m
MAXIMUM SETBACK (St. Laurent)	8.5m	8.0m
AMENITY AREA - TOTAL PER UNIT	6.0m²	7.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m²	3.2m²
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	85.6m²	125.0m²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MIN. 0 / MAX. 1.75 PER UNIT)	NOT REQUIRED	312
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30	30
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	322	332
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

1. PROPERTY LINE
2. BUILDING SETBACKS
3. PROPOSED ROAD WIDENING
4. HARD SURFACE PAVING, SEE LANDSCAPE PLAN FOR PATTERN AND TYPE
5. DEPRESSED CURB AND SIDEWALK TO CITY STANDARDS, SEE CIVIL
6. EXISTING STREET CURB AND SIDEWALK
7. SOFT LANDSCAPING, SEE LANDSCAPE PLAN
8. ASPHALT DRIVING SURFACE / PARKING LOT WITH BARRIER CURB
9. INTERNAL GARBAGE ROOM
10. 2.0m WIDE CONCRETE SIDEWALK
11. OUTLINE OF PRIVATE BALCONY ABOVE
12. OUTLINE OF TOWER ABOVE
13. STRUCTURAL SUPPORT FOR BUILDING ABOVE
14. VISITOR / SHORT TERM PARKING SPACE 2.6 x 5.2m
15. EXISTING TREE TO BE REMOVED
16. EXISTING STORM GRATE
17. EXISTING UTILITY KIOSK
18. PROPOSED SERVICES
19. RETAINING WALL, SEE CIVIL FOR HEIGHT
20. EXISTING CONCRETE / ASPHALT ISLAND
21. EXISTING UTILITY / LIGHT POLE
22. 1.2 X 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
23. 3.5 x 7.0m LOADING SPACE
24. SIAMESE CONNECTION
25. EXISTING CROSSWALK WITH DEPRESSED CURBS
26. EXISTING CONCRETE JERSEY BARRIER
27. EXISTING CONCRETE OVERPASS GUARDRAIL WITH METAL PIPE RAILING
28. EXISTING FIRE HYDRANT
29. INTAKE / EXHAUST GRILL
30. BICYCLE PARKING SPACE WITH RACK
31. OUTLINE OF BELOW GRADE PARKING DECK
32. HEATED GARAGE RAMP WITH TRENCH DRAIN
33. GARAGE RAMP WALL WITH GLASS GUARD RAILING
34. RELOCATE UTILITY / LIGHT POLE AS NEEDED
35. TEMPORARY SNOW STORAGE. SNOW WILL BE REMOVED FROM THE SITE AS REQUIRED
36. PRIVACY FENCE
37. WASHED PEA-STONE SURFACE
38. DEPRESSED CURB
39. ACCESS TO INTERNAL CISTERN
40. AT GRADE PRIVATE PATIOS WITH PRIVACY SCREEN

SITE PLAN SYMBOLS

- CONCRETE UNIT PAVERS SURFACE
- PROPOSED CONCRETE SURFACE
- SOFT LANDSCAPING
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- MAIN ENTRANCE
- UNIT BALCONY DOOR / FIRE EXIT
- PROPERTY LINE
- PROPOSED WIDENING
- EXISTING TREE TO BE REMOVED

GROSS BUILDING FLOOR AREA

(OTTAWA ZONING DEFINITION)

BELOW GRADE PARKING LEVEL		0.0 sq. m. 000 sq. ft.
GROUND FLOOR		199.6 sq. m. 2,149 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 864.9 sq. m. 5 x 9,310 sq. ft.	4,324.6 sq. m. 46,550 sq. ft.
3rd - 7th FLOOR - TOWER 'B'	5 x 644.8 sq. m. 5 x 6,941 sq. ft.	3,224.2 sq. m. 34,705 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. 12 x 6,704 sq. ft.	7,473.8 sq. m. 80,448 sq. ft.
21th - 30th FLOOR - TOWER 'A'	10 x 628.6 sq. m. 10 x 6,766 sq. ft.	6,285.8 sq. m. 67,660 sq. ft.
9th - 30th FLOOR - TOWER 'B'	22 x 587.3 sq. m. 22 x 6,322 sq. ft.	12,921.3 sq. m. 139,084 sq. ft.
TOTAL AREA ABOVE GRADE		36,797.8 sq. m. 396,088 sq. ft.
TOWER 'A' - FLOOR PLATE		780.4 sq. m. 8,400 sq. ft.
TOWER 'B' - FLOOR PLATE		740.0 sq. m. 7,968 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		
VISITOR	- 0.1 PER UNIT AFTER 12 UNITS, MAX. 30	30
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT		1,127

PROVIDED		
RESIDENCE	- 0.48 PER UNIT (644 UNITS)	312
VISITOR	- 0.05 PER UNIT (644 UNITS)	30
TOTAL		342

STANDARD PARKING SPACE	2.6m X 5.2m
SMALL CAR PARKING SPACE	2.4m X 4.6m
LOADING SPACE	3.5m X 7.0m

BICYCLE PARKING

REQUIRED	- 0.5 PER UNIT (644 UNITS)	322
PROVIDED	INTERIOR	316
	EXTERIOR	16

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.
31th FLOOR INTERIOR - COMMUNAL	245.0 sq. m.
31th 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 m²) = 3,864 sq. m.

REQUIRED COMMUNAL @ 50% = 1,932 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

REFUGE 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:

- 00 — INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- 00 — INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- 00 — INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- 000 — INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 (DETAIL NUMBER) / TITLE / SCALE — DETAIL REFERENCE PAGE — DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE
11	REVISED ZONING APPROVED STATS	Sept 6, 23
10	ISSUED FOR SPC ROUND 3 CITY COMMENT	July 28, 23
9	ISSUED FOR SPC ROUND 2 CITY COMMENT	May 02, 23
8	ISSUED FOR SPC ROUND 1 CITY COMMENT	Dec 14, 22
7	REVISED AS PER OWNER REQUEST	Nov 11, 22
6	ISSUED FOR GENERAL UPDATES	July 12, 22
5	ISSUED FOR SPC APPLICATION	May 20, 22
4	ISSUED FOR OWNER / CONSULTANT REVIEW	May 18, 22
3	ISSUED FOR OWNER / CONSULTANT REVIEW	May 13, 22
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 27, 22
1	ISSUED FOR DESIGN CONCEPT	Apr. 12, 22

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK LAHEY — LICENCE 4375 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: FENGATE Asset Management / Canderel

ARCHITECT:
RODERICK LAHEY ARCHITECT INC
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

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

D07-12-22-0089

TRANSPORTATION ENGINEER
CGH TRANSPORTATION INC.
13 Markham Avenue
Ottawa, ON K2G 3Z1
Tel: (343) 999-9117
Email:Christopher.Gordon@CGHTransportation.com

GEOTECHNICAL ENGINEER
Paterson group
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
Tel: 613.226-7381
Email: DGilbert@Patersongroup.ca

LANDSCAPE ARCHITECT
Gino J. Aiello Landscape Architect
110 Didsbury Road Unit 9,
Ottawa, Ontario K2E 0C2
Tel: (613) 852-1343
Cell: (613)
Email: gino@giala.com

LEGAL DESCRIPTION
PLAN OF SURVEY OF
PART OF LOTS 4 and 14
REGISTERED PLAN 23
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebekk Ltd.

PROJECT DEVELOPER
Canderel
900 - 2000 Peel Street ,
Montreal Qu, H3A 2W5
Tel.: (514) 940-1420
E-Mail: mbelanger@canderel.com

WIND / NOISE ENGINEER
Gradient Wind Engineering
127 Walgreen Road,
Ottawa, ON, Canada K0A 1L0
Tel: (613) 836-0934
Cell: (613) 226-5273
Email: joshua.foster@gradientwind.com

SURVEYOR
Annis O'Sullivan Vollebekk Ltd.
Ontario Land Surveyors
14 Concourse Gate, Suite 500,
Nepean, Ontario K2E 7S6
Tel: (613) 727-0850
Fax: (613) 727-1079
Email: ____@aovltd.com

CIVIL ENGINEER
McINTOSH PERRY
115 Walgreen Road
Ottawa, ON K0A 1L0
Tel: (613) 836-2184
Fax: (613) 836-3742
Email: r.freel@mcintoshperry.com

URBAN PLANNER
Fotenn Consultants Inc.
396 Cooper Street, Suite 300
Ottawa, ON Canada, K2P 2H7
Tel.: (613) 730-5709
Fax: (613) 730-1136
E-Mail: black@fotenn.com

PROJECT DEVELOPER
FENGATE Asset. Management
TD North Tower
77 King Street West, Suite 3410
Toronto, Ontario, M5K 1H1
Tel.: (647) 966-5021
Cell: (647) _____
E-Mail: andrew.konev@fengate.com

1 SP-1 SITE PLAN
SCALE 1:150

SCALE 1:150

PAPER SIZE: ISO Full Bleed B1 (707.00 X 1000.00 MM) | PLOT DATE: Wednesday, September 06, 2023 | PLOT SCALE: 1:1 | PEN STYLE: 0-RLA-MASTER-100%.ctb | F:\2022\2203 - 1209 St Laurent\01 Design Development\01 Site Plan\2203 SP-1 Site Plan.dwg

Plan No.: #18763