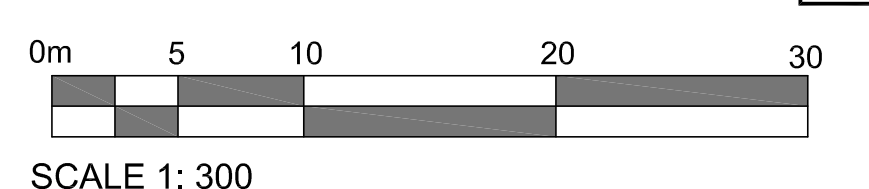


1 SITE PLAN - OVERALL
SP-2
SCALE = 1 : 300



PROJECT DEVELOPER
Manor Park Management
231 Britanya Drive, Suite D
Ottawa, ON Canada, K1K 0R8
E-Mail: isa@manorparkcap.com

SURVEYOR
FAIRHALL, MOFFATT & WOODLAND LIMITED
100-600 TERRY FOX DRIVE
KANATA, ONTARIO K2L 4B6
Tel: (613) 591-2580
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CIVIL ENGINEER
WSP
300 - 2611 Queensview Drive
Ottawa, ON K2B 8K2
Tel: +1 613-829-2800
Email: Ishaque.Jafferjee@wsp.com

PROJECT MANAGER
Renfro Land Management
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GEOTECHNICAL ENGINEER
paterson group
154 Colonnade Road South
Ottawa, Ontario, K2E 7J5
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TRANSPORTATION ENGINEER
CGH Transportation Inc.
13 Markham Avenue
Ottawa, ON K2G 3Z1
Tel: (343) 999-9117
Email: Christopher.Gordon@CGHtransportation.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

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

LANDSCAPE DESIGNER
LEVSTEK CONSULTANTS
5871 Hugh Crescent
Ottawa, ON Canada, K0a 2w0
Tel: (613) 826-0518
E-Mail: rievstek@larocquelevstek.com

- SITE PLAN SYMBOLS:**
- SOFT LANDSCAPE
 - PEDESTRIAN WALKING SURFACE
 - DRIVING / PARKING AREA
 - 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

- DRAWING NOTES:**
- 1 PROPERTY LINE
 - 2 PROPOSED ROAD WIDENING
 - 3 OUTLINE OF TOWER
 - 4 LINE OF TOWER BALCONIES ABOVE
 - 5 LINE OF PARKING GARAGE BELOW
 - 6 HEATED RAMP TO U/G GARAGE WITH TRENCH DRAIN
 - 7 EXTERIOR ROOF TOP AMENITY SPACE
 - 8 SERVICE AREA
 - 9 RAISED PEDESTRIAN CROSS WALK WITH TWISI
 - 10 BICYCLE RACKS. SEE LANDSCAPE PLAN FOR TYPE
 - 11 SIAMESE CONNECTION
 - 12 PARKING GARAGE INTAKE / EXHAUST GRILL
 - 13 2.6 X 5.2m STANDARD PARKING SPACES
 - 14 DRIVEWAY WITH 150mm BARRIER CURB
 - 15 FIRE HYDRANT
 - 16 SOFT LANDSCAPING
 - 17 2.0m WIDE CONCRETE SIDEWALK
 - 18 EXTERIOR PATIO (COMMERCIAL / COMMUNAL)
 - 19 BELOW GRADE CISTERN
 - 20 CITY SIDEWALK INSTALL SUMMER OF 2021
 - 21 RAISED PLANTER
 - 22 -
 - 23 -
 - 24 -
 - 25 PARKLAND DEDICATION AREA
 - 26 PHASING LINE
 - 27 HARD SURFACE WALKING SURFACE
 - 28 AT GRADE PRIVATE PATIOS WITH PRIVACY SCREENS
 - 29 6.0m WIDE FIRE ROUTE
 - 30 EXISTING CHAIN LINK FENCE
 - 31 EXISTING SOFT LANDSCAPED BOULEVARD
 - 32 -
 - 33 EXISTING TREE TO REMAIN PROTECT AS REQUIRED
 - 34 ALTER EXISTING STREET AS SHOWN
 - 35 PARKING GRADE EXIT STAIR
 - 36 PROPOSED BUILDING SERVICES, SEE CIVIL
 - 37 2.1m HT. SOLID WOOD FENCE
 - 38 -
 - 39 GAS PRESSURE RELEASE STATION
 - 40 ELECTRIC VEHICLE CHARGING STATION
 - 41 ACCESSIBLE PARKING SPACE
 - 42 DEPRESSED CURB - TWISI AS SHOWN
 - 43 CYCLE REPAIR STATION
 - 44 DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
 - 45 2.5m SURFACE EASEMENT
 - 46 PROPOSED CITY BOULEVARD - CYCLE TRACK / WARNING STRIP / SIDEWALK

PROJECT INFORMATION	
ZONING	TM(2383) S365-h
SITE AREA	12,165.45 sq m 130,346 sq ft
PHASE 1 AREA	6,150.19 sq m
PHASE 2 AREA	6,015.26 sq m 64,748 sq ft
BUILDING STATISTICS	
BUILDING HEIGHT - Building 'A'	8 STOREYS - 29.0 m
BUILDING HEIGHT - Tower 'B1'	37 STOREYS - 116.0 m
BUILDING HEIGHT - Tower 'B2'	28 STOREYS - 89.0 m
BUILDING HEIGHT - Tower 'B3'	16 STOREYS - 53.0 m
PROPOSED FSI	55,824.0 sq m 600,884 sq ft
4.60	
GROSS BUILDING - AREAS	
CITY OF OTTAWA'S DEFINITION:	
BUILDING 'A'	2,516.6 sq m 27,089 sq ft
TOWER 'B1'	24,146.4 sq m 259,910 sq ft
TOWER 'B2'	19,197.8 sq m 206,643 sq ft
TOWER 'B3'	10,045.7 sq m 114,588 sq ft
TOTAL AREA	55,961.91 sq m 602,269 sq ft
COMMERCIAL AREA IN BUILDING 'A'	185.59 sq m 2,031 sq ft
TOWER FLOOR PLATE OF 'B1', 'B2', 'B3'	807.2 sq m 8,689 sq ft
UNIT STATISTICS	
BUILDING 'A'	1 BEDROOM UNITS = 22 2 BEDROOM UNITS = 14
36	
TOWER 'B1'	1 BEDROOM UNITS = 269 2 BEDROOM UNITS = 60 3 BEDROOM UNITS = 32
384	
TOWER 'B2'	TOWNHOUSE UNITS = 7 1 BEDROOM UNITS = 193 2 BEDROOM UNITS = 103 3 BEDROOM UNITS = 15
318	
TOWER 'B3'	TOWNHOUSE UNITS = 6 1 BEDROOM UNITS = 8 2 BEDROOM UNITS = 16 3 BEDROOM UNITS = 9
169	
TOTAL UNITS	917
AMENITY AREA	
REQUIRED (917 UNITS X 6 m ²)	= 5,502 sq. m.
REQUIRED COMMUNAL @ 50%	= 2,751 sq. m.
PROVIDED	
INDOOR AMENITY AREA (COMMUNAL)	1,024.5 sq m
OUTDOOR AMENITY AREA (COMMUNAL - LANDSCAPED COURTYARDS)	2,442.6 sq m
PRIVATE OUTDOOR AMENITY AREA (PRIVATE BALCONIES, PATIOS)	2,129.2 sq m
TOTAL	5,796.8 sq m
TOTAL COMMUNAL (63%)	3,635.5 sq m
LOT COVERAGE	
DRIVEWAYS & PARKING =	2,054.05 sq. m. 16.81%
PAVED SURFACE =	1,796.2 sq. m. 14.82%
BUILDINGS' FOOTPRINT =	3,078.44 sq. m. 25.32%
LANDSCAPE OPEN SPACE =	3,852.25 sq. m. 31.55%
PARK LAND SPACE =	685.69 sq. m. 5.54%
POPS SPACE =	542.58 sq. m. 4.46%
TOTAL =	12,367.63 sq. m. 100.00%
SITE AREA =	12,165.45 sq. m.
LAND TO BE ACQUIRED =	202.18 sq. m.
CAR PARKING	
REQUIRED	
RESIDENTS	0.5 PER UNIT (W/ 12 PER BUILDING)
435	
VISITORS	0.1 PER UNIT (W/ 12 PER BUILDING)
87	
COMMERCIAL AREA (RESTAURANT)	NOT REQUIRED
0	
TOTAL	522
PROVIDED	
RESIDENTS	0.80 PER UNIT (917 UNITS)
732	
VISITORS	0.1 PER UNIT (W/ 12 PER BUILDING)
87	
TOTAL	819
BICYCLE PARKING	
REQUIRED	
RESIDENTS	0.5 PER UNIT (915 UNITS)
458	
COMMERCIAL AREA @ 1.0 PER 250m ² OF G.F.A.	1
TOTAL	459
PROVIDED	
EXTERIOR	36
U/G PARKING LEVEL P1 FOR - PHASE 1	410
U/G PARKING LEVEL P1 FOR - PHASE 2	465
TOTAL	911
0.95 PER UNIT (915 UNITS)	911
REVISIONS:	
ARCHITECT SEAL:	NORTH ARROW:
ONTARIO ASSOCIATION OF ARCHITECTS	
ARCHITECT'S LICENSE #4276	
SEAL DATE: STAMP DATE	CLIENT:
	2705460 Ontario Inc.
ARCHITECT:	rla/architecture roderick lahey architect inc. 56 beech street, ottawa, ontario K1S 3j6 t. 613.724.9932 f. 613.724.1209 laarchitecture.ca
PROJECT TITLE:	112 MONTREAL ROAD
OTTAWA	ONTARIO
SHEET TITLE:	SITE PLAN OVERALL
DRAWN: RV	CHECKED: R.V.
SCALE: 1:300	SHEET No.
PROJECT No. 2026	SP-2