



PROJECT INFORMATION	
Zoning By-law 2006-250 Consolidation TD3(2888) H(97)	SITE AREA 0.428 ha, 4,279.77 sq. m, 31,399 sq. ft.
ZONING	REQUIRED 30 STOREYS / 97.0m
BUILDING HEIGHT	PROVIDED 30 STOREYS / 95.0m
GRADE (GEODETTIC ELEVATION - ASL)	69.20m ASL
ALLOWABLE PROJECTION - AMENITY LEVEL (HEIGHT AND AREA)	4.5m ht. / 300m ²
DENSITY - MINIMUM 350 units/hectare	4.5m ht. / 260m ²
TOWER SEPARATION	122 UNITS
FRONT YARD SETBACK (St. Laurent)	20.0m
CORNER YARD SETBACK (North - Lemieux / South - Labelle)	8.0m
REAR YARD SETBACK (East - Lemieux)	0.0m / 0.0m
MAXIMUM SETBACK (St. Laurent)	3.9m / 0.0m
AMENITY AREA - TOTAL PER UNIT	0.0m
AMENITY AREA - 50% COMMUNAL PER UNIT	8.5m
AMENITY AREA - 2.0% OF LOT EXTERIOR AT GRADE COMMUNAL	6.0m ²
VEHICLE PARKING - RESIDENTIAL (AREA 'Z' - MIN. 0 / MAX. 1.75 PER UNIT)	3.0m ²
VEHICLE PARKING - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	85.6m ²
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	NOT REQUIRED
BIKE STORAGE	30
BIKE STORAGE - VISITOR ONLY (MAX. 30, AFTER 12 UNITS)	30
BIKE STORAGE - RESIDENTIAL - 0.5 PER UNIT	322
ACTIVE STREET FRONTAGE FOR ST. LAURENT (50% OF LOT WIDTH)	6.0m / 6.7m
	29.26m 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	SIAMSE 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	1.5m HT. METAL FRAMED FROSTED GLASS (OPAQUE) PRIVACY SCREEN
37	WASHED PEA-STONE SURFACE
38	DEPRESSED CURB
39	ACCESS TO INTERNAL CISTERN
40	AT GRADE PRIVATE PATIOS WITH PRIVACY SCREEN

GROSS BUILDING FLOOR AREA (OTTAWA ZONING DEFINITION)	
BELOW GRADE PARKING LEVEL	0.0 sq. m
GROUND FLOOR	199.6 sq. m
2nd FLOOR - TOWER 'A'	694.6 sq. m
2nd FLOOR - TOWER 'B'	747.7 sq. m
3rd - 7th FLOOR - TOWER 'A'	485.5 sq. m
3rd - 7th FLOOR - TOWER 'B'	5,226 sq. ft.
8th FLOOR - TOWER 'A'	4,324.6 sq. m
8th FLOOR - TOWER 'B'	5,931.0 sq. ft.
9th - 20th FLOOR - TOWER 'A'	46,550 sq. ft.
9th - 20th FLOOR - TOWER 'B'	5,644.8 sq. m
21st - 30th FLOOR - TOWER 'A'	485.5 sq. m
21st - 30th FLOOR - TOWER 'B'	34,708 sq. ft.
8th FLOOR - TOWER 'A'	600.9 sq. m
8th FLOOR - TOWER 'B'	6,468 sq. ft.
9th - 20th FLOOR - TOWER 'A'	12 x 622.8 sq. m
9th - 20th FLOOR - TOWER 'B'	12 x 6,704 sq. ft.
21st - 30th FLOOR - TOWER 'A'	6,286.8 sq. m
21st - 30th FLOOR - TOWER 'B'	67,860 sq. ft.
9th - 30th FLOOR - TOWER 'A'	22 x 587.3 sq. m
9th - 30th FLOOR - TOWER 'B'	12,921.3 sq. ft.
TOWER 'A' - FLOOR PLATE	780.4 sq. m
TOWER 'B' - FLOOR PLATE	8,400 sq. ft.
TOWER 'A' - FLOOR PLATE	7,968 sq. ft.
TOWER 'B' - FLOOR PLATE	7,968 sq. ft.
TOTAL AREA ABOVE GRADE	36,797.8 sq. m
TOTAL AREA ABOVE GRADE	396,088 sq. ft.

UNIT STATISTICS	
STUDIO	15
1 BEDROOM UNIT	184
2 BEDROOM UNIT	164
TOTAL	363

CAR PARKING AREA 'Z' ON SCHEDULE 1A	
REQUIRED	0.1 PER UNIT AFTER 12 UNITS, MAX. 30
PROVIDED	30
REQUIRED	MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT
PROVIDED	1,127

BICYCLE PARKING	
REQUIRED	0.5 PER UNIT (644 UNITS)
PROVIDED	322
REQUIRED	INTERIOR 316
PROVIDED	EXTERIOR 18

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
3rd FLOOR INTERIOR - COMMUNAL	245.0 sq. m
3rd 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% = 1,932 sq. m	

SITE COVERAGE	
BUILDING FOOTPRINT	46.3%
DRIVING SURFACE	17.9%
LANDSCAPE AREA	35.8%
TOTAL	100.0%

REFUSE REQUIREMENT (644 UNITS)	
GARBAGE	-0.11 PER UNIT
RECYCLING GMP	-0.018 PER UNIT
RECYCLING FIBER	-0.038 PER UNIT
COMPOST	-240L PER 50 UNITS

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

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ISSUED FOR SPC, DAR	Oct. 31, 23
2	REVISED ZONING APPROVED STATS	Sept. 6, 23
3	ISSUED FOR SPC ROUND 3 CITY COMMENT	July 28, 23
4	ISSUED FOR SPC ROUND 2 CITY COMMENT	May 02, 23
5	ISSUED FOR SPC ROUND 1 CITY COMMENT	Dec. 14, 22
6	REVISED AS PER OWNER REQUEST	Nov. 11, 22
7	ISSUED FOR GENERAL UPDATES	July 12, 22
8	ISSUED FOR SPC APPLICATION	May 20, 22
9	ISSUED FOR OWNER / CONSULTANT REVIEW	May 18, 22
10	ISSUED FOR OWNER / CONSULTANT REVIEW	May 13, 22
11	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 27, 22
12	ISSUED FOR DESIGN CONCEPT	Apr. 12, 22

CLIENT:	
FENGATE	Asset Management
Canderel	

ARCHITECT:	
RODERICK LAHEY	ARCHITECT INC.
56 Beech Street, Ottawa, Ontario K1S 3J6	
1.613.724.9932 1.613.724.1209 www.rodericklahey.ca	

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

PROJECT DEVELOPER:	
FENGATE	Asset Management
FENGATE	TD North Tower
FENGATE	77 King Street West, Suite 3410
FENGATE	Toronto, Ontario, M5K 1H1
FENGATE	Tel.: (416) 966-5021
FENGATE	Cell: (416) 966-5021
FENGATE	E-Mail: andrew.konev@fengate.com

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

TRANSPORTATION ENGINEER:	
CGH TRANSPORTATION INC.	13 Markham Avenue, Ottawa, ON K2G 3Z1
CGH TRANSPORTATION INC.	Tel: (613) 226-7381
CGH TRANSPORTATION INC.	Email: Christopher.Gordon@CGHTransportation.com

GEOTECHNICAL ENGINEER:	
Paterson group	154 Colomnade Road South, Ottawa, Ontario, K2E 7J5
Paterson group	Tel: (613) 852-1343
Paterson group	Cell: (613) 852-1343
Paterson group	Email: gino@giata.com

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

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

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

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

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

PROJECT DEVELOPER:	
FENGATE	Asset Management
FENGATE	TD North Tower
FENGATE	77 King Street West, Suite 3410
FENGATE	Toronto, Ontario, M5K 1H1
FENGATE	Tel.: (416) 966-5021
FENGATE	Cell: (416) 966-5021
FENGATE	E-Mail: andrew.konev@fengate.com

DRAWN:	
RV	R.I.
SCALE:	SHEET No.
1:150	SP-1
PROJECT No:	2203

KEY MAP:	
[Map showing site location in Ottawa]	

1 SITE PLAN	
SCALE 1:150	
[Scale bar]	

D07-12-22-0089