



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 66,200 sq ft
PHASE 2 AREA	6,015.26 sq m 64,146 sq ft

  

REQUIRED	
BUILDING HEIGHT - BLDG A	8 Storeys / 29.0m
BUILDING HEIGHT - BLDG B1	37 Storeys / 116.0m
GRADE - BLDG A - ABOVE SEA LEVEL	56.70m
GRADE - BLDG B1 - ABOVE SEA LEVEL	57.40m
BUILDING SETBACKS	as per Schedule S365-h
RESIDENTIAL PARKING - AREA "Y"	0.5 PER UNIT
VISITOR PARKING - AREA "Y"	0.1 PER UNIT
COMMERCIAL PARKING - RESTAURANT	not required
BICYCLE PARKING	0.5 PER UNIT
BICYCLE PARKING - COMMERCIAL	1 per 250m <sup>2</sup> of GFA
AMENITY SPACE	6.0 m <sup>2</sup> per unit

  

PROJECT STATISTICS - PHASE 1	
BUILDING 'A'	STAGE 1 CONSTRUCTION
PARKING LEVEL	0.0 sq. m, 000 sq. ft.
GROUND FLOOR	234.6 sq. m, 2,525 sq. ft.
2nd FLOOR	415.6 sq. m, 4,478 sq. ft.
3rd - 8th FLOOR	6 x 311.0 sq. m, 6 x 3,348 sq. ft.
MECHANICAL LEVEL	0.0 sq. m, 000 sq. ft.
TOTAL AREA	2,510.8 sq. m, 27,088 sq. ft.
COMMERCIAL AREA	234.6 sq. m, 2,525 sq. ft.
UNIT COUNT	36
UNIT PARKING	0.5 PER UNIT AFTER 12 UNITS
VISITOR PARKING	0.1 PER UNIT AFTER 12 UNITS
BICYCLE PARKING	0.5 PER UNIT
COMMERCIAL BICYCLE	1.0 PER 250m <sup>2</sup> OF GFA

  

SOLID WASTE	
BUILDING 'A' - 36 UNITS	
GARBAGE	0.110 Y <sup>3</sup> PER UNIT 4 Y <sup>3</sup>
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT 1 Y <sup>3</sup>
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT 1 Y <sup>3</sup>
ORGANICS	1 - 240 L BIN PER PER 50 UNITS 1
BUILDING 'B' - 394 UNITS	
GARBAGE	0.110 Y <sup>3</sup> PER UNIT 40 Y <sup>3</sup>
RECYCLING - GMP	0.018 Y <sup>3</sup> PER UNIT 7 Y <sup>3</sup>
RECYCLING - FIBRE	0.038 Y <sup>3</sup> PER UNIT 14 Y <sup>3</sup>
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 <sup>2</sup> PER UNIT (430) =	2,580.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,290.0 sq. m.

  

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	MOUNTABLE CURB WITH CONCRETE TRUCK APRON
8	SERVICE AREA
9	RAISED PEDESTRIAN CROSS WALK WITH TWIS
10	BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
11	SIAMSESE CONNECTION
12	PARKING GARAGE INTAKE / EXHAUST GRILL
13	2.6 X 5.2m STANDARD PARKING SPACES
14	ASPHALT 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	EXISTING CITY SIDEWALK INSTALL SUMMER OF 2021
21	RAISED PLANTER
22	EXISTING CHAIN LINK FENCE
23	CONSTRUCTION STAGING FENCE
24	PARKLAND DEDICATION AREA
25	PHASING LINE
26	HARD SURFACE WALKING SURFACE
27	AT GRADE PRIVATE PATIOS
28	6.0m WIDE FIRE ROUTE
29	EXISTING CHAIN LINK FENCE
30	EXISTING SOFT LANDSCAPED BOULEVARD
31	PHASE 1 CONSTRUCTION ACCESS
32	EXISTING TREE TO REMAIN PROTECT AS REQUIRED
33	ALTER EXISTING STREET AS SHOWN
34	PARKING GARAGE EXIT STAIR
35	PROPOSED BUILDING SERVICES, SEE CIVIL
36	2.1m HT. SOLID WOOD FENCE
37	SEASONAL PLANTERS
38	GAS PRESSURE RELEASE STATION
39	ELECTRIC VEHICLE CHARGING STATION
40	ACCESSIBLE PARKING SPACE
41	DEPRESSED CURB - TWIS AS SHOWN
42	CYCLE REPAIR STATION
43	DEPRESSED CURB AND CONTINUOUS SIDEWALK TO CITY STANDARDS, SEE CIVIL
44	2.5m SURFACE EASEMENT

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

  

CAR PARKING	
REQUIRED BY ZONING BY-LAW	
RESIDENCE	-0.5 PER UNIT (AFTER 12 UNITS)
VISITOR	-0.1 PER DWELLING UNIT (AFTER 12 UNITS) (MAX 30)
COMMERCIAL RETAIL	*NON REQUIRED
TOTAL	235
PROVIDED	
RESIDENCE	-0.59 PER UNIT
VISITOR	-0.07 PER UNIT
COMMERCIAL RETAIL	0
TOTAL	380

  

BICYCLE PARKING	
REQUIRED	
RESIDENCE	-0.5 PER UNIT (430 UNITS)
COMMERCIAL RETAIL	-1.0 PER 250m <sup>2</sup> OF G.F.A.
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% 1,660.0 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 4th COMMENT RESPONSE	2024 04 29
2	ISSUED FOR SPC 3rd COMMENT RESPONSE	2023 10 17
3	ISSUED FOR SPC 2nd COMMENT RESPONSE	2023 06 20
4	ISSUED FOR SPC 1st COMMENT RESPONSE	2023 03 15
5	ISSUED FOR SPC 1st COMMENT REVIEW	2023 03 04
6	ISSUED FOR LDRP SPC SUBMISSION	2023 01 19
7	ISSUED FOR CONSULTANT COORDINATION	2023 01 10
8	ISSUED FOR SPC APPLICATION - PHASE 1	2022 09 13
9	ISSUED FOR CONSULTANT COORDINATION	2022 06 22
10	ISSUED FOR CONSULTANT COORDINATION	2022 02 21

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 a: rlaarchitecture.ca

PROJECT TITLE:	
112 MONTREAL ROAD	

  

SHEET TITLE:	
SITE PLAN PHASE 1	

  

DRAWN:	
RV	R.V.

  

CHECKED:	
R.V.	

  

SCALE:	
1:300	

  

PROJECT NO.:	
2026	

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

PROJECT DEVELOPER	PROJECT MANAGER	LEGAL DESCRIPTION
<b>Manor Park Management</b> 231 Britany Drive, Suite D Ottawa, ON Canada, K1K 0R8 E-Mail: isa@manorparkcap.com	<b>Renfro Land Management</b> 371A Richmond Rd. Unit 2, Ottawa, ON K2L 1Y3 Tel: (613) 883-6124 E-Mail: davidrenfro@outlook.com	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	GEOTECHNICAL ENGINEER	URBAN PLANNER
<b>FAIRHALL, MOFFATT &amp; WOODLAND LIMITED</b> 100-600 TERRY FOX DRIVE KANATA, ONTARIO K2L 4B6 Tel: (613) 591-2580 Fax: (613) 591-1495 Email:	<b>paterson group</b> 154 Colonnade Road South Ottawa, Ontario, K2E 7J5 Tel: 613.226-7381 Email: DGilbert@Patersongroup.ca	<b>FoTenn Consultants Inc.</b> 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	TRANSPORTATION ENGINEER	LANDSCAPE DESIGNER
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