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LEGAL DESCRIPTION
 TOPOGRAPHIC PLAN OF SURVEY OF
 LOT 6 AND
 PART OF LOTS 5, 7, 8, 9, 10, 11 & 12
 REGISTERED PLAN 310501
 & PART OF LOTS 5, 6, 7, 8 & 9
 REGISTERED PLAN 310509
 CITY OF OTTAWA
 FARLEY, SMITH & DENIS SURVEYING LTD. 2023

SITE PLAN LEGEND

- UNIT PAVERS SURFACE
- PRIVATE TERRACE
- NEW CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- SOFT LANDSCAPING
- PARKLAND DEDICATION
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- RESIDENTIAL / COMMERCIAL DOOR
- PROPERTY LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PROJECT INFORMATION	
Zoning By-law 2008-250 Consolidation	GM R1FF
SITE AREA	1.57 ha, 15,688.6 sq. m, 188,870 sq. ft.
ZONING	REQUIRED
BUILDING HEIGHT	18.0m
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX (FULL SITE)	2.0 = 28,588.8 sq. m
TOWER SEPARATION	23.0m
TOWER FOOTPRINT	750m ²
FRONT YARD SETBACK	3.0m
INTERIOR SIDE YARD SETBACK	5.0m
REAR YARD SETBACK	3.0m
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	3.0m
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m
TOTAL RESIDENTIAL UNIT COUNT	324
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	154
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT	30
PARKING - COMM. MEDICAL (UNDER 500m ² GFA NOT REQUIRED) - 2 PER 100m ² GFA	9
PARKING - COMM. OFFICE - 1 PER 100m ² GFA	2
BICYCLE PARKING - RESIDENTIAL - 1.0 PER UNIT	304
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	3
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,920.0m ²
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	960.0m ²
PROVIDED	REQUIRED
24 STOREYS / 78.0m	18.0m
4.0m	0.0m
4.6 = 64,056.5 sq. m	2.0 = 28,588.8 sq. m
902m ²	750m ²
6.5m	3.0m
6.5m	3.0m
8.6m	3.0m
324	324
30	30
9	9
2	2
320	304
12	3
2,770m ²	1,920.0m ²
1,320.0m ²	960.0m ²
SITE STATISTICS	BUILDING STATISTICS - PHASE 1
GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)	GROSS BUILDING - AREA (CITY OF OTTAWA'S DEFINITION)
EXISTING PLAZA - BASELINE (ESTIMATE 80% EFFICIENCY)	PARKING LEVEL
EXISTING PLAZA - FISHER (ESTIMATE 80% EFFICIENCY)	GROUND FLOOR
PROPOSED TOWER 'A'	2nd FLOOR
TOTAL AREA	3rd FLOOR
PARKING SPACE PROVIDED	4th FLOOR
COMMERCIAL RESTAURANT - 5 PER 100m ² GFA	5th FLOOR
COMMERCIAL MEDICAL - 2 PER 100m ² GFA	6th - 20th FLOOR - TOWER
COMMERCIAL BANK - 1.25 PER 100m ² GFA	21st & 22nd FLOOR
COMMERCIAL RETAIL - 1.25 PER 100m ² GFA	23rd & 24th FLOOR
COMMERCIAL P.S.B. - 1.25 PER 100m ² GFA	AMENITY / MECHANICAL PENTHOUSE
TOTAL (EXISTING PLAZA)	TOTAL AREA
PROPOSED TOWER 'A'	TOWER FOOTPRINT AREA (BALCONIES NOT INCLUDED)
BICYCLE SPACE PROVIDED	UNIT STATISTICS
EXISTING PLAZA - BASELINE	STUDIO UNIT
EXISTING PLAZA - FISHER	1 BEDROOM UNIT
PROPOSED TOWER 'A'	1 BEDROOM + DEN UNIT
TOTAL	2 BEDROOM UNIT
LOT COVERAGE	3 BEDROOM UNIT
EXISTING PLAZA - BASELINE	TOWNHOUSE UNIT - 2 BEDROOM
EXISTING PLAZA - FISHER	TOTAL
PROPOSED TOWER 'A'	COMMERCIAL MEDICAL / OFFICE
PAVED SURFACE	CAR PARKING AREA 'A' on SCHEDULE 1A
LANDSCAPE OPEN SPACE	MINIMUM REQUIRED
TOTAL	RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT
MINIMUM REQUIRED	VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT
RESIDENCE (AFTER 12 UNITS) - 0.5 PER DWELLING UNIT	COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA
VISITOR (AFTER 12 UNITS) - 0.1 PER DWELLING UNIT	COMM. OFFICE (ABOUT THE FIRST FLOOR)
COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA	TOTAL
COMM. OFFICE (ABOUT THE FIRST FLOOR)	MAXIMUM REQUIRED
TOTAL	RESIDENCE - 1.75 PER DWELLING UNIT
MAXIMUM REQUIRED	COMM. MEDICAL FACILITY - 5 PER 100m ² OF GFA
RESIDENCE - 1.75 PER DWELLING UNIT	COMM. OFFICE (ABOUT THE FIRST FLOOR)
COMM. MEDICAL FACILITY - 5 PER 100m ² OF GFA	COMM. OFFICE (ABOUT THE FIRST FLOOR)
COMM. OFFICE (ABOUT THE FIRST FLOOR)	TOTAL
TOTAL	PROVIDED
PROVIDED	RESIDENCE - 1.0 PER UNIT
RESIDENCE - 1.0 PER UNIT	VISITOR - 0.1 PER UNIT (MAX. 30)
VISITOR - 0.1 PER UNIT (MAX. 30)	COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA
COMM. MEDICAL FACILITY - 2 PER 100m ² OF GFA	COMM. OFFICE (ABOUT THE FIRST FLOOR)
COMM. OFFICE (ABOUT THE FIRST FLOOR)	TOTAL
TOTAL	REVISIONS:
EXTERIOR PARKING GARAGE	NO. DESCRIPTION DATE
PARKING GARAGE	1 ARCHITECT SEAL
BICYCLE PARKING	2 NORTH ARROW
REQUIRED	3 ARCHITECT SEAL
RESIDENCE - 0.5 PER UNIT (204 UNITS)	4 ARCHITECT SEAL
COMM. MEDICAL - 1.0 PER 250m ² OF G.F.A.	5 ARCHITECT SEAL
COMM. OFFICE - 1.0 PER 250m ² OF G.F.A.	6 ARCHITECT SEAL
TOTAL	7 ARCHITECT SEAL
152	8 ARCHITECT SEAL
2	9 ARCHITECT SEAL
1	10 ARCHITECT SEAL
155	11 ARCHITECT SEAL
PROVIDED	12 ARCHITECT SEAL
EXTERIOR AT GRADE - PRIVATE =	13 ARCHITECT SEAL
5th FLOOR INTERIOR COMMUNAL =	14 ARCHITECT SEAL
5th FLOOR COMMUNAL TERRACE =	15 ARCHITECT SEAL
ROOF TOP COMMUNAL TERRACE =	16 ARCHITECT SEAL
ROOF TOP AMENITY ROOM =	17 ARCHITECT SEAL
PRIVATE TERRACE =	18 ARCHITECT SEAL
PRIVATE BALCONIES =	19 ARCHITECT SEAL
TOTAL =	20 ARCHITECT SEAL
2,430.0 sq. m.	21 ARCHITECT SEAL
980.0 sq. m.	22 ARCHITECT SEAL
REQUIRED - 6.6M ² PER UNIT (304) =	23 ARCHITECT SEAL
1,824.0 sq. m.	24 ARCHITECT SEAL
REQUIRED COMMUNAL @ 50% =	25 ARCHITECT SEAL
912.0 sq. m.	26 ARCHITECT SEAL
WASTE REQUIREMENT (304 UNITS)	27 ARCHITECT SEAL
GARBAGE - 0.11 PER UNIT	28 ARCHITECT SEAL
36 YARDS	29 ARCHITECT SEAL
RECYCLING GMP - 0.018 PER UNIT	30 ARCHITECT SEAL
6 YARDS	31 ARCHITECT SEAL
RECYCLING FIBER - 0.038 PER UNIT	32 ARCHITECT SEAL
12 YARDS	33 ARCHITECT SEAL
COMPOST - 240L PER 50 UNITS	34 ARCHITECT SEAL
7	35 ARCHITECT SEAL
LAND PHASE AREA	36 ARCHITECT SEAL
PHASE 1 - BUILDING 'A' =	37 ARCHITECT SEAL
3,519.2 sq. m.	38 ARCHITECT SEAL
22.43%	39 ARCHITECT SEAL
PHASE 1 PARKLAND =	40 ARCHITECT SEAL
352.0 sq. m.	41 ARCHITECT SEAL
2.24%	42 ARCHITECT SEAL
FUTURE PHASES - EX. PLAZA =	43 ARCHITECT SEAL
10,000.4 sq. m.	44 ARCHITECT SEAL
68.48%	45 ARCHITECT SEAL
FUTURE PHASES PARKLAND =	46 ARCHITECT SEAL
917.0 sq. m.	47 ARCHITECT SEAL
5.85%	48 ARCHITECT SEAL
TOTAL =	49 ARCHITECT SEAL
15,688.6 sq. m.	50 ARCHITECT SEAL
100.00%	51 ARCHITECT SEAL

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 UNLESS SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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NOTATION SYMBOLS:

- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	Apr. 09, 24
2	REVISED AS PER ROUND 1 SPC COMMENTS DRAFT	Sept. 23, 23
3	REVISED AS PER ROUND 1 SPC COMMENTS	Sept. 23, 23
4	ISSUED FOR SPC APPLICATION	June 09, 23
5	ISSUED FOR OWNER / CONSULTANT REVIEW	Apr. 13, 23

CLIENT: THEBERGE HOMES

ARCHITECT: RODERICK LAHEY ARCHITECT INC.
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PROJECT TITLE: 780 Baseline Road PHASE 1

CITY: OTTAWA **PROVINCE:** ONTARIO

SHEET TITLE: SITE PLAN PHASE 1

DRAWN: RV **CHECKED:** T.Z.

SCALE: 1:350 **SHEET No.:** SP-2

PROJECT No.: 2131