



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.  
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**NOTATION SYMBOLS:**

- (N) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (A) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (W) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (D) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (T) TITLE
- (R) DETAIL REFERENCE PAGE
- (C) DETAIL CROSS REFERENCE PAGE

*Andrew McCreight*  
**ANDREW MCCREIGHT**  
 MANAGER, DEVELOPMENT REVIEW CENTRAL  
 PLANNING, DEVELOPMENT & BUILDING SERVICES  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 10:02 am, Sep 25, 2024

**PROJECT INFORMATION**

Zoning By-law 2008-250 Consolidation	TM7(2719) S441	SITE AREA	1.69 ha.	16,930.6 sq. m.	162,239 sq. ft.
<b>ZONING</b>	AREA 'C' ON Schedule 441	<b>REQUIRED</b>	28 STOREYS / 96.0m	<b>PROVIDED</b>	28 STOREYS / 96.0m
BUILDING HEIGHT	(GEO. ELEV.) 57.10	(GEO. ELEV.)	57.10	(GEO. ELEV.)	57.10
GRADE (GEODETTIC ELEVATION - ASL)	3.7		3.5		
FLOOR SPACE INDEX - MAX. 3 TOWERS	900m <sup>2</sup>		26.0m		
TOWER FLOOR PLATE - MAX.	20.0m		3.0m		
TOWER SEPARATION - MIN.	3.0m		6.0m		
FRONT YARD SETBACK - Montgomery Street	6.0m		3.0m		
REAR YARD SETBACK - Selkirk Street	N.A.		3.0m		
TRANSPARENT GLAZING - Montreal & River Road only	40%		40%		
LANDSCAPE BUFFER - Selkirk Street	173		266		
VEHICLE PARKING - RESIDENTIAL (AFTER 12 UNITS - 0.5 per unit)	35		274		
VEHICLE PARKING - VISITOR (MIN. COMBINED VISITOR / COMMERCIAL)	193		193		
BICYCLE PARKING - 0.5 PER UNIT	2,310m <sup>2</sup>		4,050m <sup>2</sup>		
AMENITY AREA - TOTAL PER UNIT - 6.0m <sup>2</sup>	1,155m <sup>2</sup>		6.0m		
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m <sup>2</sup>	6.0m / 6.7m		6.0m		
10% PARKLAND DEDICATION	1,693.06m <sup>2</sup>		1,694m <sup>2</sup>		

**PROJECT STATISTICS - PHASE 3**

<b>GROSS BUILDING FLOOR AREA</b>		<b>UNIT STATISTICS</b>	
<small>(OTTAWA ZONING DEFINITION)</small>		<small>(OTTAWA ZONING DEFINITION)</small>	
BELOW GRADE PARKING LEVEL	0.0 sq. m.	STUDIO	75
GROUND FLOOR	0.0 sq. m.	1 BEDROOM UNIT	205
2nd FLOOR	309.4 sq. m.	1 BEDROOM + STUDY UNIT	29
3rd FLOOR	333.0 sq. m.	2 BEDROOM UNIT	76
4th FLOOR	573.7 sq. m.	2 BEDROOM + STUDY UNIT	1
5th + 28th FLOOR	17,505.2 sq. m.	TOTAL	385
MECHANICAL LEVEL	0.0 sq. m.		
TOTAL AREA ABOVE GRADE	18,227.0 sq. m.		
	202,652 sq. ft.		

**AMENITY AREA**

GROUND FLOOR INTERIOR - COMMUNAL	196.0 sq. m.
4th FLOOR INTERIOR - COMMUNAL	251.0 sq. m.
4th FLOOR EXTERIOR - COMMUNAL	713.0 sq. m.
BALCONIES (ALL LEVELS) - PRIVATE	2,640.0 sq. m.
TERRACE - PRIVATE	300.0 sq. m.
TOTAL	4,050 sq. m.
REQUIRED (385 UNITS X 6 m <sup>2</sup> ) = 2,310 sq. m.	
REQUIRED COMMUNAL @ 50% = 1,155 sq. m.	

**SOLID WASTE** (385 UNITS)

GARBAGE - COMPACTED	- 0.055 PER UNIT	21 YARDS
RECYCLING GMP	- 0.018 PER UNIT	7 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	15 YARDS
COMPOST	- 240L PER 50 UNITS	8

**CAR PARKING**

<b>REQUIRED</b>		
RESIDENCE	- 0.5 PER UNIT AFTER 12 UNITS	187
VISITOR	- PROVIDED IN PHASE 1 (35)	0
TOTAL		187
<b>PROVIDED</b>		
RESIDENCE	- 0.72 PER UNIT (385 UNITS)	255
VISITOR	- PROVIDED IN PHASE 1 (35)	11
TOTAL		266

**BICYCLE PARKING**

<b>REQUIRED</b>		
RESIDENCE	- 0.5 PER UNIT (385 UNITS)	193
<b>PROVIDED</b>		
PARKING GARAGE	- 0.70 PER UNIT (385 UNITS)	238
EXTERIOR		26
TOTAL		264

**LOCATION**

EXTERIOR AT GRADE	26
P1 PARKING LEVEL	52
GROUND FLOOR	165
SECOND FLOOR	13
THIRD FLOOR	8

**DRAWING NOTES**

- PROPERTY LINE
- PHASE LINE
- HOARDING - SOLID WOOD CONSTRUCTION BARRIER
- 2.0m WIDE CONCRETE STREET CURB / SIDEWALK, DEPRESSED & CONTINUOUS THROUGH ENTRANCE
- INTERIM ASPHALT / CONCRETE SIDEWALK
- BENCHES, SEE LANDSCAPE
- EXISTING STREET CURB AND SIDEWALK
- SOFT LANDSCAPING, SEE LANDSCAPE PLAN
- 150mm WIDE BARRIER CURB
- ENTRANCE TO GARAGE PARKING GARAGE
- INTERIM STAGING AREA - ASPHALT / GRAVEL SURFACE
- EXISTING FIRE HYDRANT
- OUTLINE OF TOWER ABOVE
- TEMPORARY SNOW STORAGE
- 2.0m WIDE CYCLE LANE PAINTED ON STREET
- EX. CURB AND ASPHALT WALK TO BE REMOVED
- METAL GRATE - AIR SHAFT
- MOUNTABLE CURB
- WALL GRILL FOR BELOW GRADE PARKING GARAGE
- BELOW GRADE CISTERN IN PARKING GARAGE
- 1.2 x 1.8 CONCRETE PAD FOR GAS EQUIPMENT (GAS BLOW OFF)
- HYDRO TRANSFORMER LOCATION IN PARKING GARAGE
- SIAMESE CONNECTION
- SHORT TERM LAY-BY PARKING
- TRAFFIC / LIGHT BOLLARD
- RAISED PLANTER, SEE LANDSCAPE FOR DETAILS
- TRAFFIC SIGN - STOP, FIRE ROUTE, LOADING etc.
- CITY BOULEVARD, 2.0m CONCRETE WALK, PLANTING STRIP, STREET CURB AND ON STREET PARKING
- PROPOSED UTILITIES, SEE CIVIL
- INTERIM GRASS BOULEVARD / SNOW STORAGE
- INTERIM TURNING CIRCLE
- PEDESTRIAN WALKING SURFACE
- SERVICE / LOADING BAY: GARBAGE / DELIVERIES
- 5.0 x 5.0 METRE SIGHT TRIANGLE
- EXISTING UTILITY POLE
- 6.0m WIDE FIRE ROUTE
- BOLLARD STYLE BICYCLE RACK, SEE LANDSCAPE
- SIGN FOR FIRE TRUCKS NOTING UIG PARKING STRUCTURE BELOW, AS BE OFC REQUIREMENTS
- EXTERIOR TERRACE ABOVE PODIUM LEVEL
- BALCONIES
- ASPHALT DRIVING SURFACE
- PEDESTRIAN CROSSWALK WITH TWSI & DEPRESSED CURBS
- EXISTING UTILITY POLE TO BE REMOVED
- MOUNTABLE CURB WITH CONCRETE TRUCK APRON
- 10% PARKLAND DEDICATION
- DENSE SHRUB PLANTING

**SITE PLAN LEGEND**

- UNIT PAVERS ON PRIVATE BOULEVARD
- PRIVATE CONCRETE BOULEVARD
- ENCLOSED HOARDING AREA
- CITY BOULEVARD PAVERS
- SOFT LANDSCAPING
- CONCRETE SIDEWALK
- TEMPORARY SNOW STORAGE
- BIKE RACK
- TWO WAY VEHICLE CIRCULATION
- VEHICLE SERVICE ENTRANCE
- MAIN ENTRANCE
- COMMERCIAL ENTRY / FIRE EXIT
- PROPERTY LINE

**PROJECT DEVELOPER**  
 Riverain Developments Inc.  
 109 Atlantic Ave, Suite 302B,  
 Toronto ON  
 M5K 1X4  
 Tel: (416) 986-2119  
 E-Mail: emily@mainandmain.ca

**GEOTECHNICAL ENGINEER**  
**Paterson Group**  
 154 Colonnade Road South  
 Ottawa, Ontario  
 K2E 7J5  
 Tel: 613.226-7381  
 Email: MD'Arcy@Patersongroup.ca

**URBAN PLANNER**  
**J.L. Richards & Associates**  
 864 Lady Ellen Place  
 Ottawa, ON  
 K1Z 5M2  
 Tel: (613) 728-3571  
 Fax: (613)  
 E-Mail: mrvet@jlrichards.ca

**TRANSPORTATION ENGINEER**  
**Parsons**  
 1223 Michael Street, Suite 100,  
 Ottawa, Ontario  
 K1J 7T2  
 Tel: (613) 601-1528  
 Cell: (343) 996-5362  
 Email: Matthew.Mantle@parsons.com

**LANDSCAPE ARCHITECT**  
**Corush Sunderland Wright Ltd.**  
 319 McRae Avenue, Suite 502  
 Ottawa, Ontario, Canada, K1Z 0B9  
 Tel: (613) 729-4536  
 Fax: (613) 729-3018  
 Email: bennell@csww.ca

**SURVEYOR**  
**Annis O'Sullivan Vollebek Ltd.**  
 Ontario Land Surveyors  
 14 Concourse Gate, Suite 500,  
 Nepean, Ontario K2E 7S6  
 Tel: (613) 727-4352  
 Fax: (613) 727-1079  
 Email: Andys@aovltd.com

**CIVIL ENGINEER**  
**Lithos Group Inc.**  
 150 Bermondsley Road  
 Toronto, ON M4A 1Y1  
 Tel: (416) 750-7769  
 Email: sarrah@lithosgroup.ca

**LEGAL DESCRIPTION**  
 TOPOGRAPHICAL PLAN OF SURVEY OF  
 LOTS 2, 4, 6, 8, 10, 12, 14, 16, 32, 33, 34,  
 35 AND PART OF LOT 1  
 REGISTERED PLAN 49 AND  
 LOTS 14, 15, 16 AND  
 PART OF LOTS 1, 2, 3, 4, AND 5  
 REGISTERED PLAN 51 AND  
 PART OF LOT 7  
 JUNCTION GORE  
 GEOGRAPHIC TOWNSHIP OF  
 GLOUCESTER  
 CITY OF OTTAWA  
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

