



PROJECT INFORMATION		
Zoning By-law 2008-250 Consolidation	AM10(2894) 9476	
SITE AREA	0.488 ha, 4,881.7 sq. m. (52,540) sq. ft.	
REQUIRED	PROVIDED	
BUILDING HEIGHT	81.5m	26 STOREYS / 80.0m
GRADE (GEODETIC ELEVATION - ASL)	(GEO. ELEV.) 98.63	(GEO. ELEV.) 98.63
FRONT YARD SETBACK	2.1m	2.9m
CORNER SIDE YARD SETBACK	5.5m	5.7m
INTERIOR YARD SETBACK	11.0m	0.5m
REAR YARD SETBACK	0.5m	19.3m
AMENITY AREA - TOTAL PER UNIT	6.0m²	1,512m²
AMENITY AREA - 50% COMMUNAL PER UNIT	3.0m²	750m²
VEHICLE PARKING - RESIDENTIAL AREA C (0.7 per unit)	170	178
VEHICLE PARKING - VISITOR ONLY - AREA C (0.2 per unit)	50	50
VEHICLE PARKING - COMM. RETAIL / PERSONAL SERVICE (3.4 per 100m² of GFA)	16	16
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	128	190
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA	3	6
ASIS & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m

DRAWING NOTES	
1	PROPERTY LINE
2	PROPOSED ROW (ROAD / INTERSECTION WIDENING)
3	CITY CURB & SIDEWALK TO BE DEPRESSED AND CONTINUOUS THROUGH DRIVEWAY
4	REPLACE EXISTING DEPRESSED CURB & SIDEWALK WITH NEW 2.1M WIDE SIDEWALK TO CITY STANDARDS
5	ASPHALT DRIVE WAY WITH 150 BARRIER CURBS
6	BICYCLE PARKING SPACE
7	EXISTING FIRE HYDRANT
8	SHORT TERM PARKING
9	OUTLINE OF UNDERGROUND PARKING LEVEL
10	EXISTING RETAINING WALL
11	AIR INTAKE / EXHAUST GRILL
12	EXISTING TREED AREA TO REMAIN, CLEAN AND MAKE SAFE.
13	EXISTING FENCE CHAIN LINK / BOARD
14	EXISTING TREE TO BE REMOVED
15	CONCRETE RETAINING WALL WITH GUARD RAILING AS REQUIRED, HEIGHT VARIES
16	SOFT LANDSCAPING
17	OUTLINE OF BUILDING ABOVE
18	BALCONY ABOVE
19	PARKING GARAGE ACCESS WITH TRENCH DRAIN
20	NATURAL GAS EQUIPMENT
21	STORM WATER TANK (CISTERNS) IN PARKING GARAGE
22	SIAMSE CONNECTION
23	EXISTING CHAIN LINK / BOARD FENCE TO BE REMOVED
24	EXISTING UTILITY / STREET LIGHT / TRAFFIC POLE
25	EXISTING STONE WALL TO BE REBURNISHED
26	4.0 METRE WIDE FIRE ROUTE
27	HARD SURFACE WALKWAY
28	RIVER STONE EGGED / SPILLWAY
29	SEASONAL SNOW STORAGE
30	EXISTING UTILITY EQUIPMENT REMOVED AS REQUIRED
31	AT GRADE EXTERIOR AMENITY AREA
32	ENTRY TO SERVICE CORRIDOR
33	PROPOSED BUILDING SERVICES, SEE CIVIL
34	BIOSWALE, SEE CIVIL
35	PAD MOUNTED TRANSFORMER
36	REMOVE EXISTING UTILITY / LIGHT POLE
37	POPS - 200m² LEISURE AREA
38	RELOCATED HYDRO POLE
39	NEW CURB LOCATION AS PER CITY OF OTTAWA'S STREET ALIGNMENT PLAN
40	2.1m HT. PRIVACY SCREEN
41	REINSTATE 150mm HT. CONCRETE MEDIUM
42	TURFSTONE PAVEMENT 100 BY PERIMCON UTILITY ACCESS
43	RAISED PLANTER
44	SCREEN WALL
45	PROPOSED EDGE OF CITY SIDEWALK

PROJECT STATISTICS	
GROSS BUILDING - AREAS	
PARKING LEVEL	0.0 sq. m., 0.00 sq. ft.
GROUND FLOOR	691.8 sq. m., 7,446 sq. ft.
2nd FLOOR	1,040.0 sq. m., 11,194 sq. ft.
3rd & 4th FLOOR	2 x 1,000.0 sq. m., 22,000 sq. ft.
5th FLOOR	638.45 sq. m., 6,883 sq. ft.
6th to 26th FLOOR	21 x 639.45 sq. m., 13,428.5 sq. ft.
MECHANICAL LEVEL	21 x 6.893 sq. ft., 144.543 sq. ft.
TOTAL AREA	17,240.1 sq. m., 185,571 sq. ft.
TOWER FOOTPRINT	804.6 sq. m., 8,661 sq. ft.

UNIT STATISTICS		
STUDIO UNIT	0.4%	1
ONE BEDROOM UNIT	18.0%	48
TWO BEDROOM UNIT	40.1%	101
TWO BEDROOM + DEN UNIT	17.0%	43
TWO BEDROOM + DEN UNIT	23.5%	59
TOTAL	100.0%	252
COMMERCIAL AREA		691.8 sq. m., 7,446 sq. ft.

CAR PARKING		
REQUIRED BY ZONING BY-LAW		
RESIDENCE	- 0.7 PER UNIT	176
VISITOR	- 0.2 PER UNIT	50
COMMERCIAL	- 3.4 PER 100m² GFA	16
TOTAL		242
PROVIDED		
RESIDENCE	- 0.7 PER UNIT	178
VISITOR	- 0.2 PER UNIT	50
COMMERCIAL	- 3.4 PER 100m² GFA	16
TOTAL		244

BICYCLE PARKING		
REQUIRED		
RESIDENCE	- 0.5 PER UNIT	126
COMMERCIAL	- 1 PER 250m² GFA	3
TOTAL		129
PROVIDED		
PARKING LEVEL	- 1.0 PER UNIT	186
EXTERIOR AT GRADE		10
TOTAL		196

LOT COVERAGE	
PAVED SURFACE	= 426.5 sq. m., 8.7%
BUILDING FOOTPRINT	= 1,769.0 sq. m., 36.2%
LANDSCAPE OPEN SPACE	= 2,286.2 sq. m., 46.9%
POPS #1	= 200.0 sq. m., 4.1%
POPS #2	= 200.0 sq. m., 4.1%
TOTAL	= 4,881.7 sq. m., 100.0%

AMENITY SPACE	
EXTERIOR AT GRADE PATIO	= 420.0 sq. m.
EXTERIOR NORTH LAWN	= 200.0 sq. m.
1st FLOOR AMENITY ROOM	= 180.0 sq. m.
PRIVATE TERRACE (2nd FLOOR)	= 300.0 sq. m.
PRIVATE TERRACE (5th FLOOR)	= 320.0 sq. m.
PRIVATE TERRACE (23rd FLOOR)	= 120.0 sq. m.
PRIVATE BALCONIES	= 1,000.0 sq. m.
TOTAL	= 2,540.0 sq. m.
TOTAL COMMUNAL	= 800.0 sq. m.
REQUIRED - 6.0m² PER UNIT (252)	= 1,512.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 756.0 sq. m.

SOLID WASTE		
GARBAGE	0.110 Y² PER UNIT	28 Y²
RECYCLING - GMP	0.018 Y² PER UNIT	5 Y²
RECYCLING - FIBRE	0.038 Y² PER UNIT	10 Y²
ORGANICS	1 - 240 L BIN PER 50 2 UNITS	5

SITE PLAN SYMBOLS	
[Symbol]	CONCRETE UNIT PAVERS SURFACE
[Symbol]	CONCRETE WALK
[Symbol]	BIOSWALE - SEE CIVIL
[Symbol]	UTILITY ACCESS ROAD: TURFSTONE PAVEMENT 100 BY PERIMCON
[Symbol]	SOFT LANDSCAPING
[Symbol]	BIKE RACK
[Symbol]	TWO WAY VEHICLE CIRCULATION
[Symbol]	MAIN ENTRANCE
[Symbol]	COMMERCIAL / EXIT DOOR
[Symbol]	PROPERTY LINE
[Symbol]	EXTERIOR LIGHTING
[Symbol]	CITY STREET LIGHTING

PROJECT DEVELOPER	
Bertone Development Corporation 1285 Rue Hodges, Saint-Laurent Quebec, H4N 2B6 Tel: (514) 745-1493 Email: dcoutier@bertone.ca	

CONSTRUCTION MANAGER	
Vuze Construction Street _____ City _____ Quebec, H4N 2B6 Tel: (819) 664-4195 Email: mchenier@vuzeconstruction.com	

REVISIONS:		
NO.	DESCRIPTION	DATE
1	ADDITION SITE PLAN CONTROL REVISIONS	Oct. 31, 24
2	REVISED POPS SIZE AND DESIGN	Oct. 04, 24
3	ISSUED FOR CIVIL REVISIONS	Sept. 11, 24
4	ISSUED FOR GENERAL DESIGN REVISIONS	Aug. 15, 24
5	ISSUED FOR GENERAL UPDATES	Oct. 5, 23
6	REVISED UNIT COUNT	Feb. 14, 23
7	ISSUED FOR ROUND 1 SPC RESPONSE	Jan. 13, 23
8	ISSUED FOR SPC APPLICATION	Aug. 31, 22
9	ISSUED TO CONSULTANT	Aug. 22, 22
10	ISSUED FOR CONSULTANT REVIEW	Aug. 08, 22
11	ISSUED FOR REVIEW	July 27, 22
12	ISSUED FOR UDRP	Sept. 10, 21
13	ISSUED FOR ZONING AMENDMENT APP.	May 10, 21

CLIENT:	

ARCHITECT:	

PROJECT TITLE:	
741 BLAIR ROAD / 1649 MONTREAL ROAD	

SHEET TITLE:	
SITE PLAN EXISTING CONDITIONS	

DRAWN:	
R.V.	R.V.

CHECKED:	
R.V.	R.V.

SCALE:	
1:150	SHEET No.

PROJECT No.:	
2037	SP-1

D07-12-22-0132 Plan # 18876

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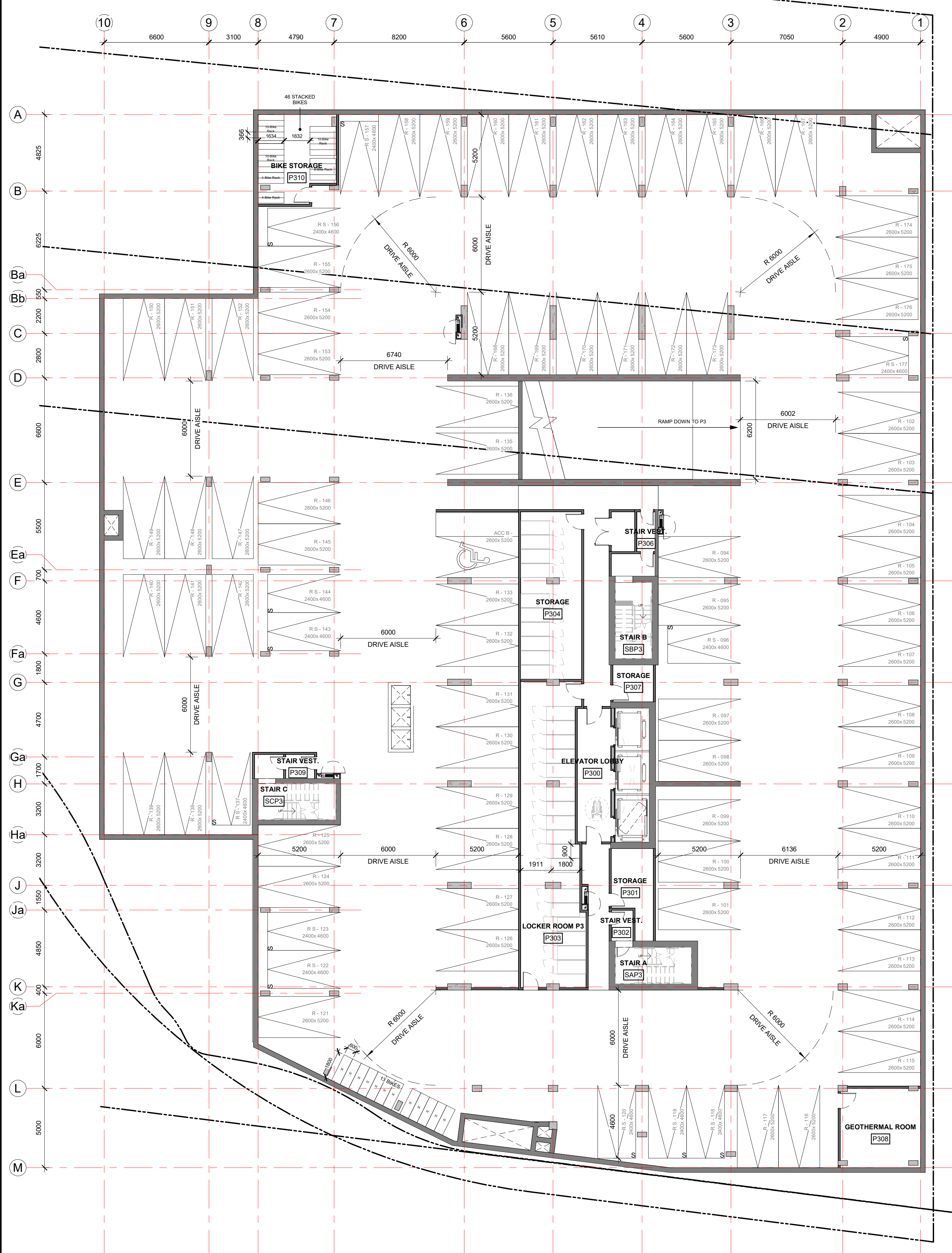
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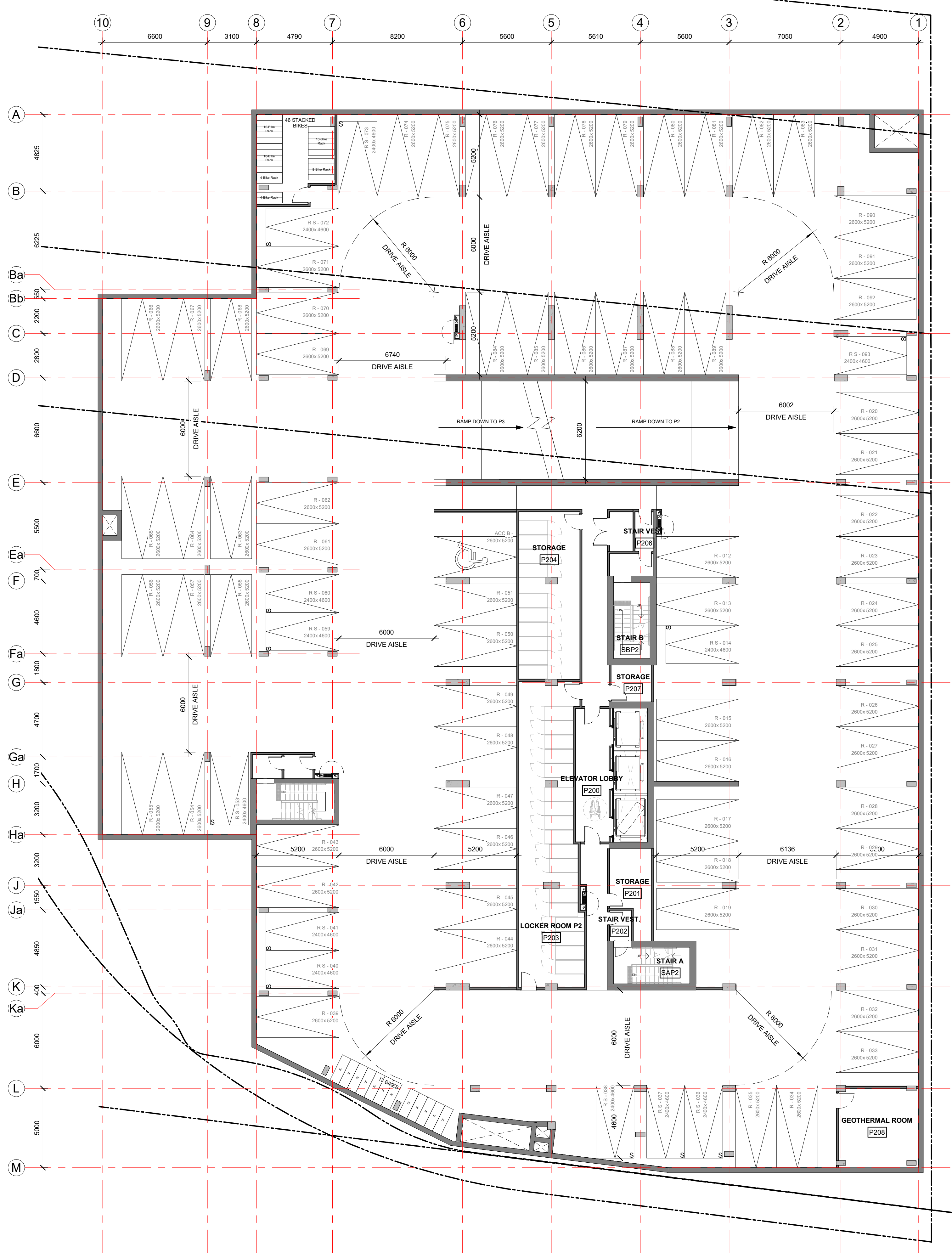
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CAR PARKING SCHEDULE	
Type	Count
P1	
Commercial_Regular_2600 x 5200mm	2
Commercial_Small_2400 x 4600mm	15
Residential_Accessible_2600 x 5200mm	1
Residential_Regular_2600 x 5200mm	9
Residential_Small_2400 x 4600mm	2
Visitor_Regular_2600 x 5200mm	49
	78
P2	
Residential_Accessible_2600 x 5200mm	1
Residential_Regular_2600 x 5200mm	69
Residential_Small_2400 x 4600mm	12
	82
P3 FLOOR PLAN	
Residential_Accessible_2600 x 5200mm	1
Residential_Regular_2600 x 5200mm	71
Residential_Small_2400 x 4600mm	12
	84
Grand total:	244



1 P3 FLOOR PLAN
A-101 1:150



2 P2 FLOOR PLAN
A-101 1:150

No.	DESCRIPTION	DATE
6	ADDITION SPC REVISIONS	01/11/2024
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
4	REVISED FOR GENERAL UPDATES	29/08/2023
3	REVISED UNIT COUNT	14/02/2023
2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
	↑ TRUE NORTH

CLIENT:

ARCHITECT:

rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.roderrickslalley.ca

PROJECT TITLE:

1649 MONTREAL ROAD

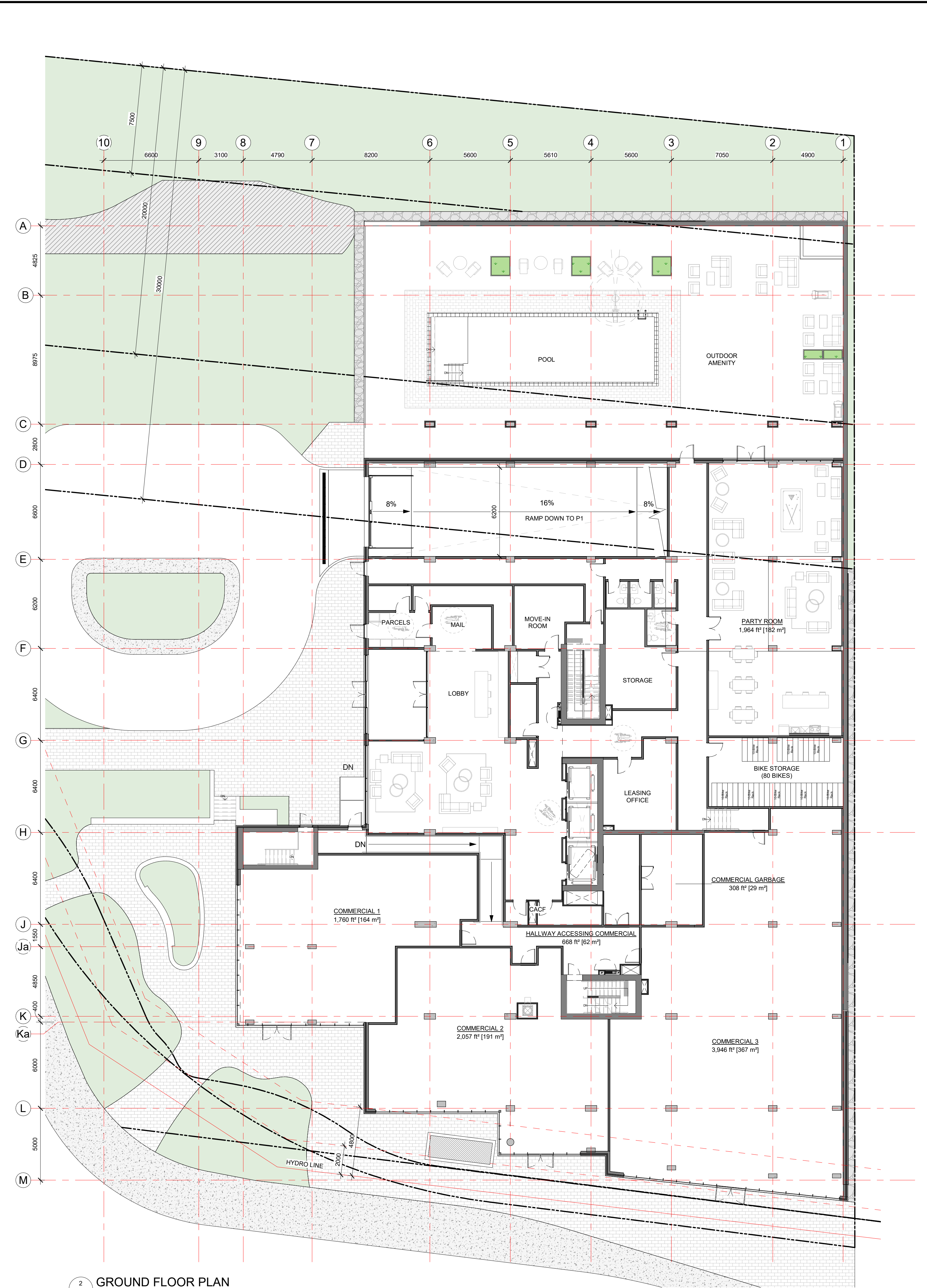
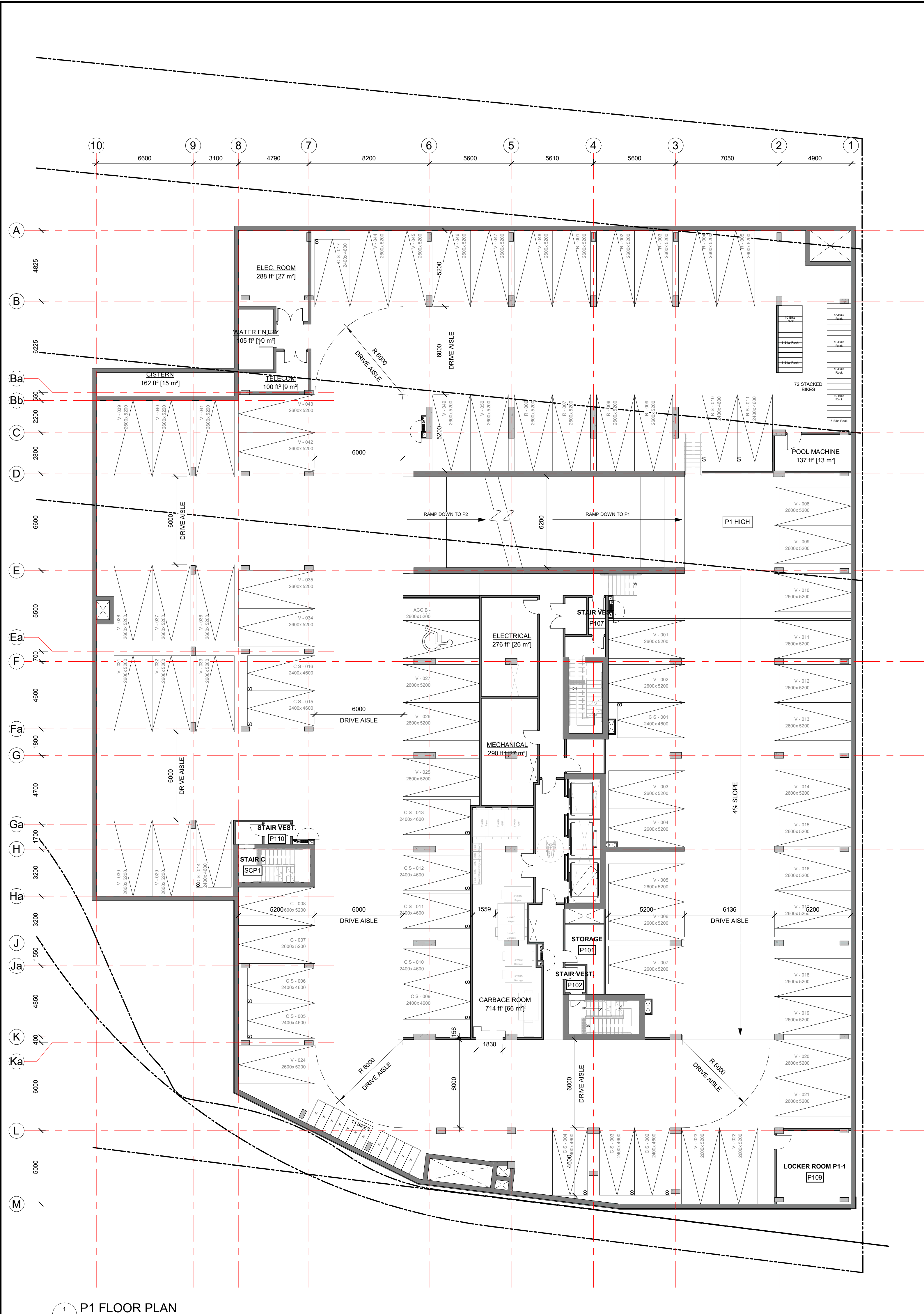
OTTAWA, ON

SHEET TITLE:

FLOOR PLANS

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1:150	SHEET No: A-101
PROJECT No: 2037	

PAPER SIZE: ISO Full Base B1 (707.00 x 1000.00mm)
PLOT DATE: 06/11/2024 12:24:56 PM



1 P1 FLOOR PLAN
A-102 / 1:150

2 GROUND FLOOR PLAN
A-102 / 1:150

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CAR PARKING SCHEDULE		
Type		Count
P1		
Commercial_Regular_2600 x 5200mm		2
Commercial_Small_2400 x 4600mm		15
Residential_Accessible_2600 x 5200mm		1
Residential_Regular_2600 x 5200mm		9
Residential_Small_2400 x 4600mm		2
Visitor_Regular_2600 x 5200mm		49
		78
P2		
Residential_Accessible_2600 x 5200mm		1
Residential_Regular_2600 x 5200mm		69
Residential_Small_2400 x 4600mm		12
		82
P3 FLOOR PLAN		
Residential_Accessible_2600 x 5200mm		1
Residential_Regular_2600 x 5200mm		71
Residential_Small_2400 x 4600mm		12
		84
Grand total:	244	244

No.	DESCRIPTION	YYYY-MM-DD
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1	ISSUED FOR SPC APPLICATION	31/08/2022

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NORTH ARROW:

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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

FLOOR PLANS

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1:150	SHEET No: A-102
PROJECT No: 2037	

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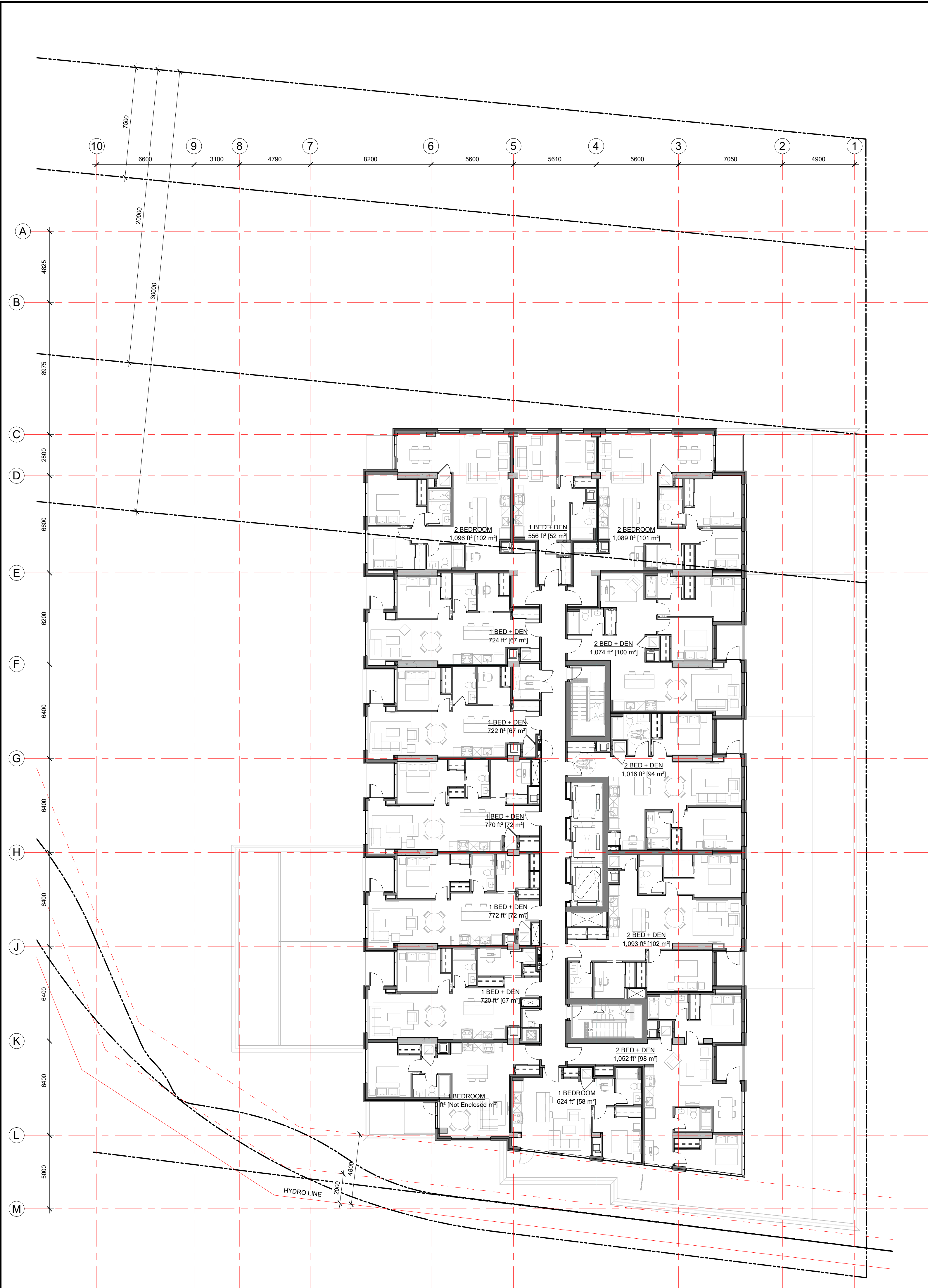
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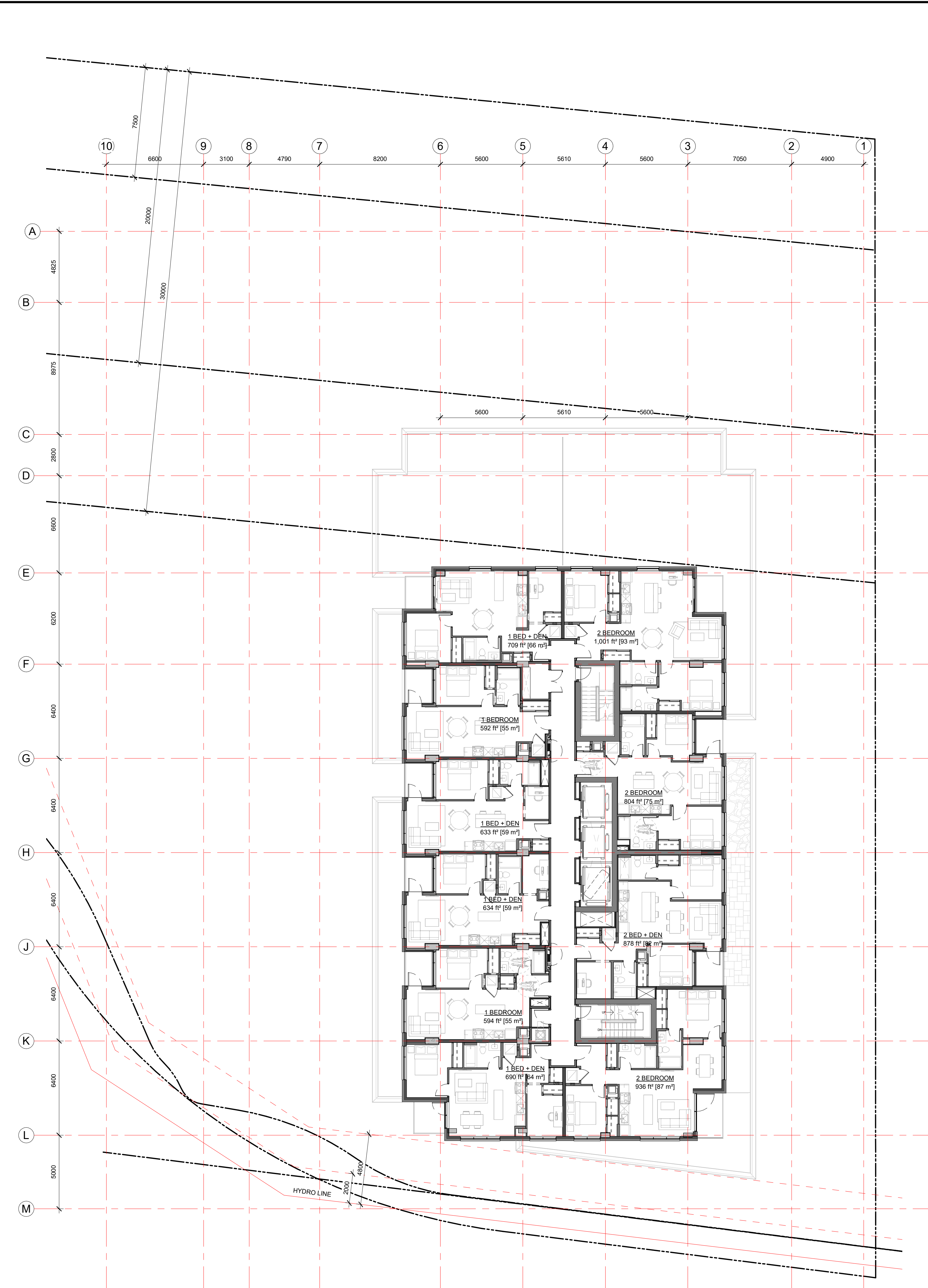
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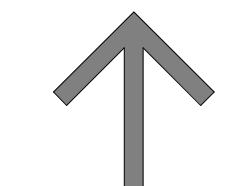
1 L2 - L4 TYP. PODIUM FLOOR PLAN
A-103 1:150



2 L5 FLOOR PLAN
A-103 1:150

No.	DESCRIPTION	DATE
6	ADDITION SPC REVISIONS	01/11/2024
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OTTAWA, ON

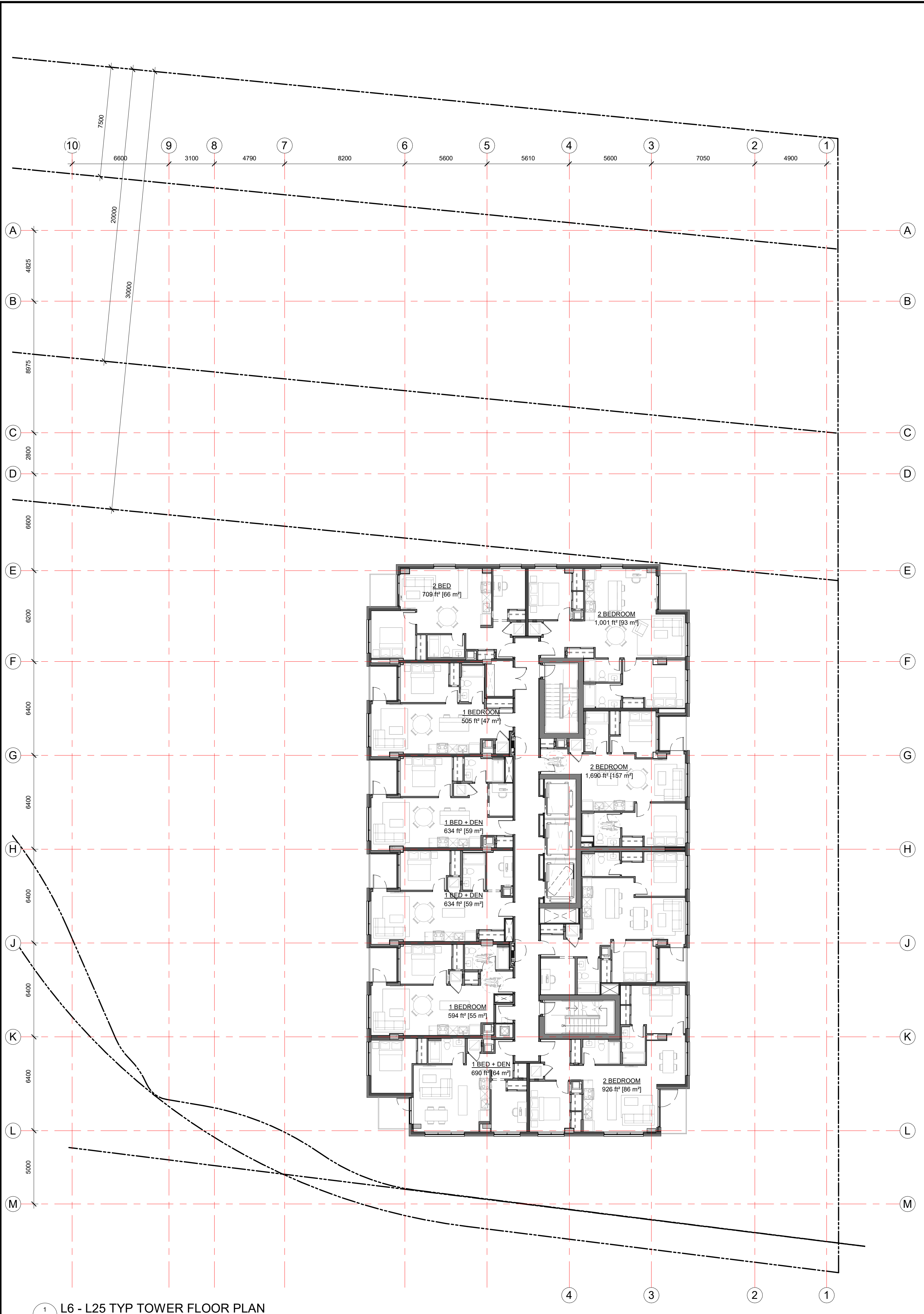
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FLOOR PLANS

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PROJECT No.:	A-103
2037	

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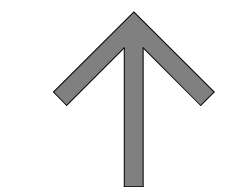
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1 L6 - L25 TYP TOWER FLOOR PLAN
 A-104 1:150

2 T/O - MPH
 A-104 1:150

No.	DESCRIPTION	DATE
6	ADDITION SPC REVISIONS	01/11/2024
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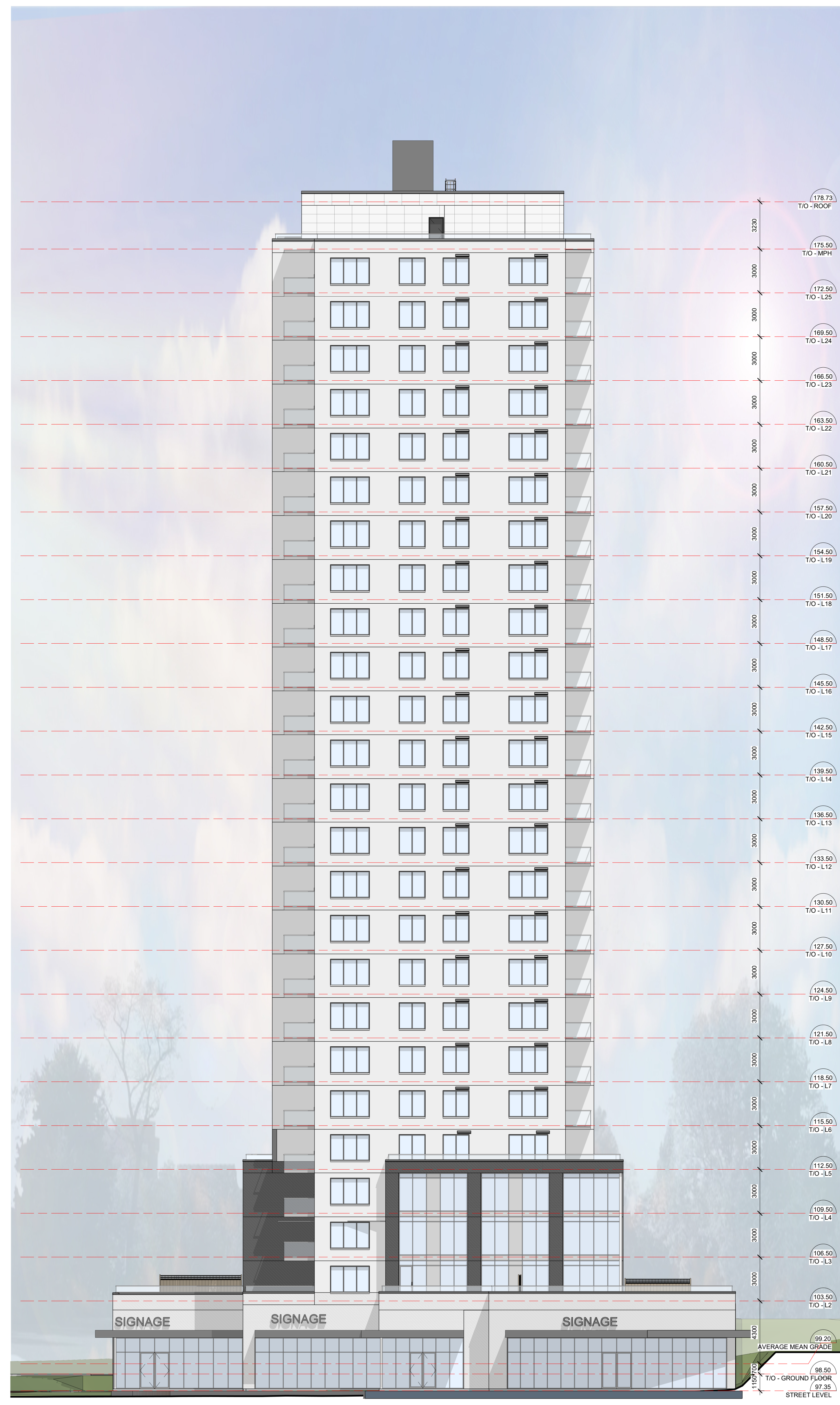
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FLOOR PLANS

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PROJECT No: 2037	

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1 WEST ELEVATION
A-201 1:150



2 DD - SOUTH ELEV
A-201 1:150

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PROJECT TITLE:
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OTTAWA, ON

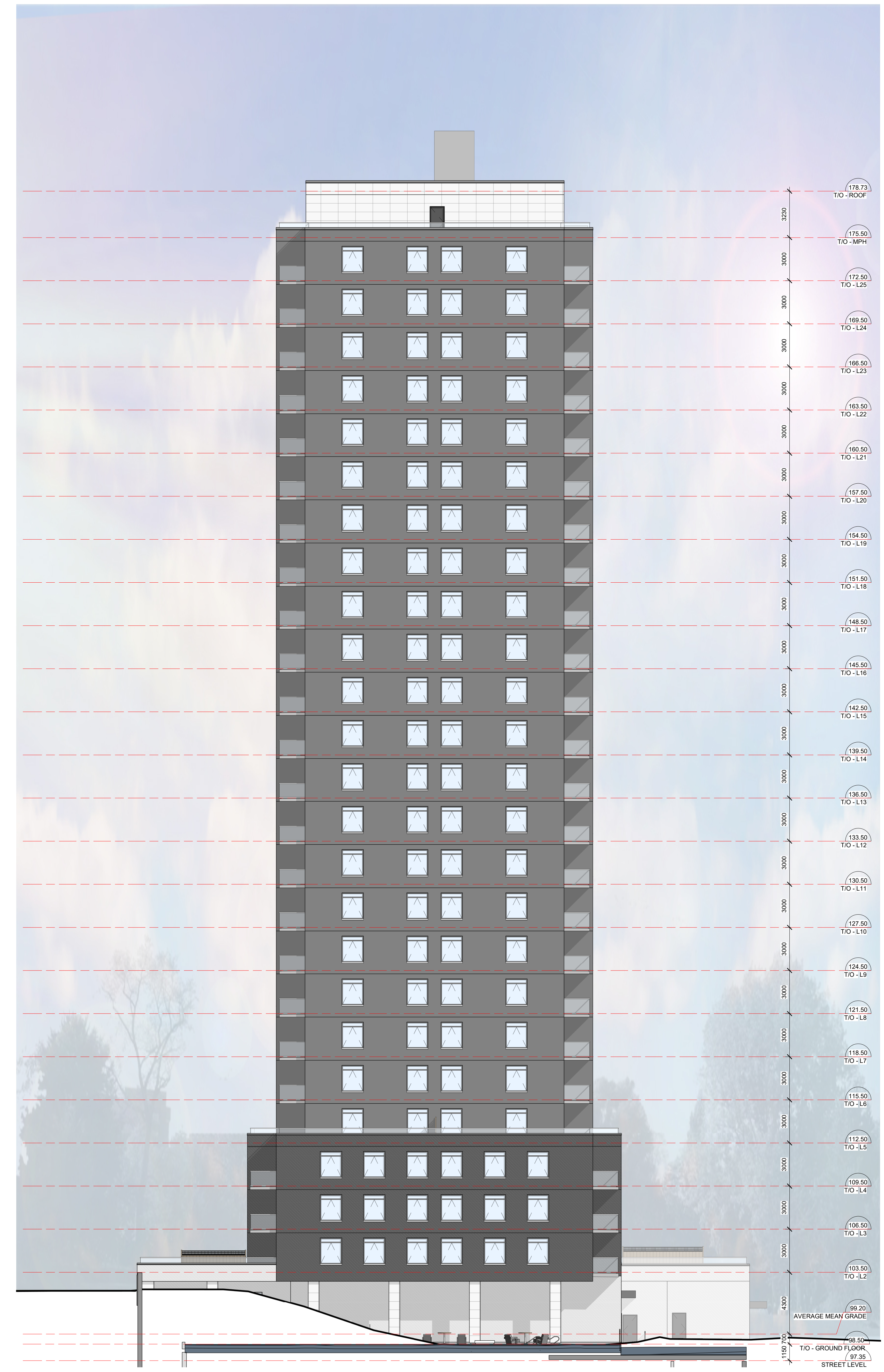
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ELEVATIONS

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PROJECT No: 2037	

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1 DD - EAST ELEVATION
A-202 / 1:150



2 DD - NORTH ELEVATION
A-202 / 1:150

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1	ISSUED FOR SPC APPLICATION	31/08/2022

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ARCHITECT:

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PROJECT TITLE:
1649 MONTREAL ROAD
OTTAWA, ON

SHEET TITLE:
ELEVATIONS

DRAWN: MS/RIB CHECKED: JB/RV
SCALE: 1:150 SHEET No: **A-202**
PROJECT No: 2037

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1	ISSUED FOR SPC APPLICATION	31/08/2022

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
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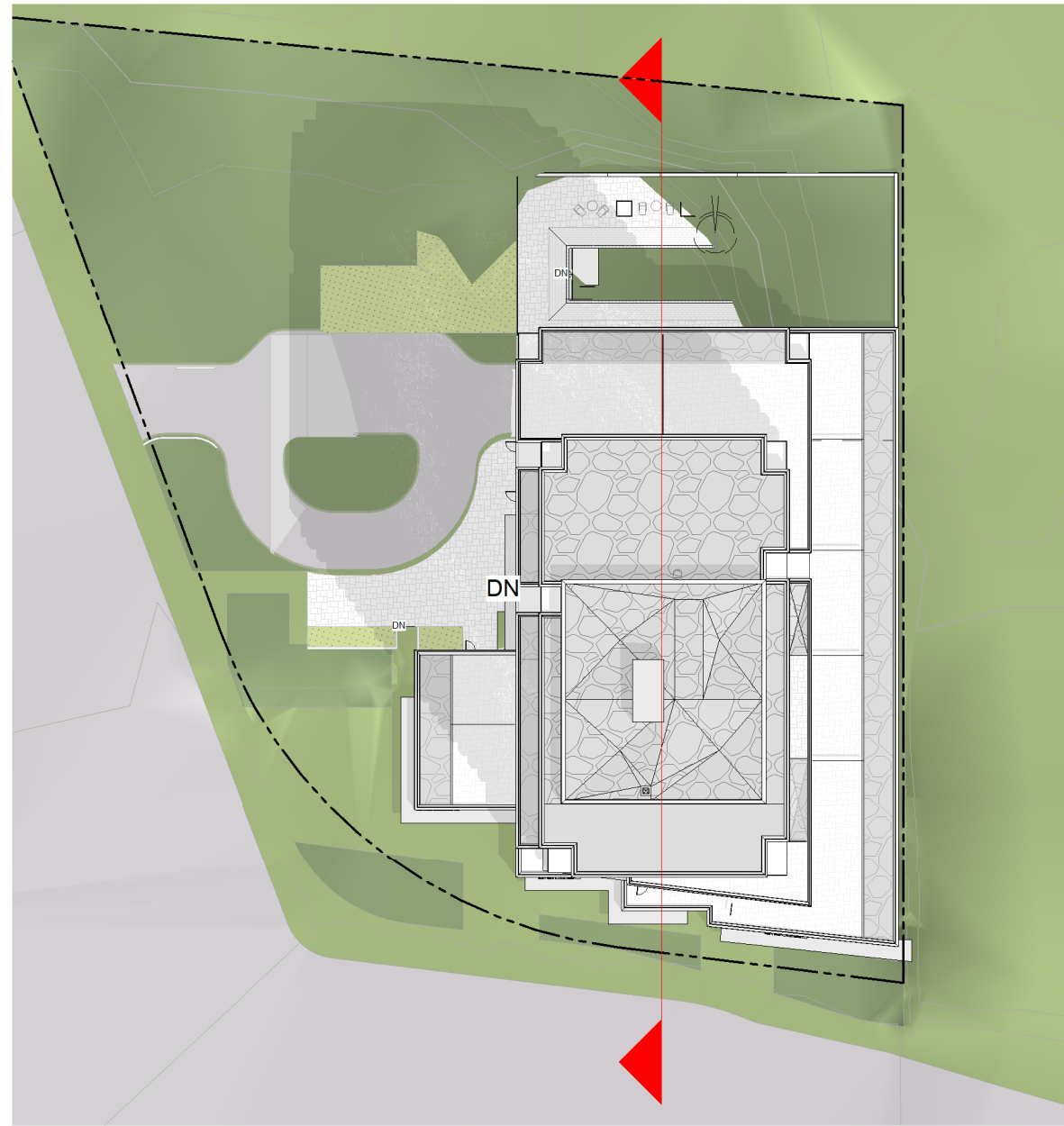


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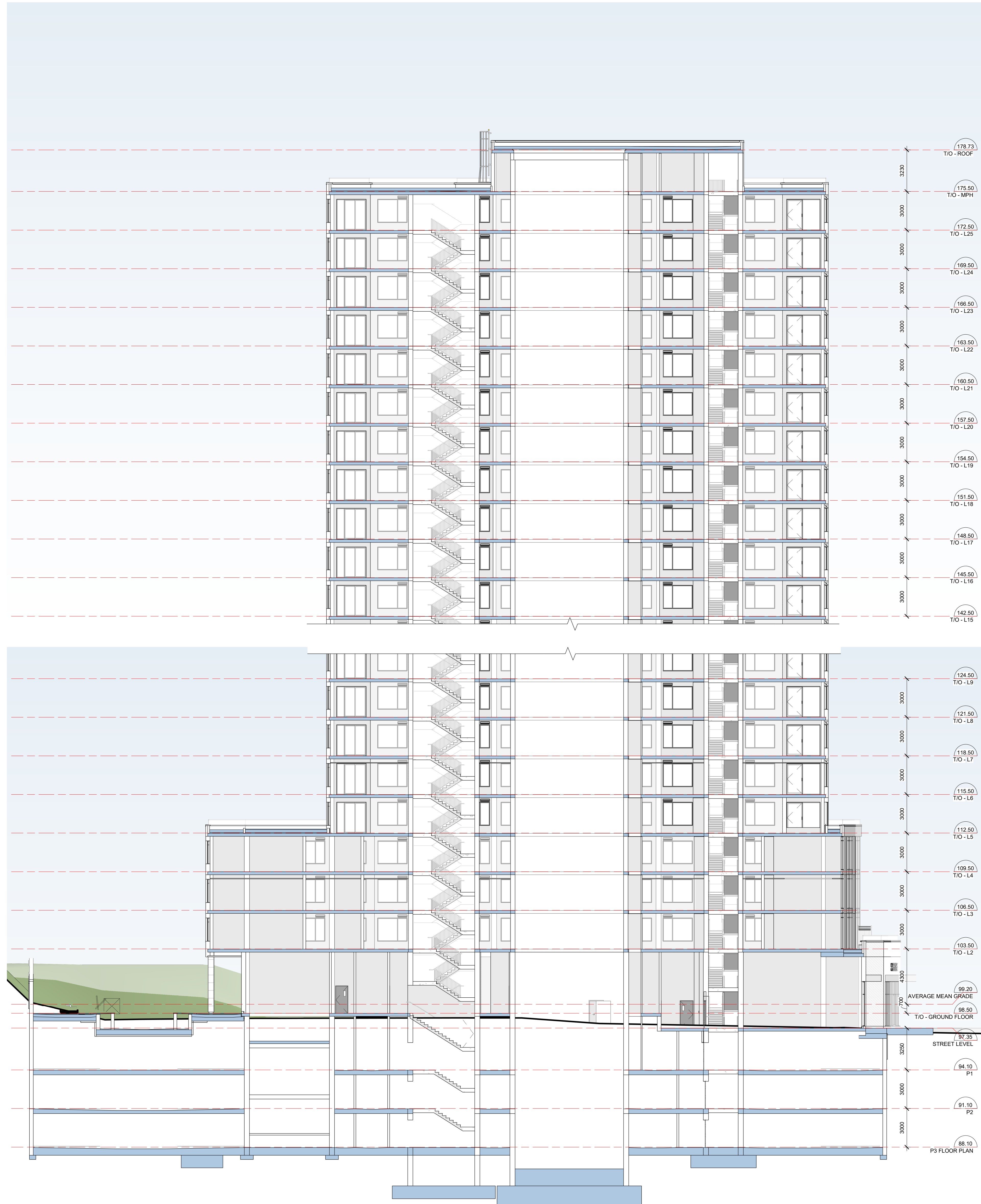
PROJECT TITLE:
 1649 MONTREAL ROAD
 OTTAWA, ON

SHEET TITLE:
 ENLARGED ELEVATION

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1 : 50	SHEET No: A-203
PROJECT No: 2037	



KEY PLAN



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3	REVISED UNIT COUNT	14/02/2023
2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

REVISIONS:	ARCHITECT SEAL:	NORTH ARROW:

CLIENT:

ARCHITECT:

rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

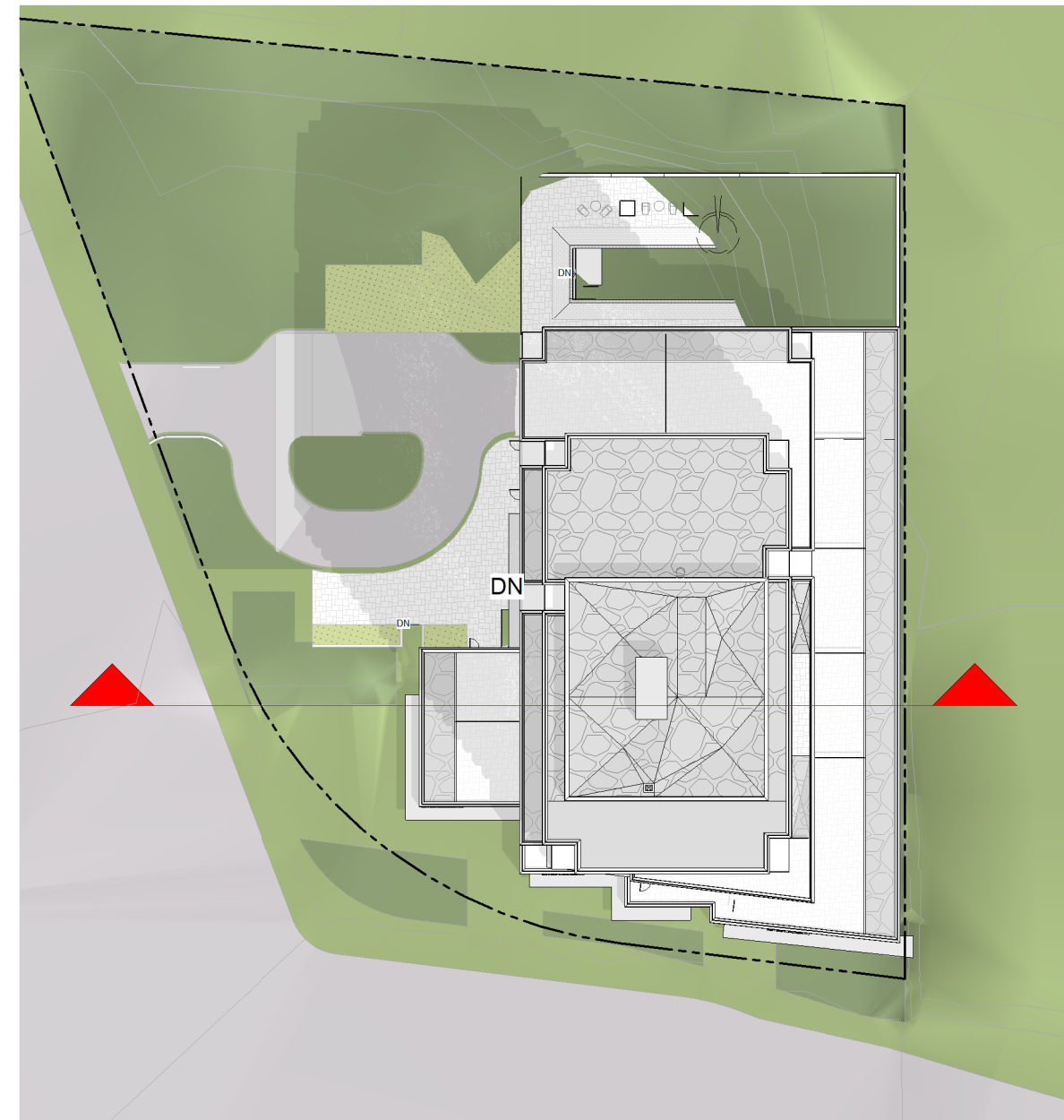
OTTAWA, ON

SHEET TITLE:

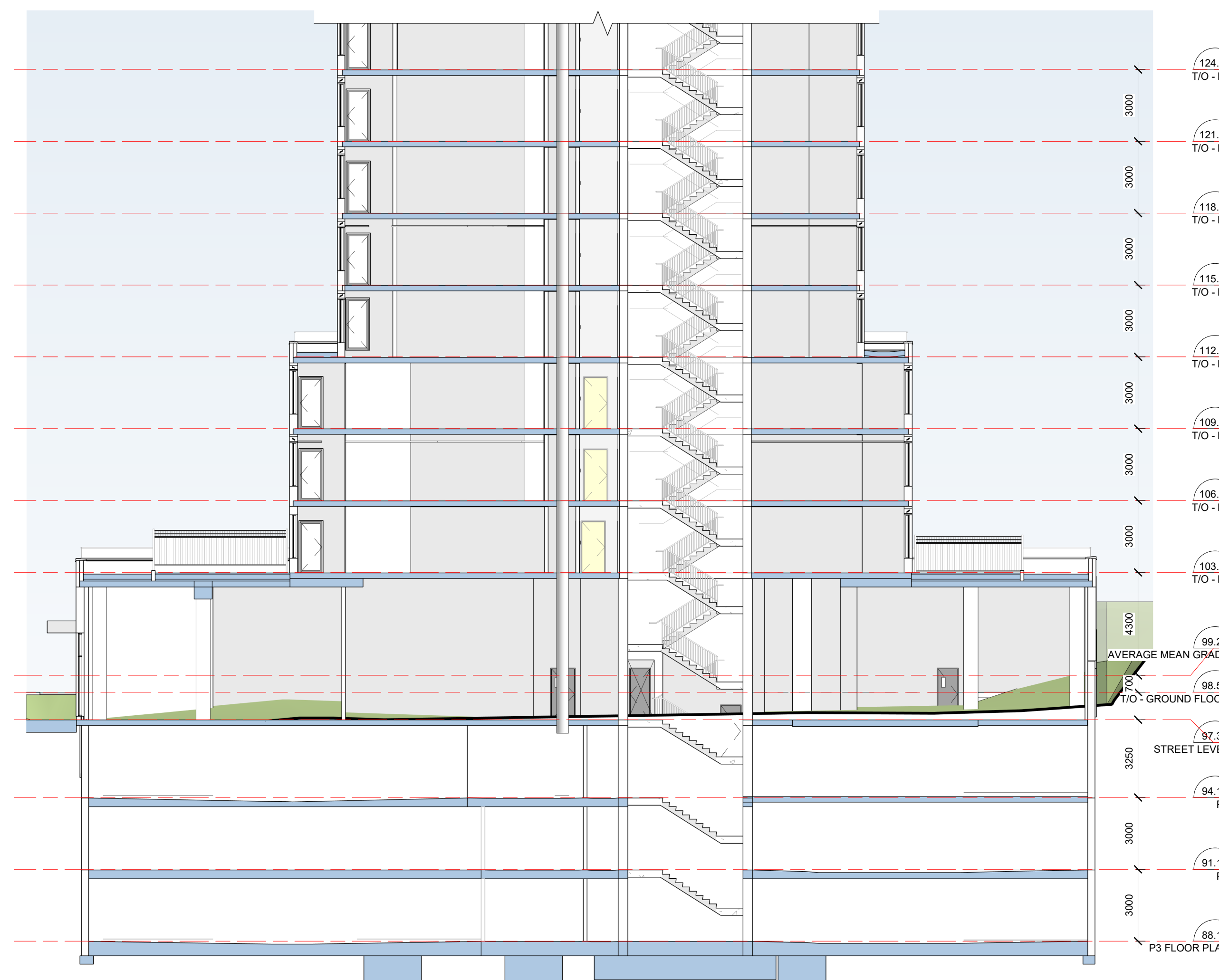
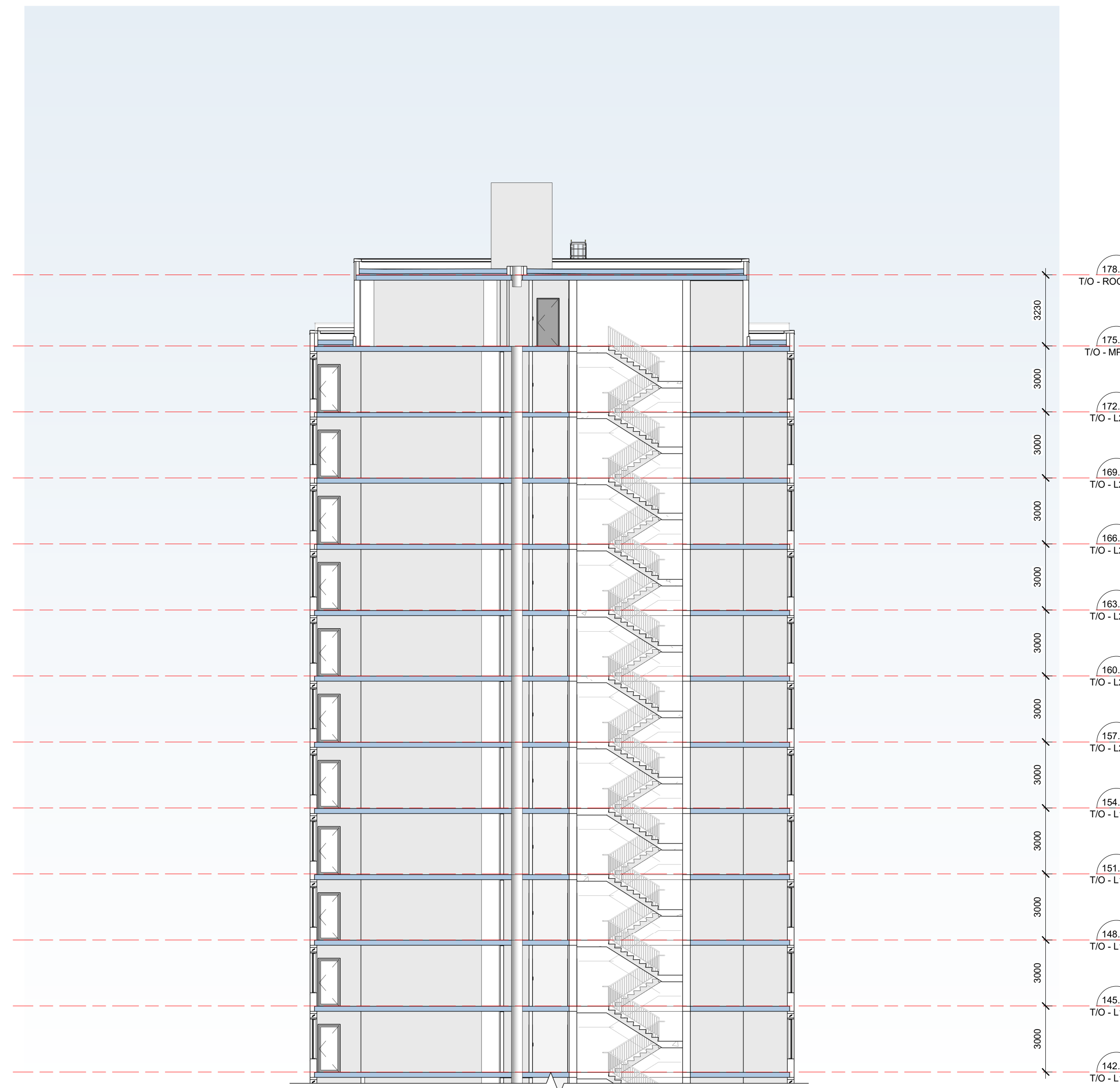
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PROJECT No: 2037	

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KEY PLAN



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No.	DESCRIPTION	DATE
1	ADDITION SPC REVISIONS	01/11/2024

REVISIONS:

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 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
 1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:
 SECTION

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: As indicated	SHEET No.:
PROJECT No: 2037	A-302

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1 3D VIEW FROM SOUTH OF BLAIR ROAD

2 3D VIEW FROM NORTH OF BLAIR ROAD

No.	DESCRIPTION	DATE
6	ADDITION SPC REVISIONS	01/11/2024
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
4	REVISED FOR GENERAL UPDATES	29/08/2023
3	REVISED UNIT COUNT	14/02/2023
2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

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ARCHITECT SEAL:	NORTH ARROW:

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BERTONE

ARCHITECT:



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PROJECT TITLE:
1649 MONTREAL ROAD

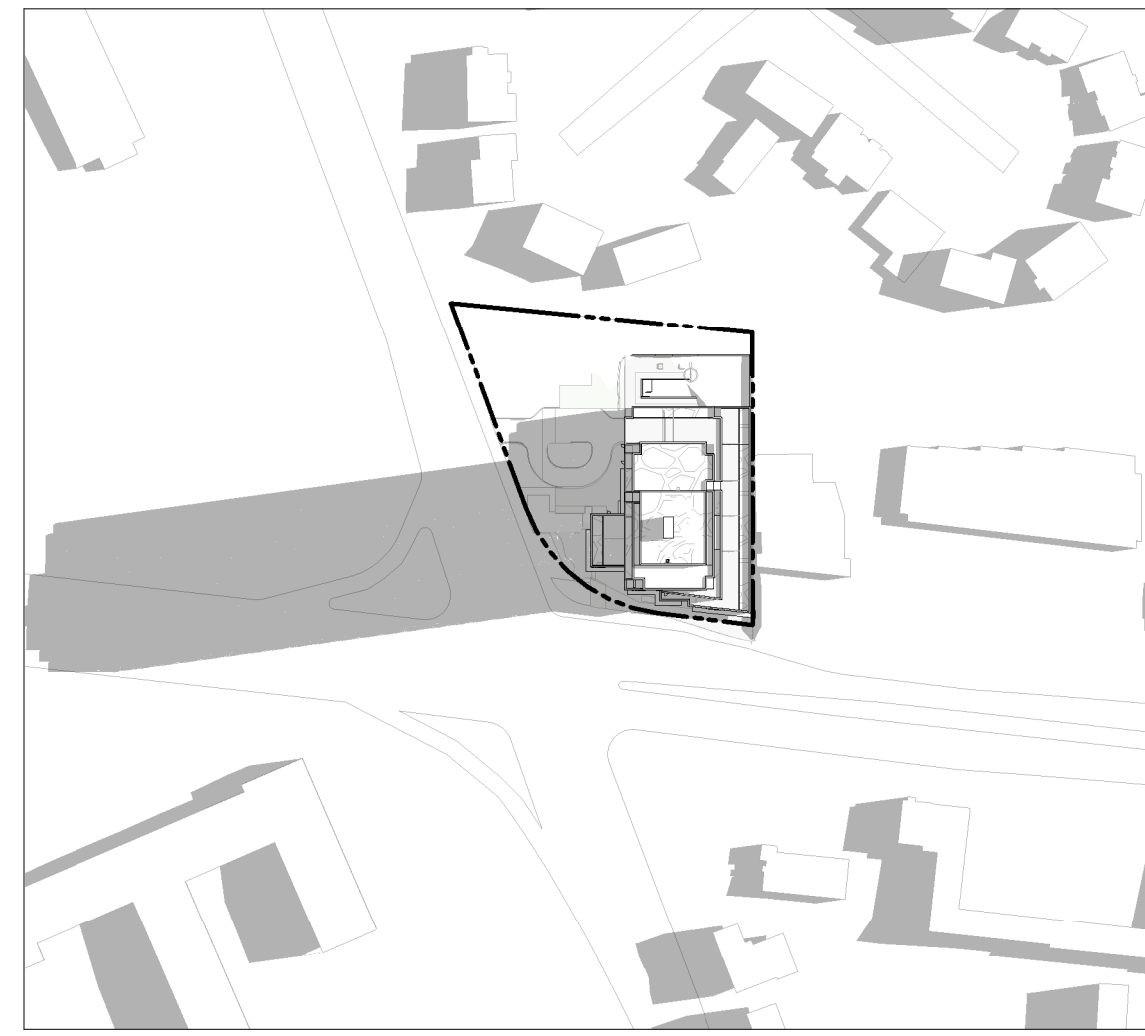
OTTAWA, ON

SHEET TITLE:
3D VIEWS

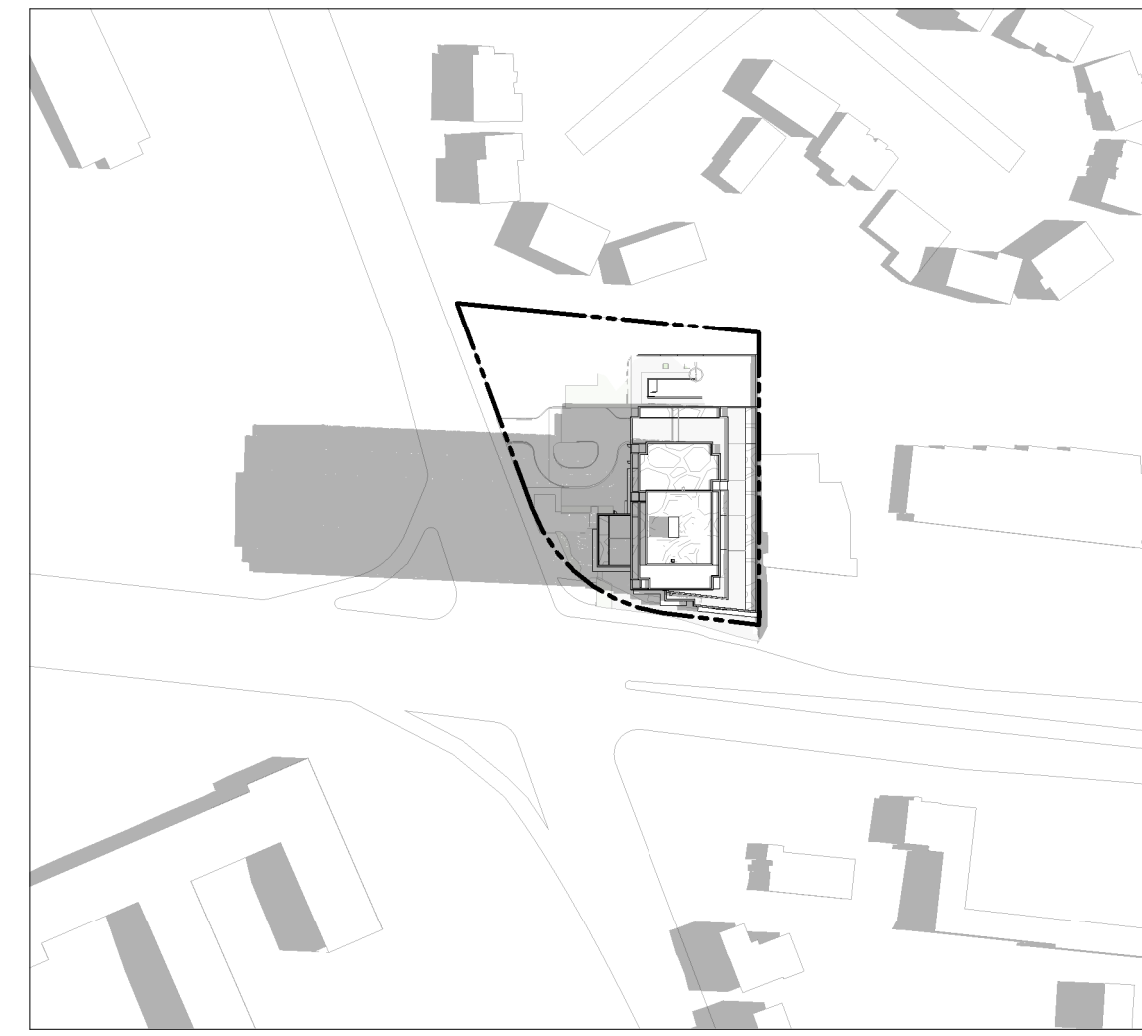
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SCALE:	SHEET No:
PROJECT No: 2037	A-401

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JUNE 21 (DST)



8:00 AM



9:00 AM



10:00 AM



11:00 AM



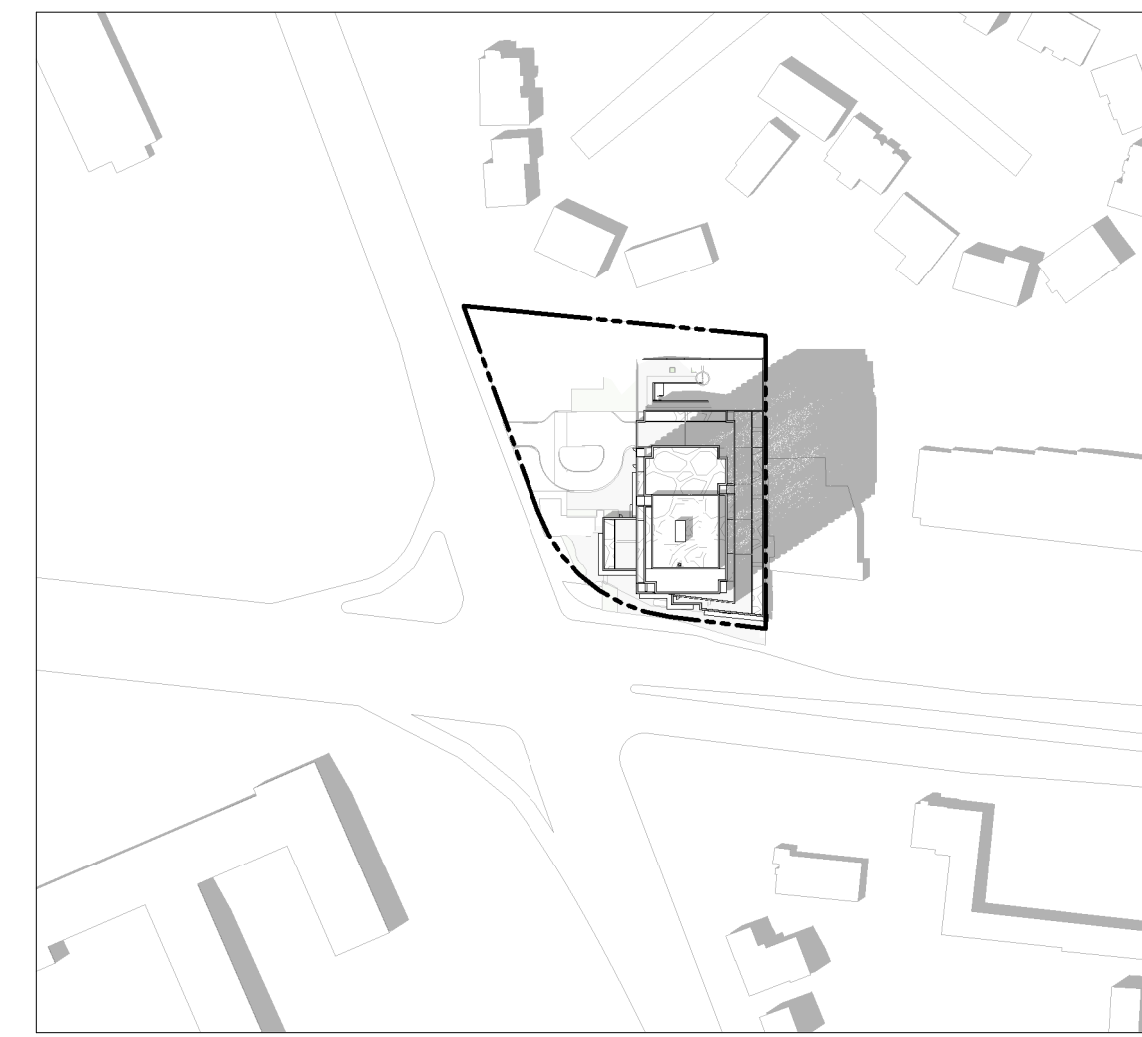
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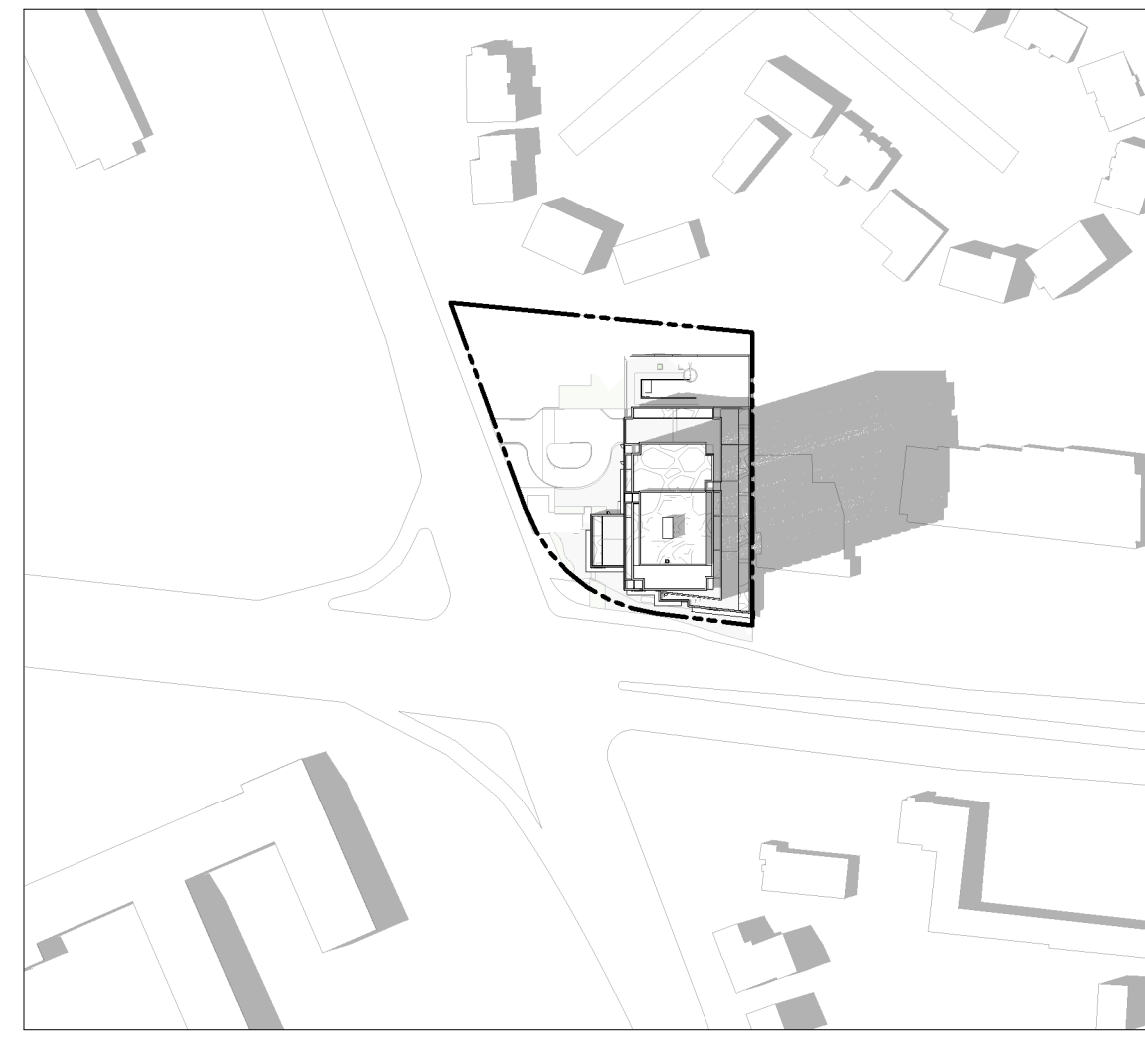
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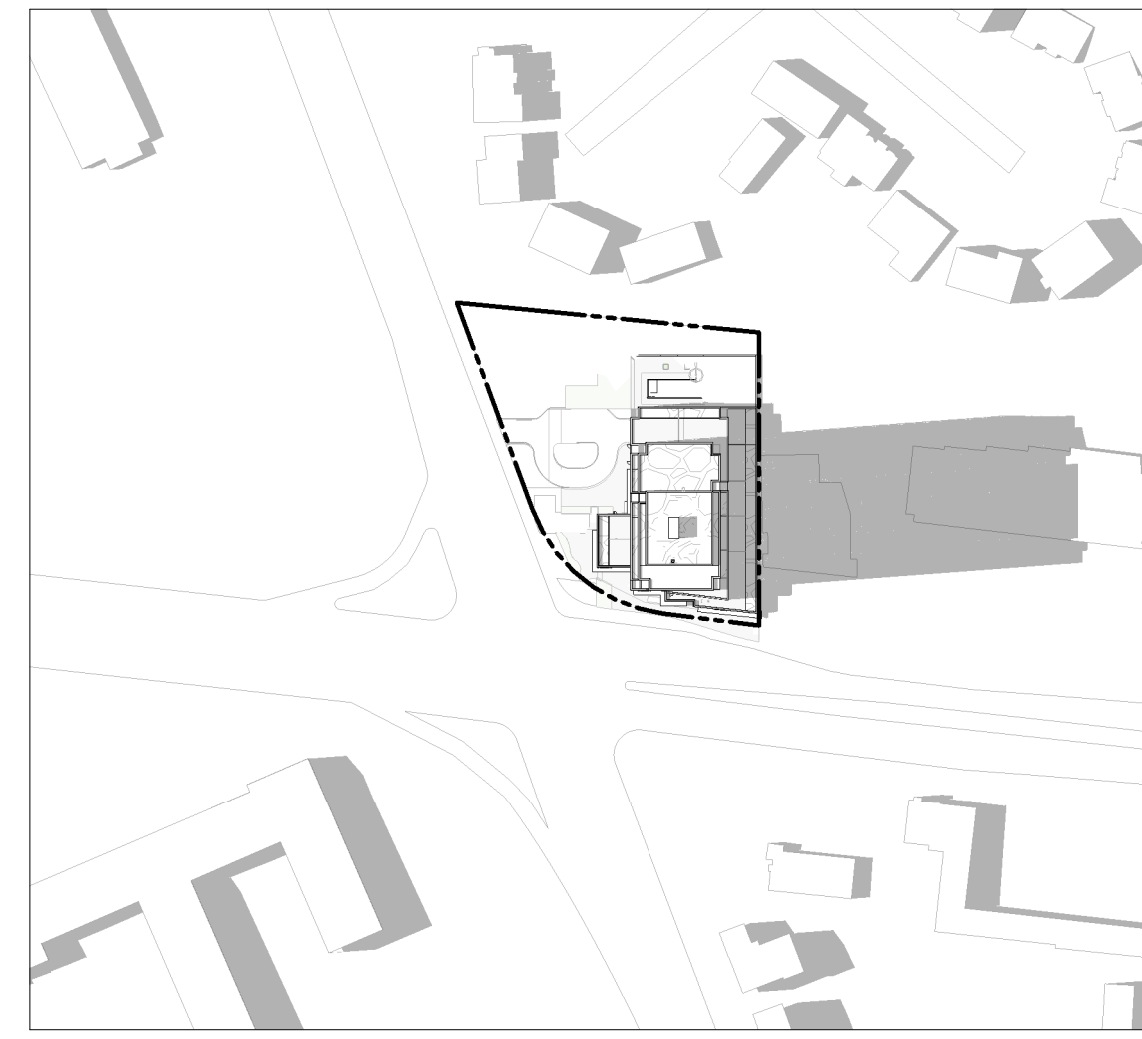
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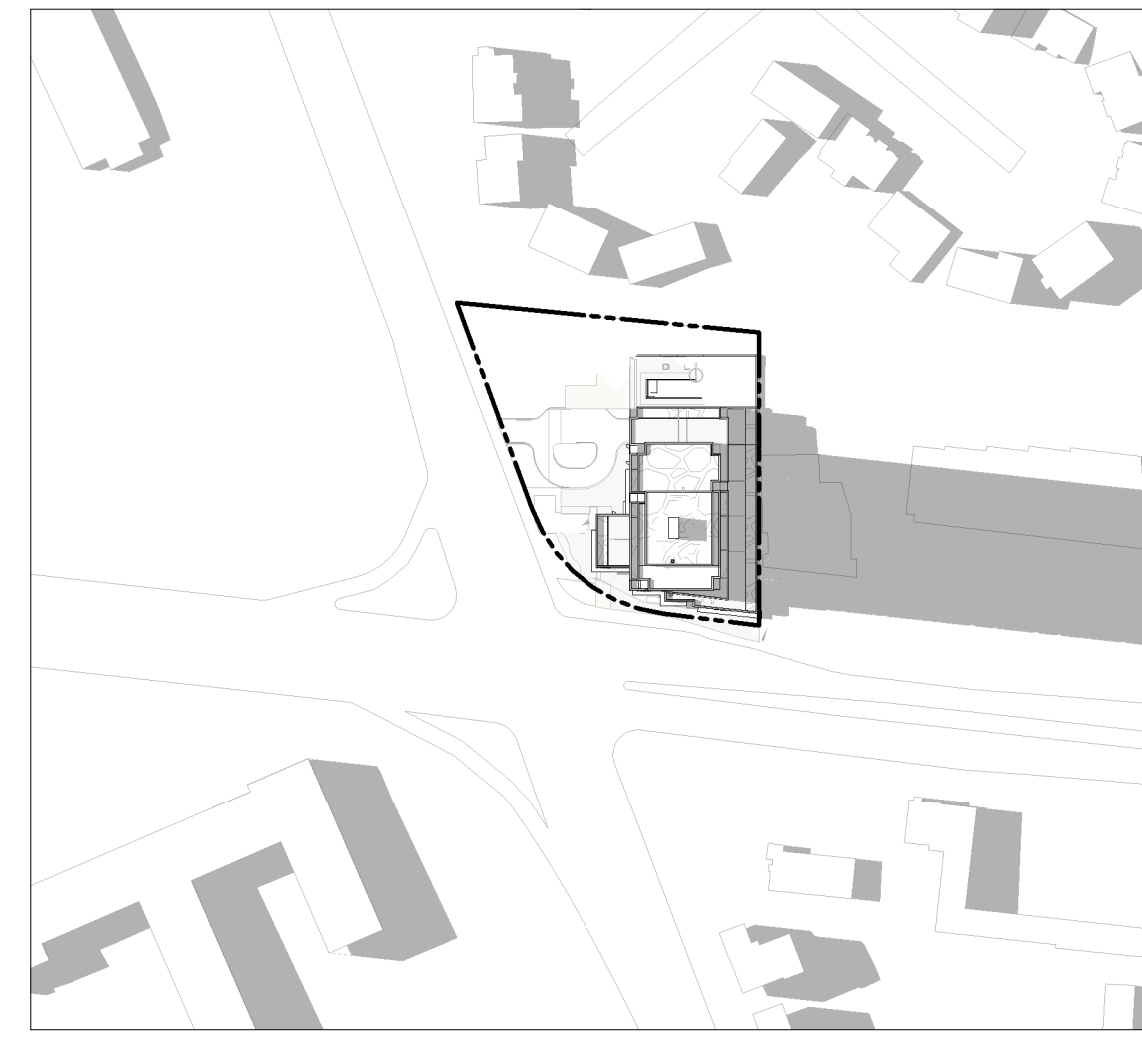
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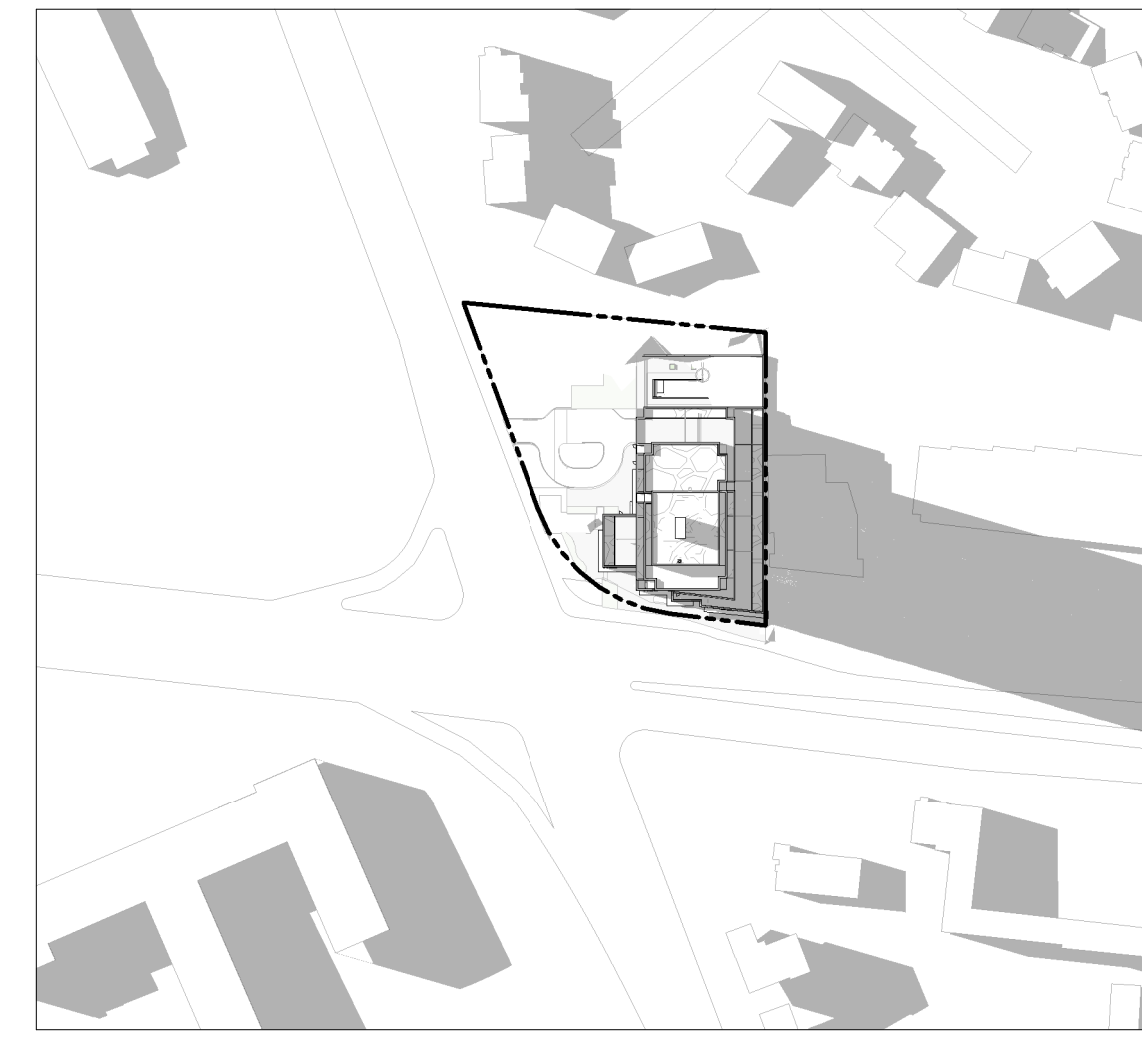
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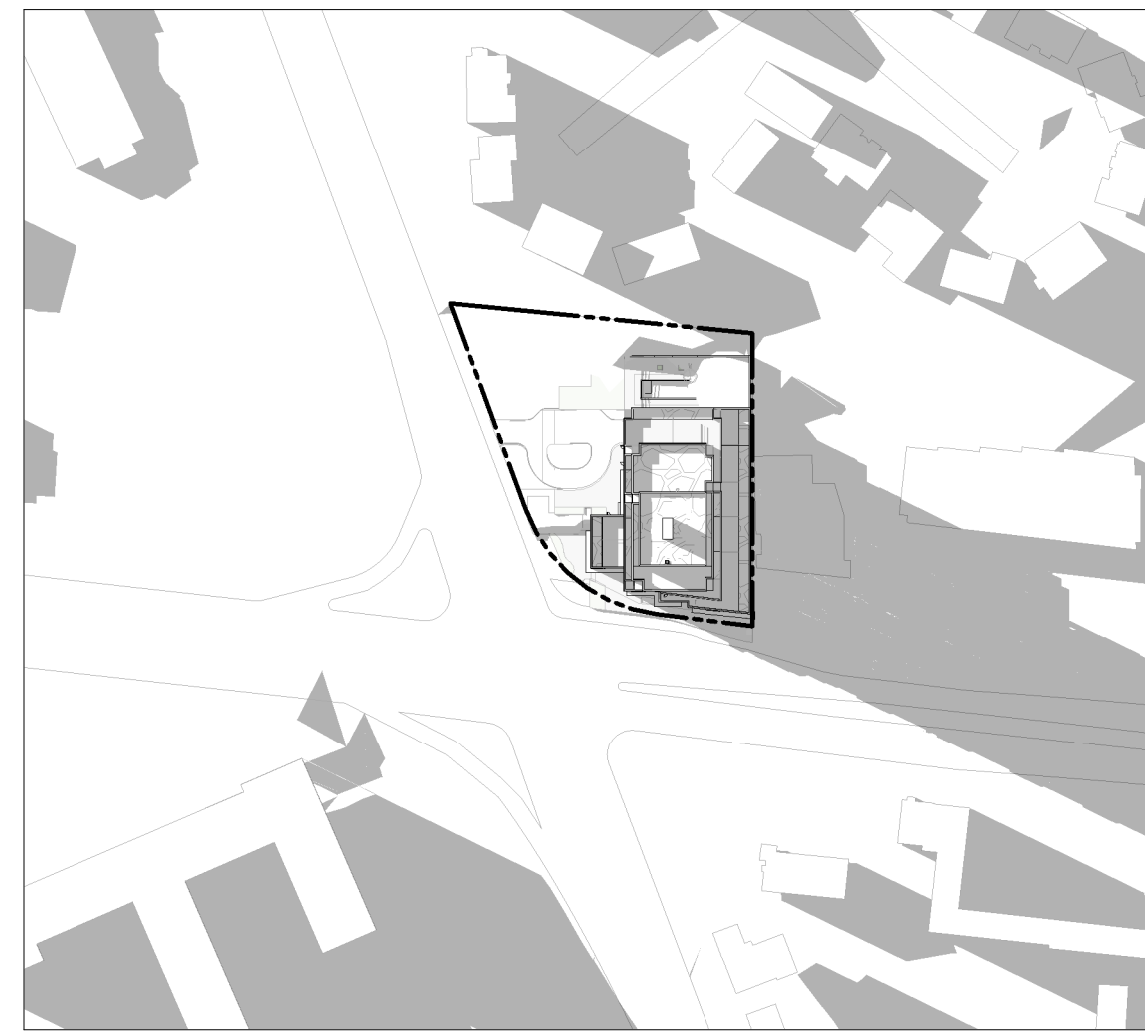
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6:00 PM



7:00 PM



8:00 PM

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No.	DESCRIPTION	YYYY-MM-DD
6	ADDITION SPC REVISIONS	01/11/2024
5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
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2	ISSUED FOR SPC ROUND 1	13/01/2023
1	ISSUED FOR SPC APPLICATION	31/08/2022

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rla/architecture
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t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

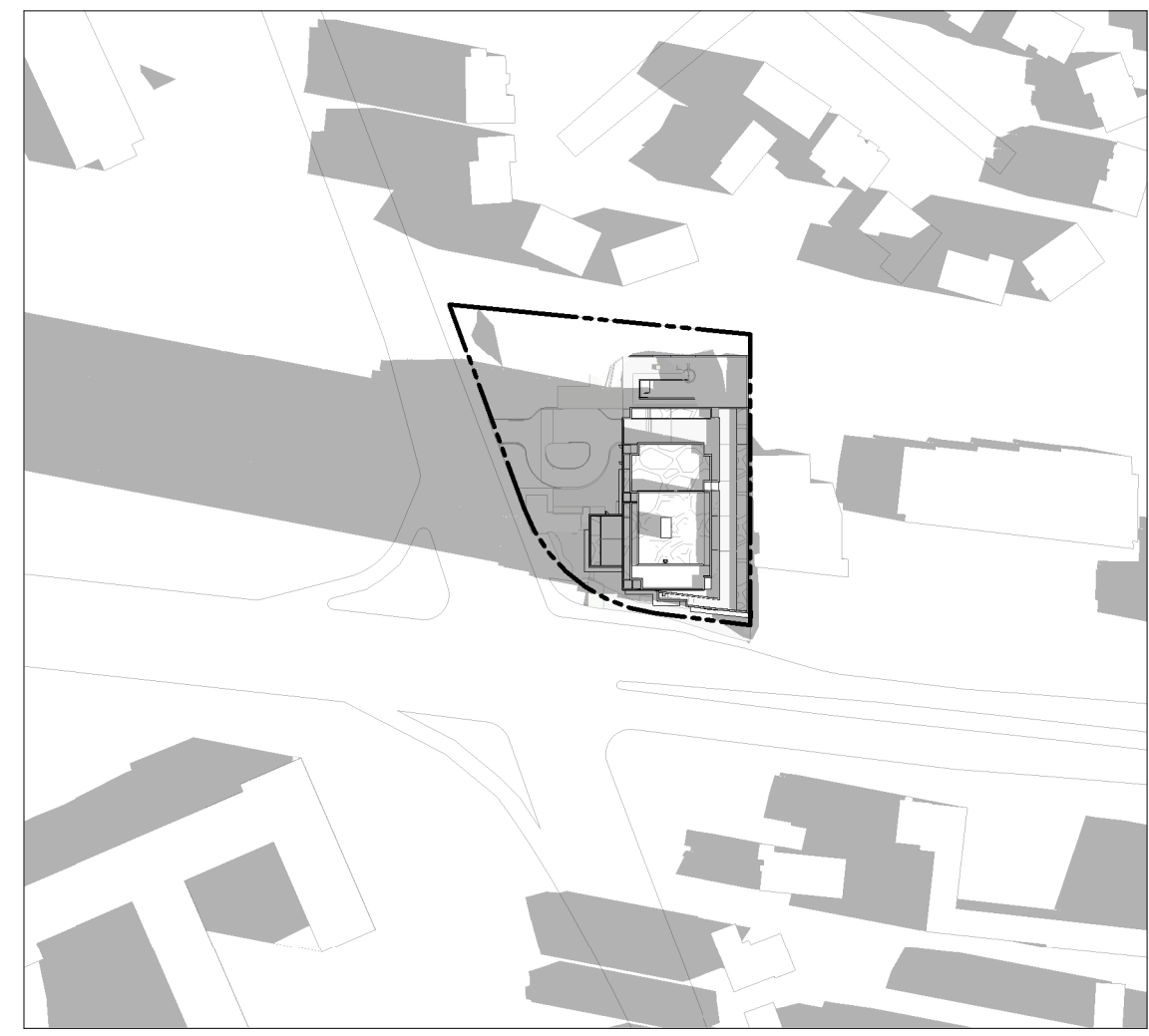
SHEET TITLE:

SUNSHADE STUDY

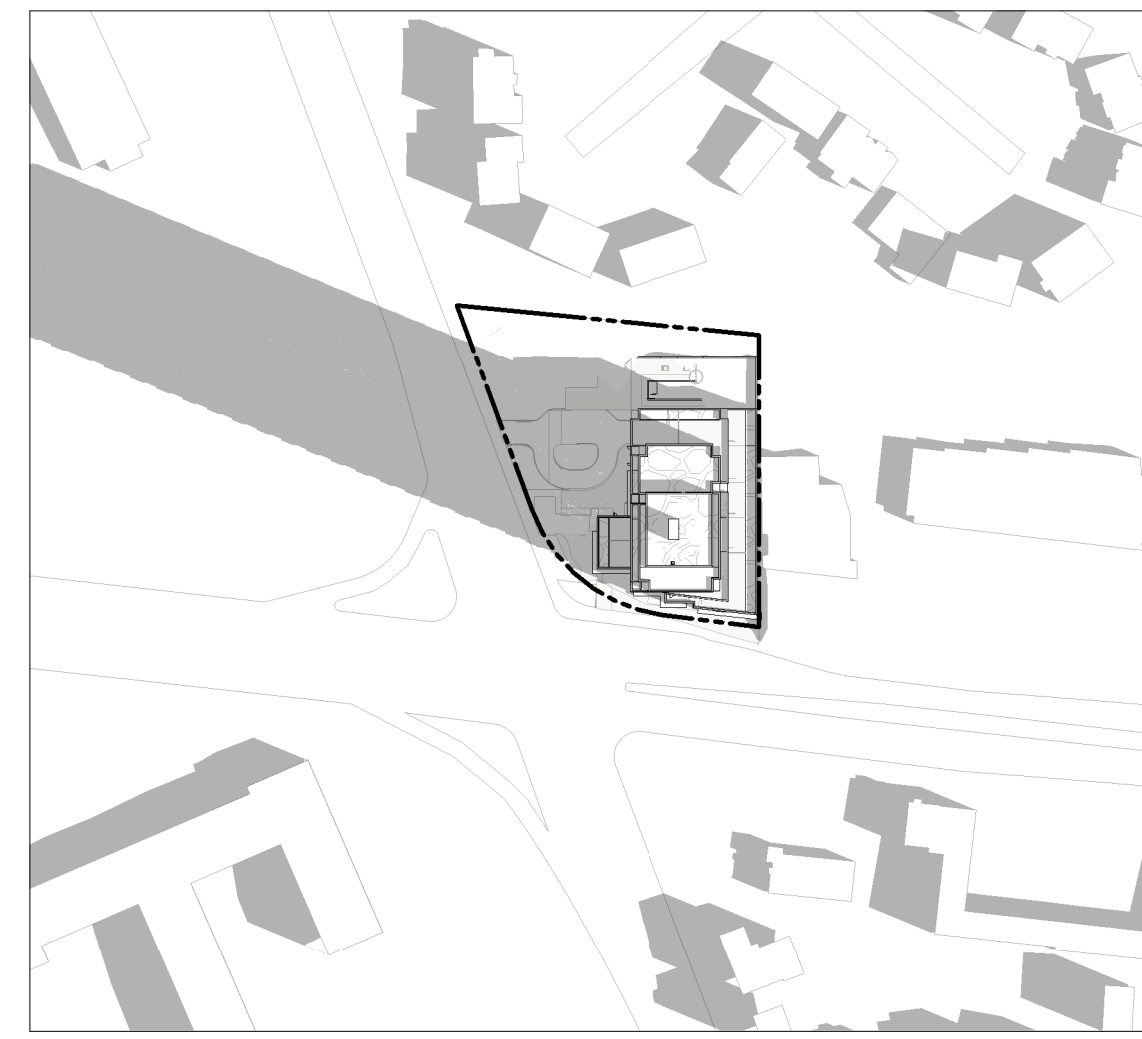
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PROJECT No: 2037	

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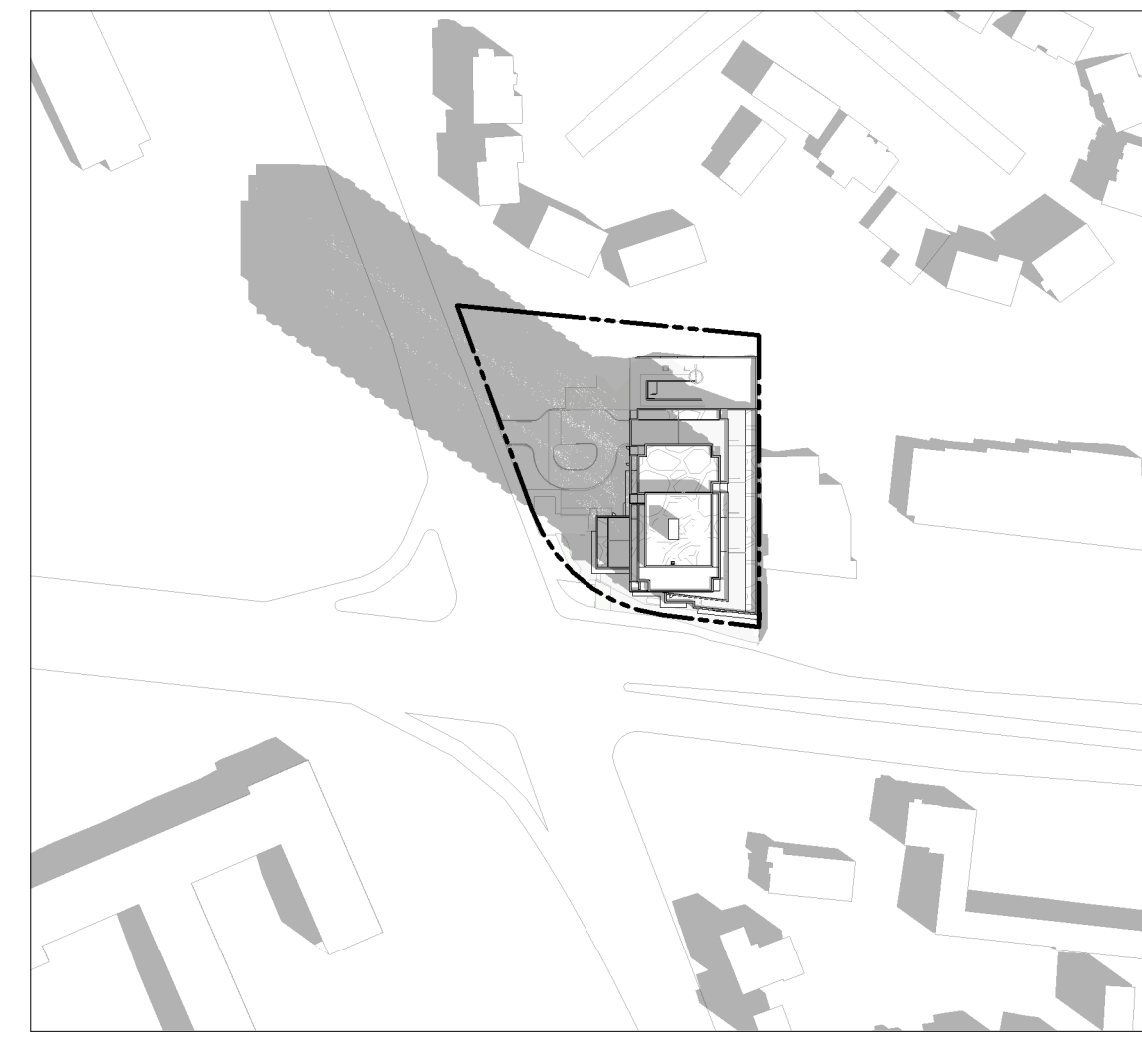
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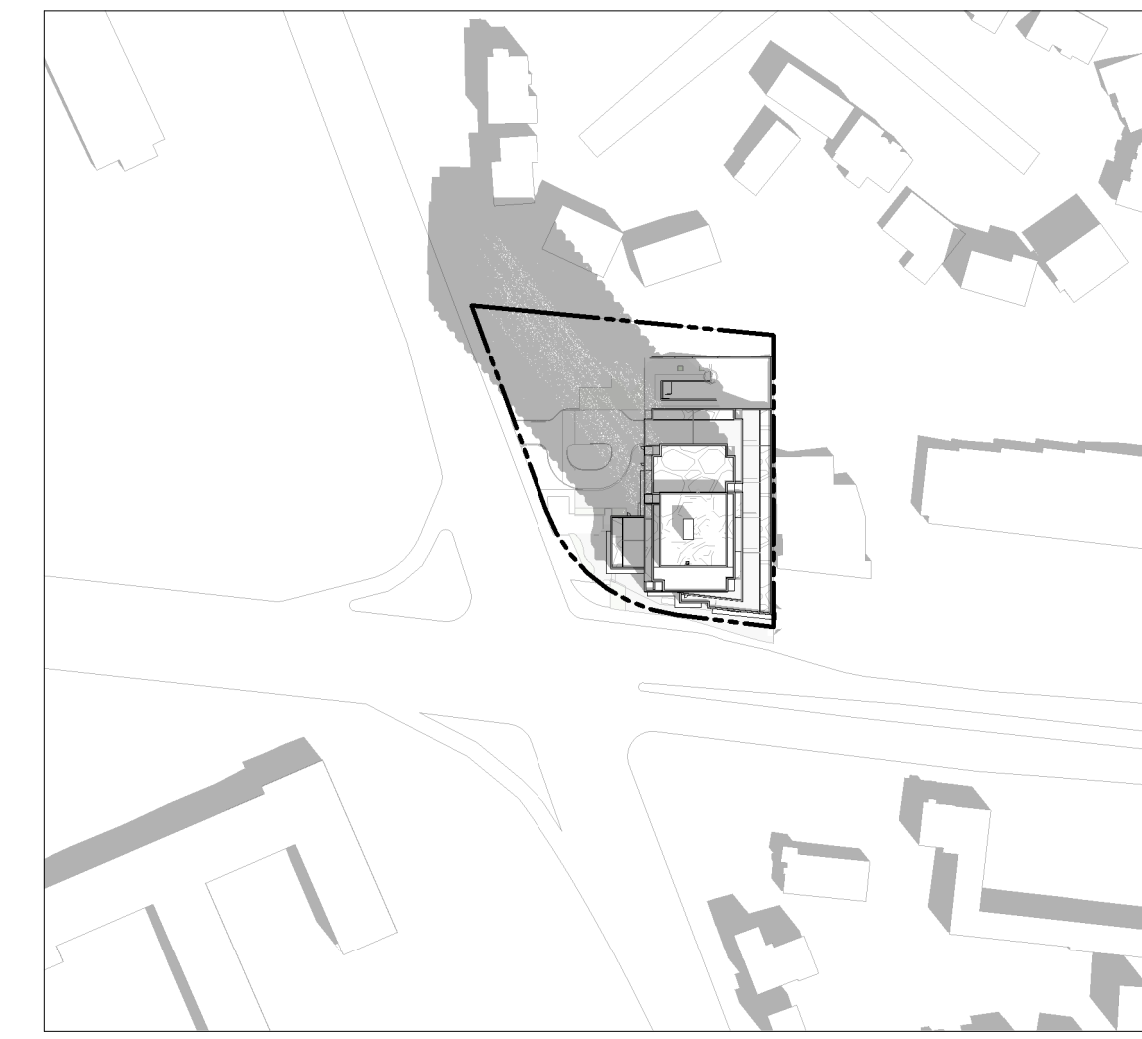
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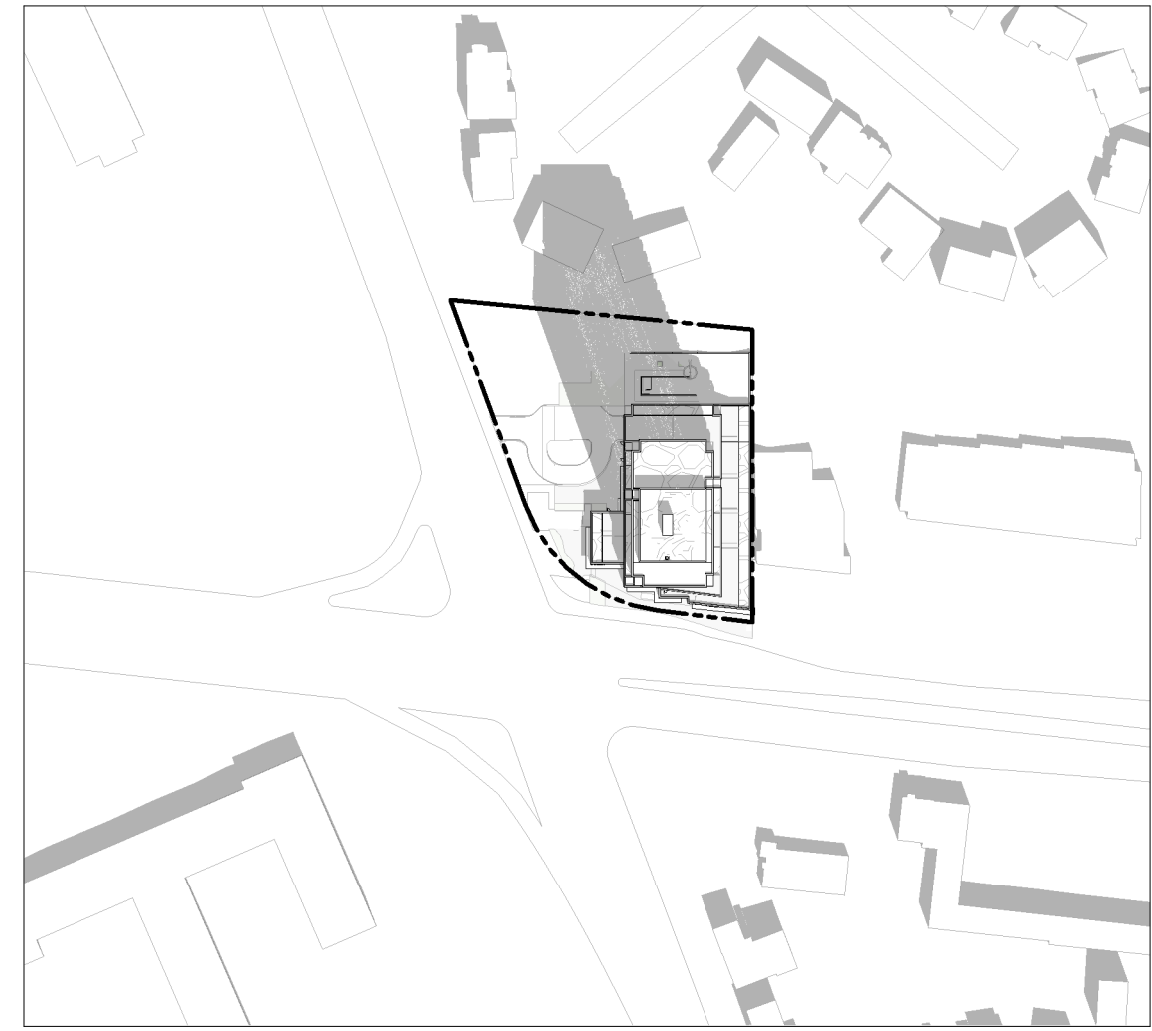
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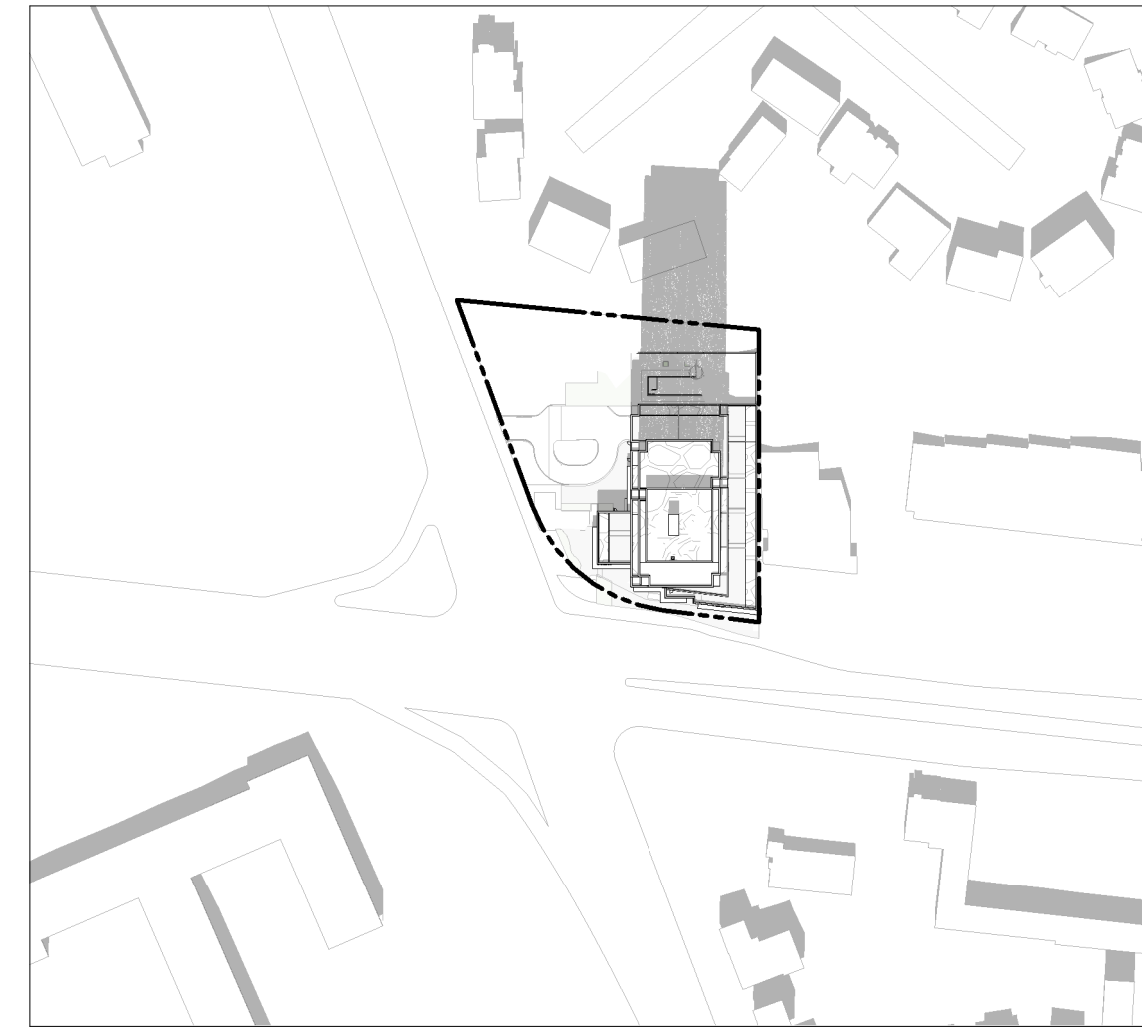
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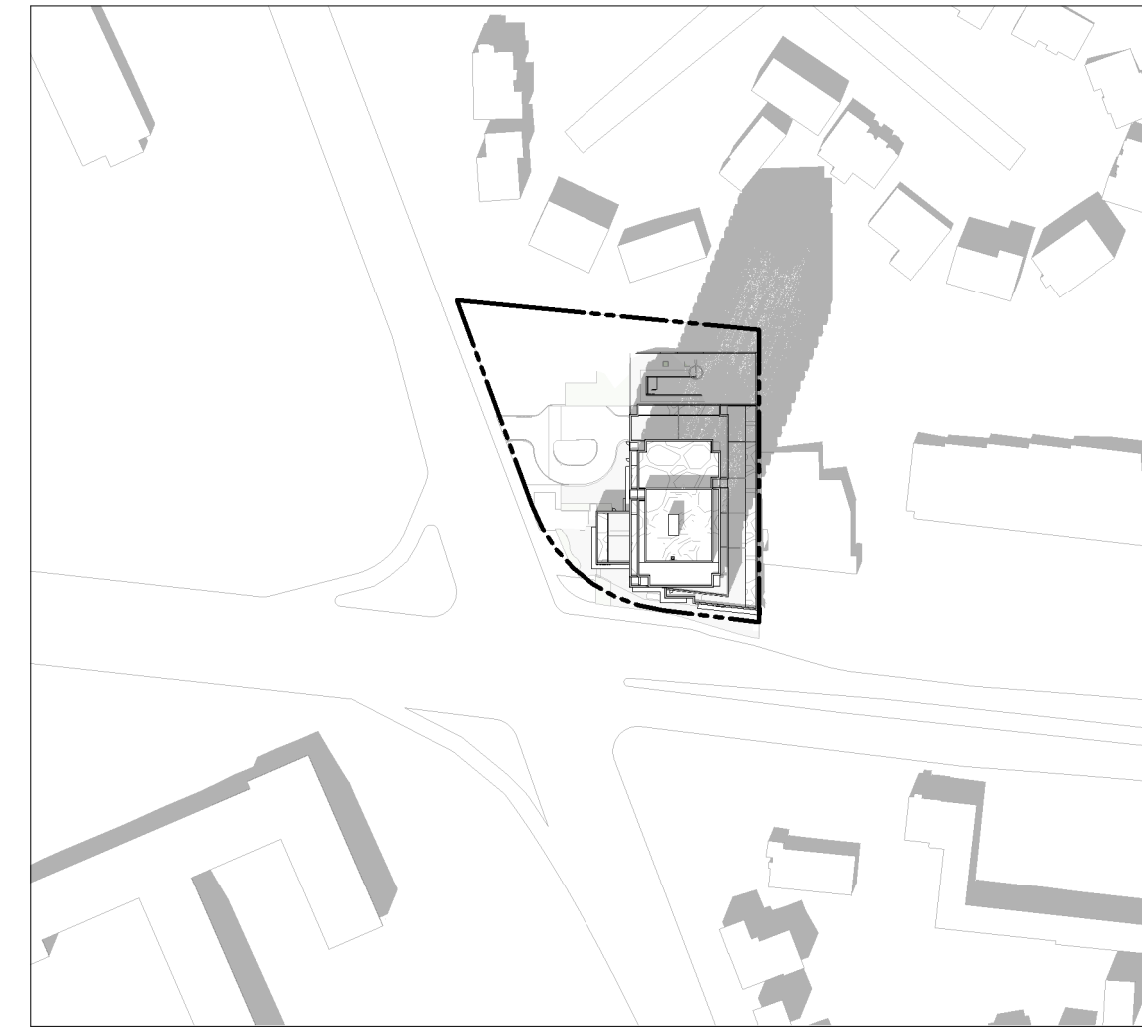
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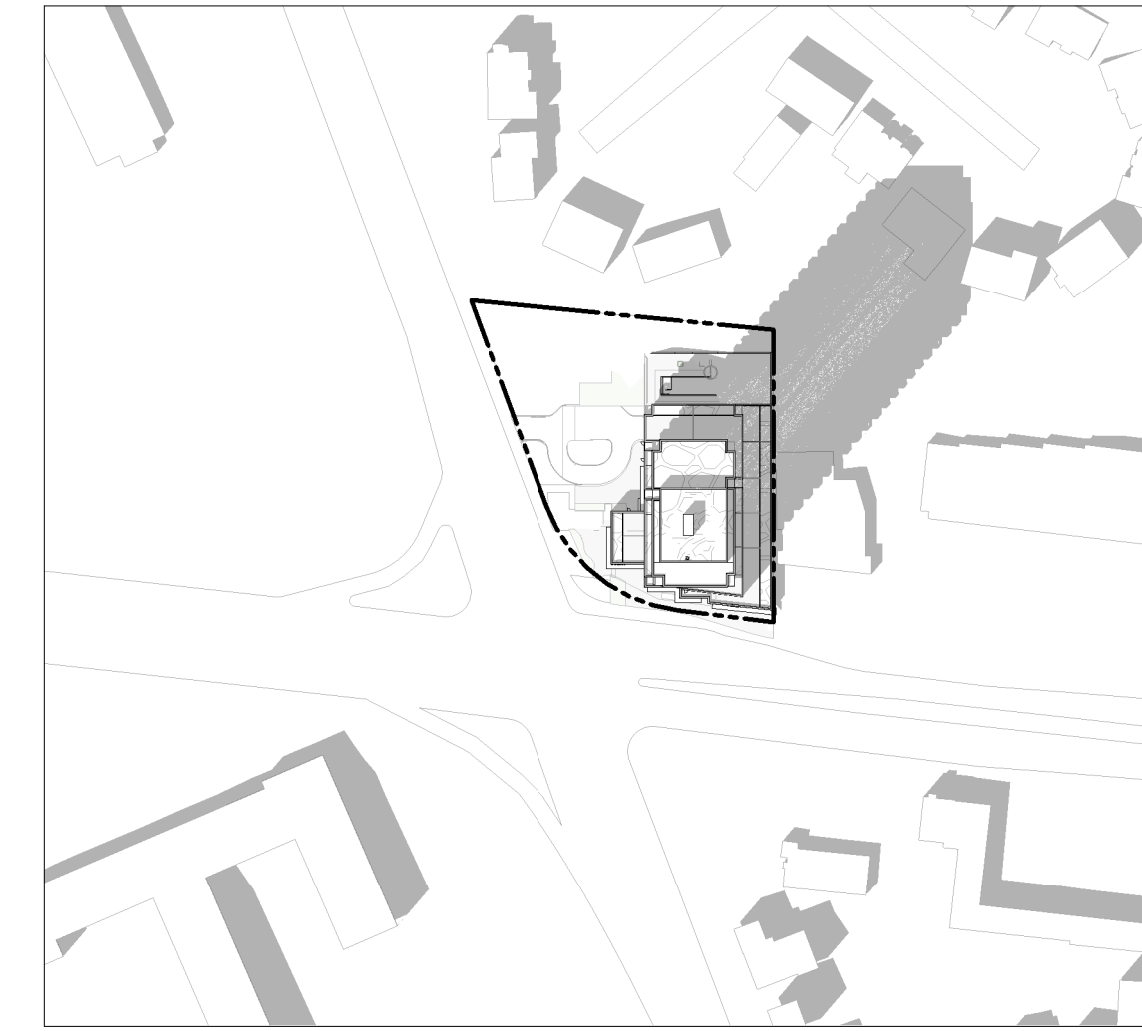
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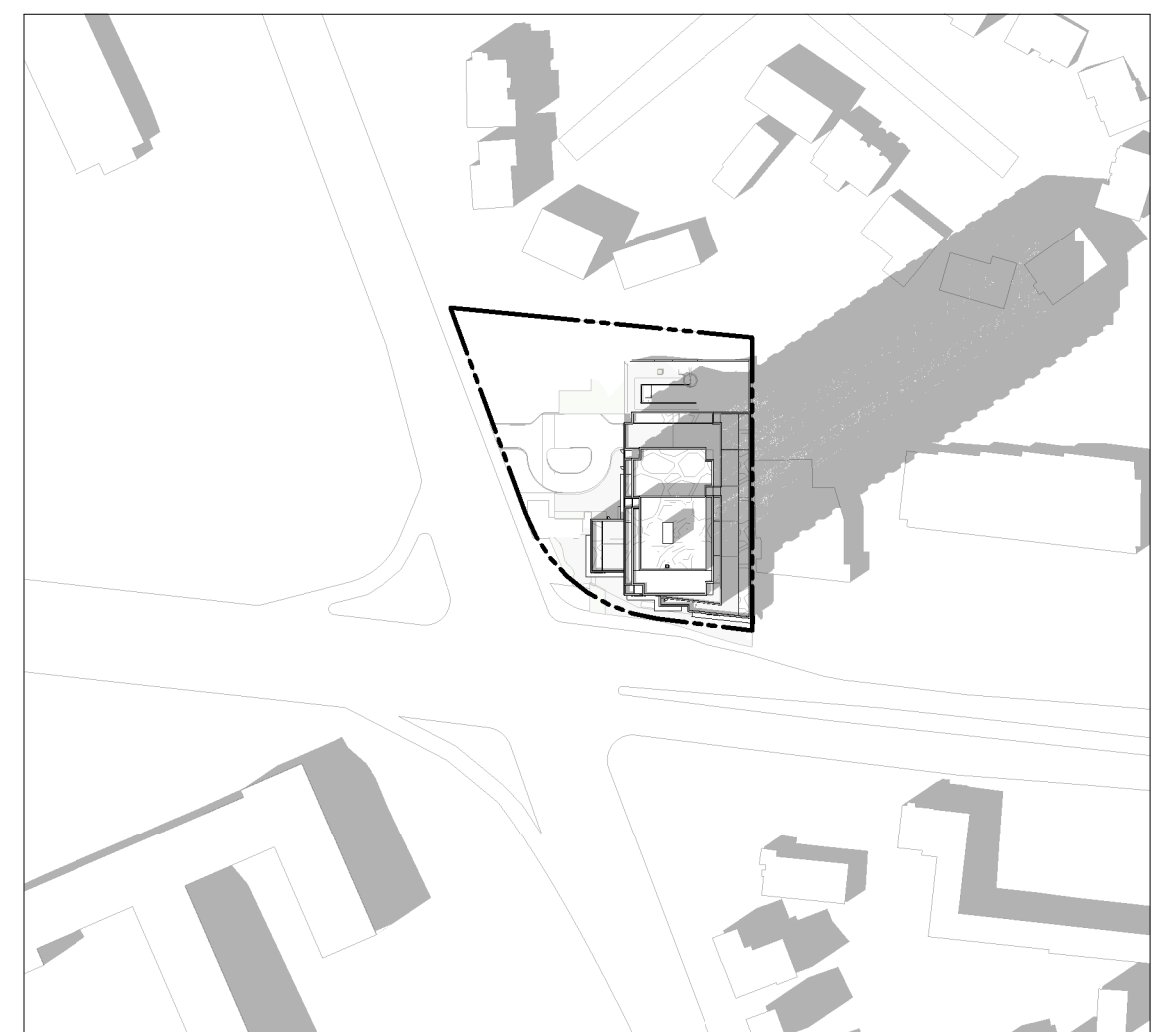
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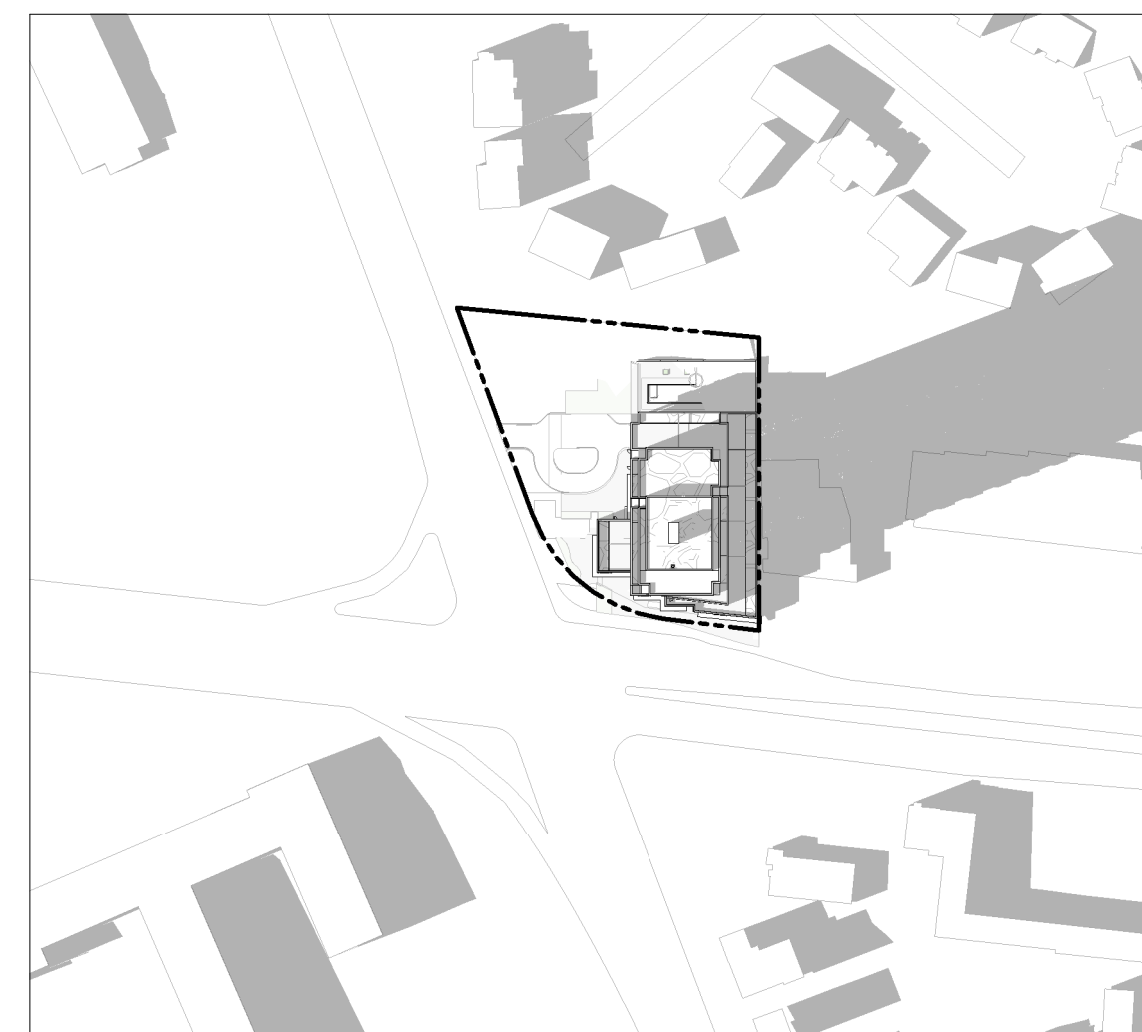
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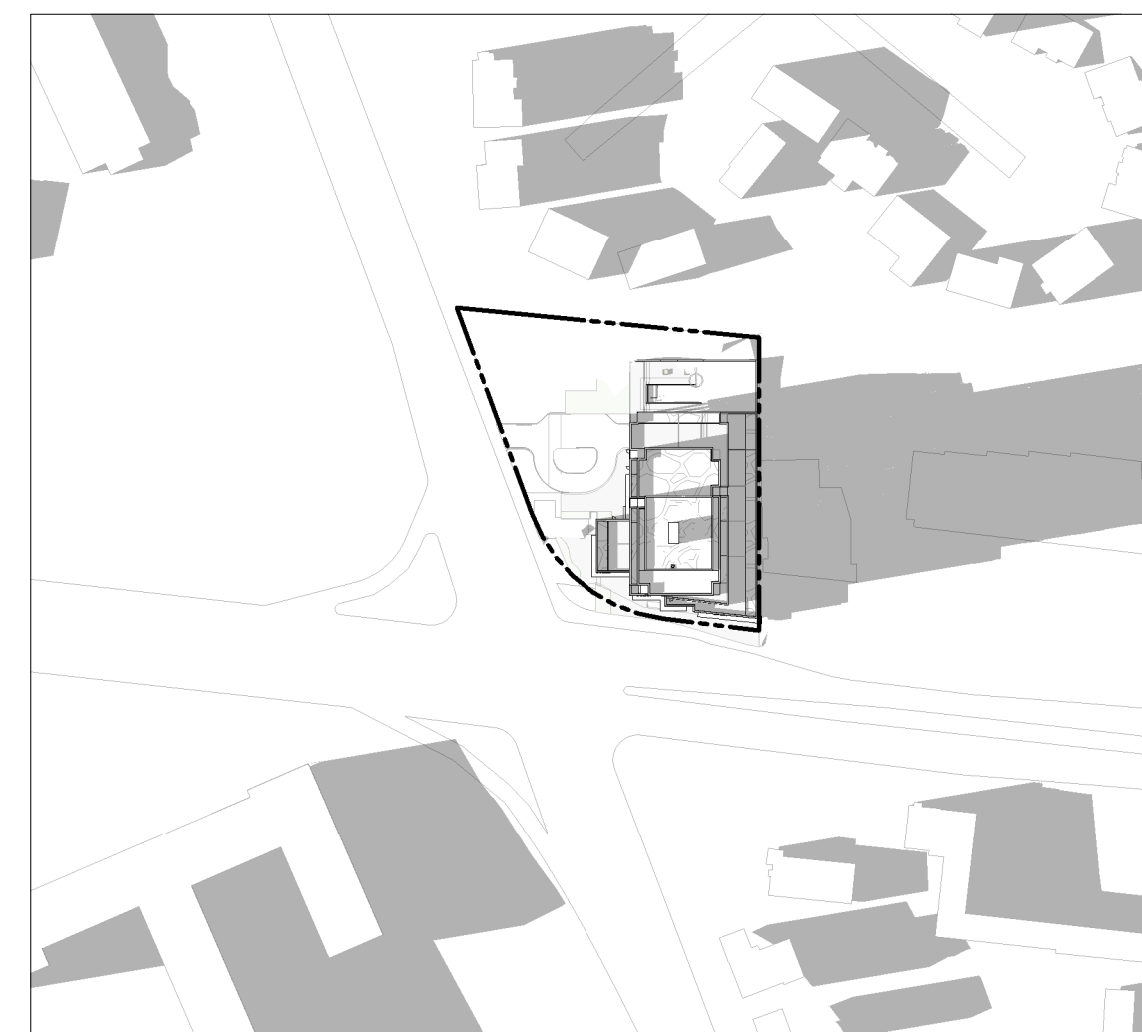
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4:00 PM



5:00 PM



6:00 PM

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No.	DESCRIPTION	YYYY-MM-DD
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5	ISSUED FOR SPC ROUND 2 COMMENTS	05/09/2023
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ARCHITECT:

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56 Beech Street, Ottawa, Ontario K1S 3J6
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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1 : 2000	SHEET No: A-502
PROJECT No: 2037	

DECEMBER 21



9:00 AM



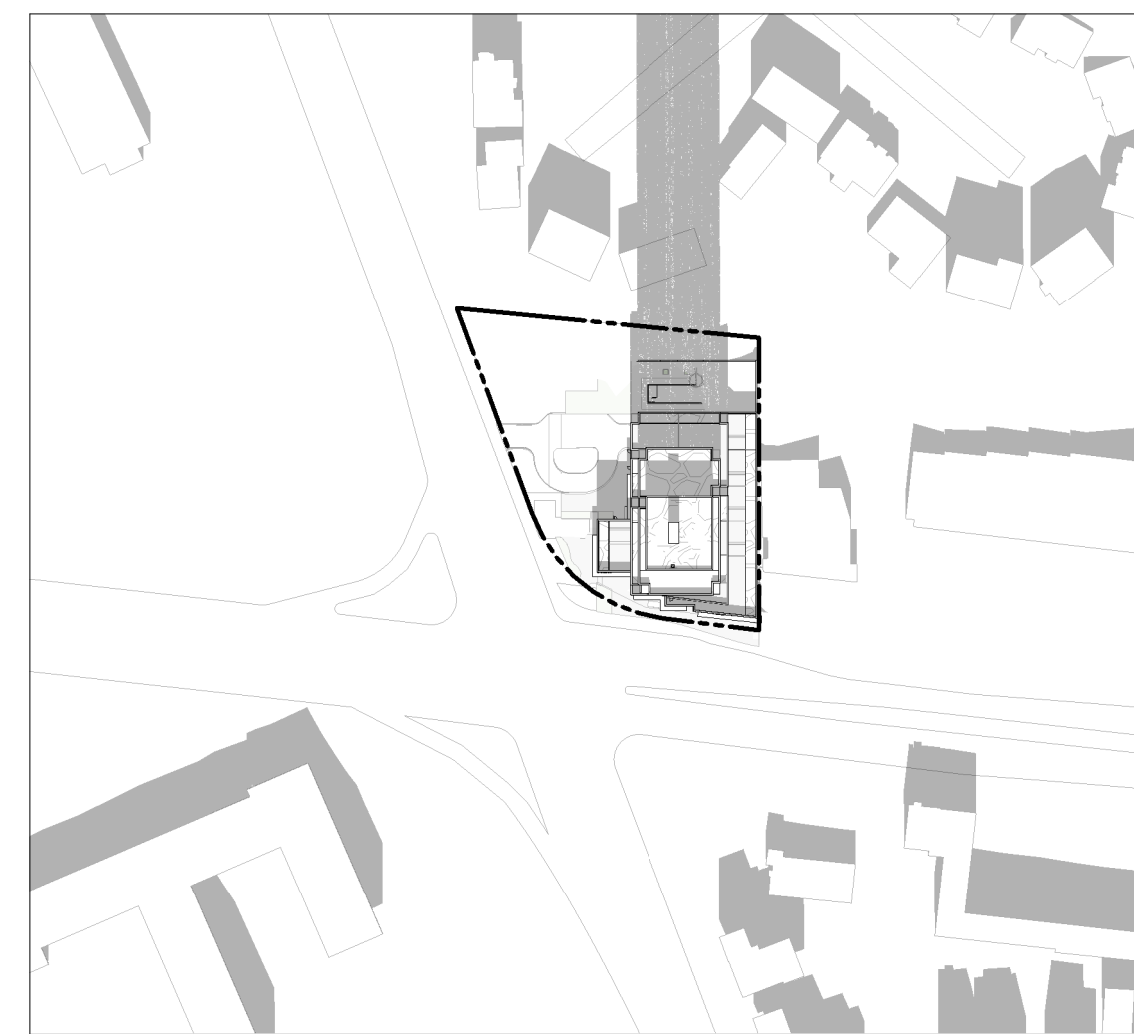
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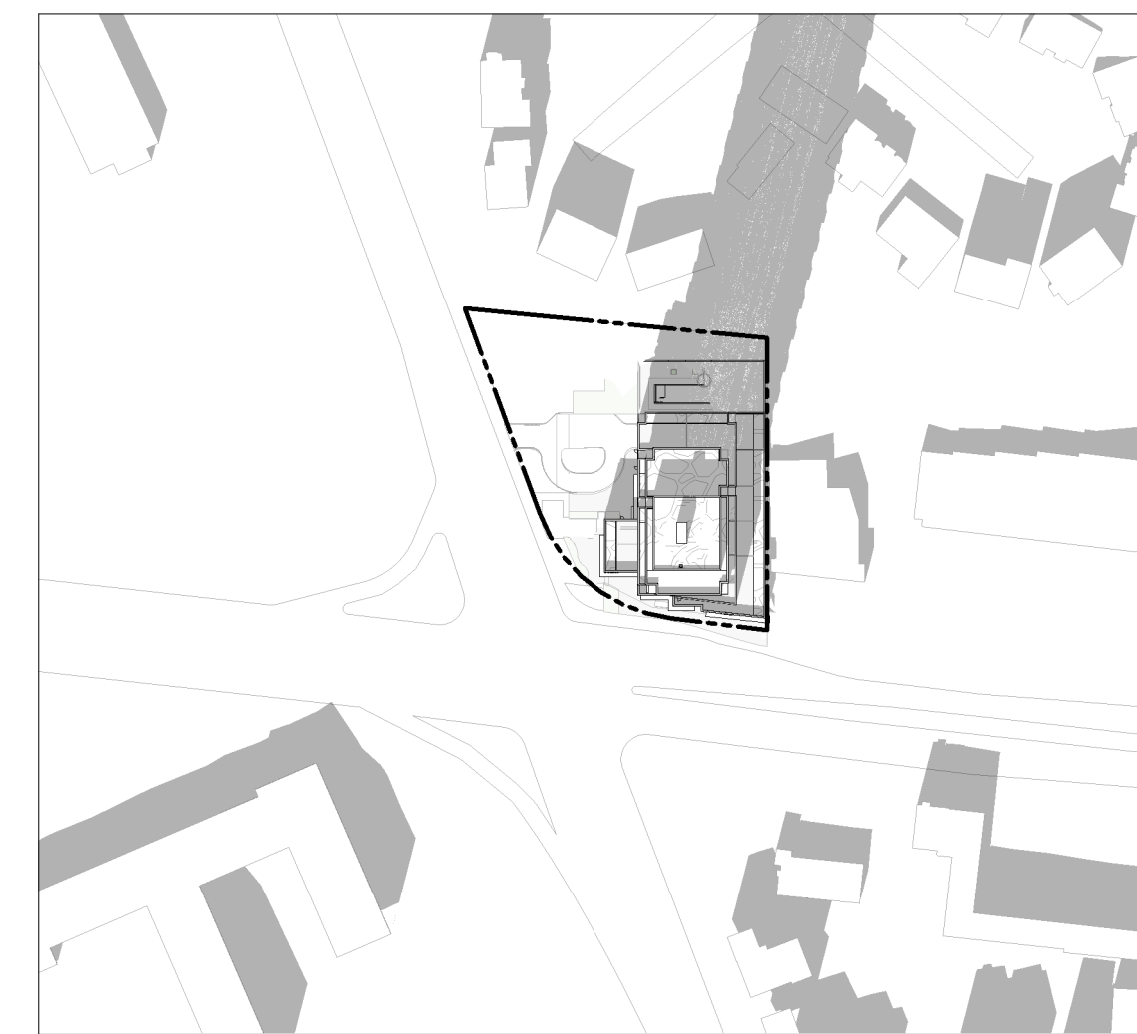
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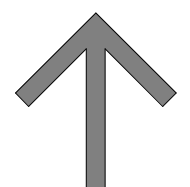
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PROJECT TITLE:

1649 MONTREAL ROAD

OTTAWA, ON

SHEET TITLE:

SUNSHADE STUDY

DRAWN: MS/RIB	CHECKED: JB/RV
SCALE: 1 : 2000	SHEET No: A-503
PROJECT No: 2037	

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