



BUILDING STATISTICS	
GROSS BUILDING - AREA PHASE 1 - TOWER 'A'	
(CITY OF OTTAWA'S DEFINITION)	
P2 PARKING LEVEL	0.0 sq. m.
P2 PARKING LEVEL	0.0 sq. m.
GROUND FLOOR	711.5 sq. m.
2nd FLOOR	7,659 sq. m.
3rd FLOOR	7,087 sq. m.
4th FLOOR - AMENITY LEVEL	7,628 sq. m.
5th - 14th FLOOR	1,277.3 sq. m.
15th - 35th FLOOR	13,749 sq. m.
36th FLOOR - RESIDENTIAL / AMENITY	0.0 sq. m.
MECHANICAL PENTHOUSE	0.0 sq. m.
TOTAL AREA	22,630.0 sq. m.
TOWER FLOOR PLATE (AS DIFFERED ZONING EXCEPTION 2484)	243,587 sq. ft.
TOWER BALCONY PROJECTIONS	636.1 sq. m.
	67,470 sq. ft.
	720.0 sq. m.
	850.0 sq. ft.

UNIT STATISTICS		
STUDIO UNIT	10.2%	43
1 BEDROOM UNIT	41.1%	174
1 BEDROOM + DEN UNIT	17.7%	75
2 BEDROOM UNIT	18.2%	77
2 BEDROOM + DEN UNIT	10.6%	45
3 BEDROOM UNIT	1.2%	5
TOWNHOUSE UNIT - 3 BEDROOM	0.9%	4
TOTAL	100%	423
RESIDENTIAL AREA	22,149.4 sq. m.	
COMMERCIAL AREA	238.414 sq. m.	
CITY OF OTTAWA'S DEFINITION	502.5 sq. m.	
	5,409 sq. ft.	
COMMERCIAL AREA (FORMER LEASAGE AREA DEFINITION - NOTED ON FLOOR PLAN)	523.9 sq. m.	
	5,735 sq. ft.	

CAR PARKING		
REQUIRED BY ZONING BY-LAW		
RESIDENCE	- AREA 'Z' NONE REQUIRED	0
VISITOR	- 0.1 PER DWELLING UNIT (MAX. 30 PER BLDG.)	30
COMMERCIAL	- AREA 'Z' NONE REQUIRED	0
TOTAL		30
PROVIDED		
RESIDENCE	- 0.447 PER UNIT	189
VISITOR	- 0.071 PER UNIT	30
COMMERCIAL		35
TOTAL		254

LOCATION	
P2 U/G PARKING LEVEL	132
P1 U/G PARKING LEVEL	122
EXTERIOR AT GRADE	0
TOTAL	254

BICYCLE PARKING		
REQUIRED		
RESIDENCE	- 0.5 PER UNIT	212
COMMERCIAL	- 1.0 PER 250m² OF G.F.A.	3
TOTAL		215
PROVIDED		
RESIDENCE - INTERIOR	- 1.2 PER UNIT	520
RESIDENCE - EXTERIOR		10
COMMERCIAL		10
TOTAL		540

AMENITY SPACE	
GROUND FLOOR COMMUNAL EXTERIOR	= 392.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR	= 265.0 sq. m.
4th FLOOR COMMUNAL INTERIOR	= 715.0 sq. m.
4th FLOOR COMMUNAL TERRACE	= 325.0 sq. m.
36th FLOOR COMMUNAL INTERIOR	= 145.0 sq. m.
PRIVATE BALCONIES	= 2,550.0 sq. m.
PRIVATE TERRACE	= 95.0 sq. m.
TOTAL	= 4,412.0 sq. m.
TOTAL COMMUNAL	= 1,767.0 sq. m.
REQUIRED - 6.0m² PER UNIT (423)	= 2,538.0 sq. m.
REQUIRED COMMUNAL @ 50%	= 1,269.0 sq. m.

WASTE REQUIREMENT		
GARBAGE - COMPACTED	- 0.053 PER UNIT	25 YARDS
RECYCLING GMP	- 0.018 PER UNIT	9 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	18 YARDS
COMPOST	- 240L PER 50 UNITS	9

LOT COVERAGE		
PHASE 2 LANDS	4,004.1 sq. m.	44.16%
POPS (ALL IN PHASE 2)	0.0 sq. m.	0%
PAVED SURFACE	983.3 sq. m.	10.84%
TOWER 'A' FOOTPRINT	2,121.2 sq. m.	23.39%
LANDSCAPE OPEN SPACE	1,959.2 sq. m.	21.81%
TOTAL	9,067.8 sq. m.	100.0%
PARKLAND DEDICATION	1,000.0 sq. m.	
NEW ORCHARD ROW	74.0 sq. m.	
BUS STOP	48.2 sq. m.	
TOTAL	1,122.2 sq. m.	
TOTAL - PRE DEVELOPMENT AREA	10,190.0 sq. m.	

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 UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS.

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**NOTATION SYMBOLS:**

- (01) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- (02) INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULED.
- (03) INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- (04) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- (05) - (09) - DETAIL NUMBER
- (10) - TITLE
- (11) - DETAIL REFERENCE PAGE
- (12) - DETAIL CROSS REFERENCE PAGE

**1 SITE PLAN**  
SCALE 1: 250

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**LEGAL DESCRIPTION**  
TOPOGRAPHICAL PLAN OF SURVEY OF PART OF PIN 03970-0109 AND ALL OF PIN 03970-0105  
**PART OF LOTS 24 AND 25 CONVESSION 1 (OTTAWA FRONT) GEOGRAPHIC TOWNSHIP OF NEPEAN CITY OF OTTAWA**  
Surveyed by Amnis, O'Sullivan, Vollebek Ltd.

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**SITE PLAN SYMBOLS:**

- SOFT LANDSCAPE PLANTING
- PARKLAND DEDICATION
- CONCRETE PAVERS, SEE LANDSCAPE DRAWINGS
- PAVERS @ TERRACE LEVEL
- CONCRETE UNIT PAVERS ON DRIVEWAY
- CITY SIDEWALK
- BIKE RACK
- MAIN ENTRANCE DOOR
- COMMERCIAL / EXIT DOOR
- VEHICULAR DIRECTION
- PROPOSED SITE LIGHTING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE
- SIAMENSE CONNECTION
- FIRE HYDRANT

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

**DRAWING NOTES:**

- PROPERTY LINE
- BUILDING / TOWER SETBACK LINE
- OUTLINE OF TOWER
- LINE OF BALCONIES / CANOPY ABOVE
- LINE OF PARKING GARAGE BELOW
- ENTRANCE TO GARAGE RAMP
- ENTRANCE TO LOADING BAY
- TRENCH DRAIN
- RELOCATED EXISTING FIRE HYDRANT
- DEPRESSED STREET CURB & SIDEWALK, CONTINUOUS AND DEPRESSED @ DRIVEWAY
- PROPOSED CITY ROAD AND BOULEVARD AS PER PHASE 2 CONFEDERATION LINE WORK
- CITY CURB, SIDEWALK & GRASSED BOULEVARD
- BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
- SIAMENSE CONNECTION
- PRIVATE PATIO FOR GROUND FLOOR UNITS WITH PRIVACY RAILING, HT, VARIES
- INTAKE / EXHAUST GRATE
- GAS PRESSURE RELEASE STATION
- SOFT LANDSCAPING
- HARD SURFACE LANDSCAPED AREA
- RAISED PLANT BED, SEE LANDSCAPE
- EXISTING TREE TO BE REMOVED
- CISTERN SEE CIVIL AND MECHANICAL FOR DETAILS
- EXTERIOR STEPS WITH HANDRAILS AS REQUIRED
- 6.0 METRE WIDE FIRE ROUTE
- PROPOSED SERVICES, SEE CIVIL
- EXISTING TREE TO REMAIN
- EXISTING UTILITY / LIGHT POLE
- 150mm HT. BARRIER CURB

**PROJECT INFORMATION**

Zoning By-law 2008-250 Consolidation TM2494(H127) SITE AREA 0.9 ha, 9,104.0 sq. m, 97,995 sq. ft.

ZONING	REQUIRED	PROVIDED
BUILDING HEIGHT - PODIUM	4 STOREY / 15.0m	3 STOREY / 11.0m
BUILDING HEIGHT - TOWER 'A' WEST	40 STOREY / 127.0m	36 STOREY / 112.0m
BUILDING HEIGHT - TOWER 'B' EAST - PHASE 2	38 STOREY / 121.0m	STOREY / 11.0m
GRADE (GEODETIC ELEVATION - ASL)	65.50m ASL	65.50m ASL
DENSITY - FSI	6.3 (57,355.2m²)	2.44 (22,149.4m²)
TOWER FLOOR PLATE - GFA	750.0m²	636.1m²
PRIVATELY OWNED PUBLIC SPACE (POPS; MIN. 200.0m²)	200.0m²	0.0m²
NON-RESIDENTIAL SPACE AT GRADE; MIN. 1,000.0m²	1,000.0m²	502.5m²
FRONT, CORNER & INTERIOR YARD SETBACK (PODIUM)	5.0m	5.0m
ABUTTING PARK SETBACK (PODIUM)	3.0m	4.5m
FRONT YARD SETBACK (TOWER)	22.0m	22.5m
REAR & INTERIOR YARD SETBACK (TOWER)	12.5m	12.5m
INTERIOR YARD SETBACK (TOWER)	12.5m	n/a
CORNER SIDE YARD SETBACK (TOWER)	7.0m	7.0m
ABUTTING PARK SETBACK (TOWER)	6.5m	6.5m
TOWER SEPARATION (SAME LOT)	25.0m	52.0m
AMENITY AREA - TOTAL 6.0m² PER UNIT: 423 UNITS	2,538.0m²	4,412.0m²
AMENITY AREA - 50% COMMUNAL PER UNIT	1,269.0m²	1,767.0m²
VEHICLE PARKING: RESIDENTIAL - AREA 'Z' NOT REQUIRED	0	189
VEHICLE PARKING: VISITOR - 0.1 PER UNIT AFTER 12 UNITS (MAX. 30 PER BLDG.)	30	30
VEHICLE PARKING: COMMERCIAL - AREA 'Z' NOT REQUIRED	0	35
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	212	520
BICYCLE PARKING - COMMERCIAL - 1.0 PER 250m² GFA	3	10
AISLE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m

**REVISIONS:**

No.	DESCRIPTION	DATE
1	ISSUED FOR ROUND 1 COMMENT RESPONSE	Dec. 13, 24
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Nov. 26, 24
3	ISSUED FOR SPC APPLICATION	Sept. 03, 24
4	ISSUED FOR OWNER / CONSULTANT REVIEW	Aug. 28, 24
5	ISSUED FOR UDRP PRESENTATION	Aug. 02, 24
6	ISSUED FOR OWNER / CONSULTANT REVIEW	July 12, 24
7	ISSUED FOR PRE-CONSULT PHASE 1 - ADDITIONAL INFO. PACKAGE	June 10, 24
8	ISSUED FOR PRE-CONSULT APPLICATION	Apr. 26, 24
9	ISSUED FOR OWNER REVIEW	Apr. 11, 24