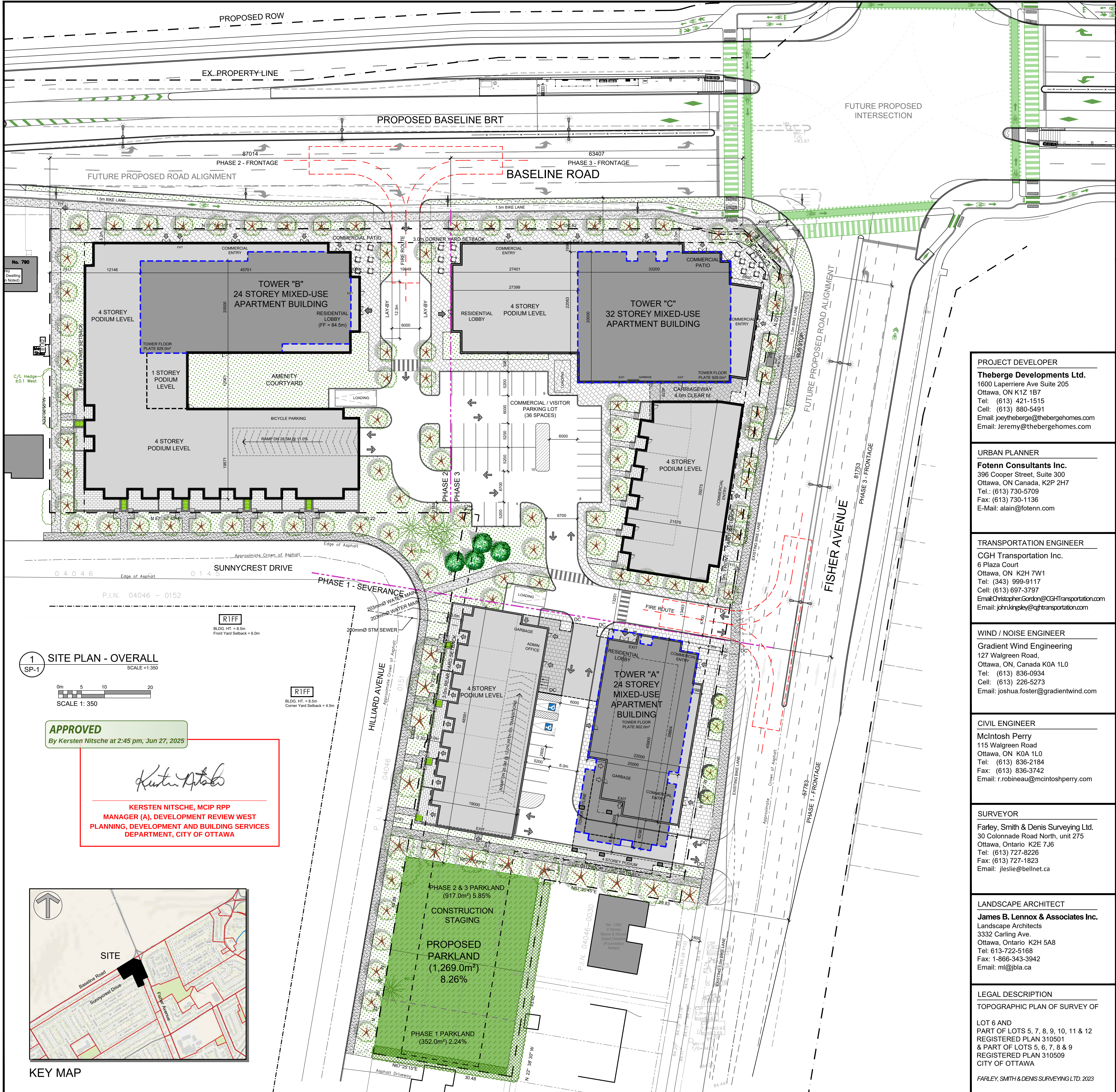




PROJECT INFORMATION			
Zoning By-law 2008-250 Consolidation	R1FFA, GM	SITE AREA	1.57 ha.
			15,688.6 sq. m.
			168,870 sq. ft.
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	BUILDING 'A'	18.0m	24 STOREYS / 78.0m
	BUILDING 'B'	18.0m	24 STOREYS / 78.0m
	BUILDING 'C'	18.0m	32 STOREYS / 102.0m
ALLOWABLE PROJECTION - AMENITY LEVEL		0.0m	4.0m
DENSITY - MAXIMUM FLOOR SPACE INDEX	2.0 = 28,588.8 sq. m	4.5 = 68,827.0 sq. m	694
DENSITY - UNITS PER HECTARE			
TOWER SEPARATION	23.0m	49.0m & 56.0m	694
TOWER FOOTPRINT (GUIDELINE ONLY) NOT INCLUDES BALCONIES	750m²	902m² / 930m²	
FRONT YARD SETBACK	3.0m	3.0m	
CORNER YARD SETBACK	3.0m	3.0m	
INTERIOR SIDE YARD SETBACK (VARIES)	5.0m / 7.5m	5.0m / 7.5m	
REAR YARD SETBACK (VARIES)	3.0m / 7.5m	3.0m / 7.5m	
MINIMUM WIDTH OF LANDSCAPE AREA (ABUTTING A STREET OR RESIDENTIAL ZONE)	0.0m / 3.0m	3.0m	
MINIMUM WIDTH OF LANDSCAPE BUFFER @ PARKING LOT	3.0m	1.5m	
TOTAL RESIDENTIAL UNIT COUNT		1,089	
PARKING - RESIDENTIAL (AFTER 12 UNITS PER BLDG.) - 0.5 PER UNIT	ZONING AREA X	527	
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		105	
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA	TBD	45	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		11	
aisle & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m	
AMENITY AREA - TOTAL PER UNIT - 6.0m²	6,534.0m²	8,550m²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m²	3,267.0m²	4,050m²	
PARKLAND DEDICATION AREA - 10% RESIDENTIAL / 2% COMMERCIAL	1,517.41m²	1,269.0m²	

CAR PARKING		AREA 'X' ON SCHEDULE 1A	
MINIMUM REQUIRED			
RESIDENCE (AFTER 12 UNITS)	- 0.5 PER DWELLING UNIT	527	
VISITOR (AFTER 12 UNITS)	- 0.1 PER DWELLING UNIT	105	
COMM. USE	- UNDER 200m² NON REQUIRED	0	
COMM. DAYCARE	- 1.0 PER 100m² OF GFA	ESTIMATE 4	
COMM. MEDICAL FACILITY	- 2.0 PER 100m² OF GFA	ESTIMATE 9	
COMM. PSB	- 1.25 PER 100m² OF GFA	ESTIMATE 0	
COMM. RESTAURANT	- 5.0 PER 100m² OF GFA	ESTIMATE 60	
COMM. RETAIL	- 1.25 PER 100m² OF GFA	ESTIMATE 0	
COMM. OFFICE (AFTER THE FIRST FLOOR)	- 1.0 PER 100m² OF GFA	ESTIMATE 2	
TOTAL		707	
MAXIMUM REQUIRED			
RESIDENCE	- 1.75 PER DWELLING UNIT	1,906	
COMM. MEDICAL FACILITY	- 5.0 PER 100m² OF GFA	ESTIMATE 24	
COMM. RETAIL	- 4.0 PER 100m² OF GFA	ESTIMATE 20	
COMM. OFFICE (AFTER THE FIRST FLOOR)	- 2.7 PER 100m² OF GFA	ESTIMATE 7	
TOTAL		1,957	
PROVIDED			
RESIDENCE	- 0.92 PER DWELLING UNIT	999	
VISITOR	- 0.1 PER DWELLING UNIT	105	
COMM. USE		45	
TOTAL		1,149	
LOCATION			
PARKING GARAGE - P1 LEVEL		264	
PARKING GARAGE - P2 LEVEL		280	
PARKING GARAGE - P3 LEVEL		280	
PARKING GARAGE - P4 LEVEL		280	
EXTERIOR		45	
TOTAL		1,149	
BICYCLE PARKING			
REQUIRED			
RESIDENCE	- 0.5 PER UNIT (1,089 UNITS)	545	
COMMERCIAL	- 1 PER 250m² GFA (2,847.5m²)	11	
TOTAL		546	
PROVIDED			
RESIDENCE	- 1.0 PER UNIT	1,089	
COMMERCIAL		32	
TOTAL		1,121	
AMENITY SPACE			
AT GRADE EXTERIOR - COMMUNAL		600.0 sq. m.	
INTERIOR 1st fl. AMENITY - COMMUNAL		450.0 sq. m.	
EXTERIOR TERRACES - PRIVATE		500.0 sq. m.	
INTERIOR 5th fl. AMENITY - COMMUNAL		900.0 sq. m.	
EXTERIOR 5th fl. TERRACES - COMMUNAL		1,200.0 sq. m.	
EXTERIOR ROOF TOP - COMMUNAL		300.0 sq. m.	
INTERIOR ROOF TOP - COMMUNAL		600.0 sq. m.	
PRIVATE BALCONIES		4,000.0 sq. m.	
TOTAL		8,550.0 sq. m.	
TOTAL COMMUNAL		4,050.0 sq. m.	
REQUIRED - 6.0M² PER UNIT (1,089)		6,534.0 sq. m.	
REQUIRED COMMUNAL @ 50%		3,267.0 sq. m.	

BUILDING STATISTICS			
GROSS BUILDING - AREAS			
(CITY OF OTTAWA ZONING AREA)			
BUILDING 'A' - 24 Storeys			
TOTAL AREA		19,743.8 sq. m.	
TOWER FOOTPRINT		212,520 sq. ft.	
UNIT COUNT		902.0 sq. m.	
VEHICLE PARKING		320 + 9	329
BICYCLE PARKING		320 + 8	328
COMMERCIAL AREA		710.7 sq. m.	
BUILDING 'B' - 24 Storeys			
TOTAL BUILDING AREA		22,320.0 sq. m.	
BASED ON 70% OF CONSTRUCTION AREA		240,030 sq. ft.	
TOWER FOOTPRINT		929.0 sq. m.	
UNIT COUNT		9,999 sq. ft.	
VEHICLE PARKING - RESIDENTIAL ONLY		343 + 17	360
BICYCLE PARKING		343 + 12	355
COMMERCIAL AREA		1,207.7 sq. m.	
BUILDING 'C' - 32 Storeys			
TOTAL AREA		26,784.0 sq. m.	
BASED ON 70% OF CONSTRUCTION AREA		288,300 sq. ft.	
TOWER FOOTPRINT		928.0 sq. m.	
UNIT COUNT		8,999 sq. ft.	
VEHICLE PARKING - RESIDENTIAL ONLY		426 + 17	460
BICYCLE PARKING		426 + 12	438
COMMERCIAL AREA		929.0 sq. m.	
BUILDING AREA			
BASED ON 70% OF CONSTRUCTION AREA			
PHASE 1 - TOWER "A"			
19,743.8 sq. m.			
212,520 sq. ft.			
PHASE 2 - TOWER "B"			
22,320.0 sq. m.			
240,030 sq. ft.			
PHASE 3 - TOWER "C"			
26,784.0 sq. m.			
288,300 sq. ft.			
TOTAL AREA ABOVE GRADE			
68,827.0 sq. m.			
740,850 sq. ft.			
UNIT MIX - 1,089 UNITS			
TOWNHOUSE		2.1%	23
STUDIO UNIT		3.8%	41
ONE BEDROOM UNIT		59.8%	651
TWO BEDROOM UNIT		24.6%	269
THREE BEDROOM UNIT		9.7%	106
TOTAL UNITS		100%	1,089
COMMERCIAL AREA		2,847.5 sq. m.	
		30,650 sq. ft.	

NOTATION SYMBOLS:	
(N)	INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
(A)	INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDULE.
(W)	INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A500 SERIES.
(D)	INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A500 SERIES.
(000)	DETAIL NUMBER
(00)	TITLE
(000)	DETAIL REFERENCE PAGE
(000)	DETAIL CROSS REFERENCE PAGE

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Email: m@jbla.ca

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

1 SITE PLAN - OVERALL
SCALE 1:350
0m 5 10 20
SCALE 1: 350

APPROVED
By Kersten Nitsche at 2:45 pm, Jun 27, 2025

Kersten Nitsche
KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

