SEAN MOORE MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - WEST
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Sean Moore at 3:57 pm, May 25, 2026

L1 ZONE

L1 ZONE

PODIUM OUTLINE (1st - 4th FLOOR)

TOWER OUTLINE (5th - 38th FLOOR)

TOWER OUTLINE (39th - 40th FLOOR)

TOWER OUTLINE (5th - 40th FLOOR)

PODIUM OUTLINE (2nd - 4th FLOOR)

PROPOSED
40 STOREY APARTMENT
BUILDING
FFE 73.850

L1 RESIDENTIAL BIKE STORAGE (BELOW)

L1 RESIDENTIAL AMENITY (BELOW)

L5 ACCESSIBLE GREEN ROOF / LANDSCAPED AREA

4 STOREY PODIUM LEVEL

L5 EXTERIOR RESIDENTIAL AMENITY

AMENITY ENTRY

EXIT STAIRS

GROUND FLOOR COMMERCIAL

COMMERCIAL GARBAGE

SHIPPING/ RECEIVING

RESIDENTIAL LOBBY

RESIDENTIAL GARBAGE

MAIL / PARCEL PICKUP

MAIN ENTRY

COMM. ENTRY

VISITOR DROP-OFF

GARBAGE LOADING / DROP-OFF AREA

EXISTING PARKING LOT CURB

FUTURE PEDESTRIAN PATHWAY

EXISTING 1 STOREY COMMERCIAL RETAIL BUILDING

GM ZONE

R5B ZONE

N68°32'00"E 10.90

N 75° 06' 36" W 32.17

N 69° 03' 00" E 47.6

N 21° 42' 40" W 61.28

N 37° 27' 10" E 34.22

DUMAURIER AVENUE

PROPOSED WATER SERVICE

PROPOSED SANITARY SERVICE

PROPOSED STORM SERVICE

FH

UP

DN 3R

DN 4R

TOWER SETBACK TO BALCONY

TOWER SETBACK

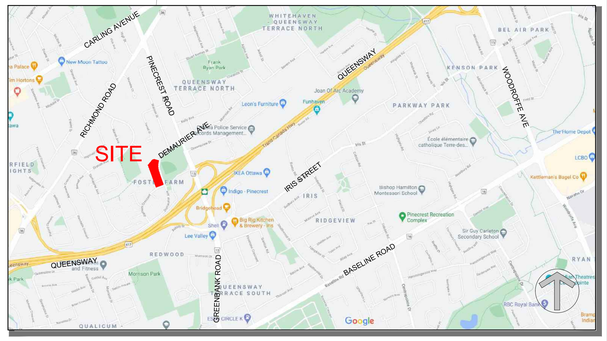
PODIUM SETBACK

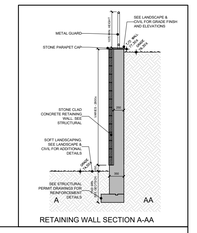
23.0m SLOPE DN @ 15.0% WITH 10% TRANSITIONS

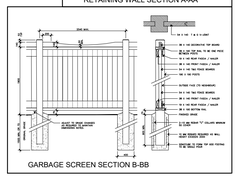
1 SP-1 SITE PLAN
SCALE = 1 : 150

0m 5 10 15
SCALE 1: 150

KEY MAP







LEGAL DESCRIPTION

PLAN OF SURVEY OF
PART OF LOT 20
CONCESSION 2 (Ottawa Front)

Township of Nepean

NOW CITY OF OTTAWA

PART OF DUMAURIER AVENUE
(As Closed by By-Law 372-78 Inst. NS41961)
AND PART OF THE 1' RESERVE
REGISTERED PLAN 479600
CITY OF OTTAWA

REGIONAL MUNICIPALITY OF
OTTAWA-CARLETON

Prepared by Annis, O'Sullivan, Vollebekk Ltd.

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DRAWING NOTES:

1. PROPERTY LINE
2. BUILDING / HEIGHT SETBACK LINE
3. OUTLINE OF TOWER
4. LINE OF PODIUM (L2-L4) LEVEL
5. LINE OF PARKING GARAGE BELOW
6. RAMP TO U/G GARAGE (BELOW GRADE)
7. EXISTING FIRE HYDRANT
8. EXISTING COMMERCIAL BUILDING
9. 2.0m WIDE CONCRETE SIDEWALK C/W DEPRESSED CURBS AT DRIVEWAY ENTRANCE
10. BICYCLE RACKS, SEE LANDSCAPE PLAN FOR TYPE
11. EXISTING 1.5m WIDE ASPHALT CITY SIDEWALK
12. SIAMESE CONNECTION
13. REAR YARD LANDSCAPE SETBACK
14. LINE OF U/G HYDRO VAULT
15. 2.6 X 5.2m STANDARD PARKING SPACES
16. AREA OF TEMPORARY SNOW STORAGE
17. NEW 2.0M W. CONCRETE SIDEWALK AS PER CITY STANDARDS C/W DEPRESSED CURB @ DRIVEWAY
18. SOFT LANDSCAPING
19. HARD LANDSCAPING - PAVERS
20. EXISTING CITY BOULEVARD TO BE REINSTATED UPON COMPLETION OF SITE WORK
21. CONCRETE RETAINING WALL C/W STONE FACE. PROVIDE GUARD IF GRADE CHANGE EXCEEDS 600mm - SEE SECTION DETAIL A-AA
22. EXISTING TREE TO BE REMOVED - SEE LANDSCAPE
23. LINE OF U/G CISTERN; SEE CIVIL AND MECHANICAL FOR DETAILS
24. LIGHT STANDARD - SEE ELECTRICAL LIGHTING CERTIFICATE
25. CATCH BASIN / TRENCH DRAIN - SEE CIVIL & MECH.
26. NEW CURB TO TIE INTO EXISTING - SEE CIVIL
27. 1670mm W. CONCRETE B/F RAMP - SEE GRADING PLANS
28. RAISED COMMERCIAL TERRACE - SEE GRADING AND LANDSCAPE PLANS
29. GARBAGE TRUCK LOADING/BACKUP. HATCH INDICATES PAINTED LINES
30. EXISTING STM TO BE REMOVED/RELOCATED - SEE CIVIL
31. SEE CIVIL DRAWINGS FOR ALL SERVICING WORK BEYOND PROPERTY LINE OF PROPOSED APPLICATION
32. RETAINING EXISTING STREET TREE - SEE LANDSCAPE
33. GAS PRESSURE RELEASE STATION
34. EXISTING HYDRO POLE TO BE REMOVED
35. EXHAUST/INTAKE FOR PARKING GARAGE, FLUSH TO GRADE
36. EXISTING ASPHALT PARKING LOT & ENTRANCE
37. B/F PARKING AS PER CITY STANDARD. ONE TYPE 'A' & ONE TYPE 'B' SPACE
38. PRIVATE ENTRANCE CROSSING AS PER CITY OF OTTAWA STANDARDS SC-7.1
39. HEATED CONCRETE RAMP DOWN TO GARAGE ENTRY. PROVIDE GUARD WHEN ADJACENT GRADE TO RAMP EXCEEDS 600mm
40. PAINTED LINES TO INDICATE PEDESTRIAN CROSSING
41. RAISED PLANTER - SEE LANDSCAPE
42. LINE OF WATER ENTRY ROOM BELOW
43. RETAINING WALL - SEE LANDSCAPE AND CIVIL
44. CISTERN ACCESS COVERS - SEE CIVIL
45. L5 PERGOLA STRUCTURE ABOVE - SEE LANDSCAPE
46. LINE OF ELECTRICAL ROOM BELOW
47. 5th LEVEL EXTERIOR AMENITY TERRACE WITH 1.8m HT. WIND SCREEN
48. CONCRETE STEPS
49. FIRE HYDRANT
50. LINE OF BALCONY ABOVE
51. EXISTING UTILITY POLE
52. EXISTING CHAIN LINK FENCE TO BE REPLACED AS REQUIRED
53. EXIT STAIR PROJECTION AT L5 EXTERIOR TERRACE
54. 2.0M H. OPAQUE PT WOOD SCREEN FOR GARBAGE
55. LINE OF L2-4 BALCONY PROJECTION FOR WIND SCREEN

SITE PLAN SYMBOLS:

- EXTERIOR COMMUNAL LANDSCAPE AREA
- CONCRETE SIDEWALK
- COMMERCIAL PATIO / CONCRETE PAVERS
- PAVERS @ TERRACE LEVEL
- TWSI CROSSING AS PER CITY OF OTTAWA STANDARDS
- AREA OF MAIN TOWER ABOVE
- PROPERTY LINE
- BUILDING SETBACK LINE
- 11.5M TOWER SETBACK LINE
- PROPOSED STORM SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- FENCE / GUARD LINE
- BIKE RACK
- FH FIRE HYDRANT
- VEHICULAR DIRECTION
- EXISTING TREE TO BE REMOVED - SEE LANDSCAPE DRAWINGS
- EXISTING TREE TO BE RETAINED - SEE LANDSCAPE DRAWINGS
- NEW TREE - SEE LANDSCAPE PLANS
- SIAMESE CONNECTION
- PRIMARY ENTRANCE / EGRESS DOOR
- SECONDARY DOOR
- GAS METER REGULATOR - SEE CIVIL & MECHANICAL DRAWINGS

NOTE: SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN

PROJECT INFORMATION

ZONING

Zoning By-Law 2008-250	GM [62] F (0.25)
SITE AREA	4,195.2 sq. m. (45,157) sq. ft.
BUILDING HEIGHT	18.0 m
FRONT YARD SETBACK	3.0 m
INTERIOR YARD SETBACK	0.0 m
REAR YARD SETBACK	7.5 m
AMENITY SPACE (6.0 m² PER UNIT)	2,532.0 m²

PROJECT STATISTICS

BUILDING HEIGHT		130.0 m
BUILDING HEIGHT - STOREY'S		40
AVERAGE MEAN GRADE		(GEO. ELEV.) 74.20
FRONT YARD SETBACK		5.9 m
INTERIOR YARD SETBACK		0.0 m
REAR YARD SETBACK		15.7 m

GROSS BUILDING - AREAS
(PER CITY OF OTTAWA ZONING AREA DEFINITION)

PARKING LEVEL		0.0 sq. m. 000 sq. ft.
GROUND FLOOR		1335.0 sq. m. 14,370 sq. ft.
2nd to 4th FLOOR	3 x 1,455.2 sq. m. 3 x 15,665 sq. ft.	4,365.6 sq. m. 46,995 sq. ft.
5th FLOOR		710.7 sq. m. 7,650 sq. ft.
6th - 38th FLOOR	33 x 710.7 sq. m. 33 x 7,650 sq. ft.	23,453.1 sq. m. 252,450 sq. ft.
38th - 40th FLOOR	2 x 534.5 sq. m. 2 x 5,753 sq. ft.	1,068.9 sq. m. 11,505 sq. ft.
MECHANICAL LEVEL		0.0 sq. m. 000 sq. ft.
TOTAL AREA		30,933.3 sq. m. 332,970 sq. ft.

UNIT STATISTICS

ONE BEDROOM UNIT	240
TWO BEDROOM UNIT	161
THREE BEDROOM UNIT	6
TOTAL	407

COMMERCIAL

TOTAL NFA, COMMERCIAL (PER CITY OF OTTAWA DEFINITION)	200.0 sq. m. 2,150 sq. ft.

CAR PARKING

REQUIRED by ZONING BY-LAW

RESIDENCE	- 0.0 PER DWELLING UNIT	0
VISITOR	- 0.0 PER DWELLING UNIT	0
COMMERCIAL	- 0 REQUIRED	0
TOTAL		0

PROVIDED

RESIDENCE (BELOW GRADE) (0.42/ UNIT)	174
VISITOR & COMMERCIAL (BLENDED)	
ABOVE GRADE:	06
BELOW GRADE:	24
TOTAL:	30
TOTAL	204

BICYCLE PARKING

REQUIRED

RESIDENTIAL	- 1.0 PER UNIT (407UNITS)	407
COMMERCIAL	- 1.5 PER 250 m2 GFA (200 M2)	2
TOTAL:		409

PROVIDED

EXTERIOR:	10
INTERIOR (RESIDENTIAL):	410
TOTAL:	420

LOT COVERAGE

PAVED SURFACE =	720.0 sq. m.	17.2%
BUILDING FOOTPRINT =	1,570.0 sq. m.	37.4%
LANDSCAPE OPEN SPACE =	1,905.0 sq. m.	45.4%
TOTAL =	4,195.0 sq. m.	100.0%

REAR PARKING/LANDSCAPE AREA

PAVED SURFACE =	511.0 sq. m.	39.5%
LANDSCAPE OPEN SPACE =	784.0 sq. m.	60.5%
TOTAL =	1,295.0 sq. m.	100.0%

AMENITY SPACE

AT GRADE COMMUNAL EXTERIOR =	1,673.0 sq. m.
GROUND COMMUNAL INTERIOR =	520.0 sq. m.
PRIVATE BALCONIES =	5,250.0 sq. m.
5th FLOOR COMMUNAL INTERIOR =	355.0 sq. m.
5th FLOOR COMMUNAL EXTERIOR =	755.0 sq. m.
ROOF TOP COMMUNAL EXTERIOR =	0.0 sq. m.
TOTAL PRIVATE =	5,250.0 sq. m.
TOTAL COMMUNAL =	3,303.0 sq. m.
TOTAL OVERALL =	8,553.0 sq. m.
REQUIRED - 6.0M² PER UNIT (407) =	2,442.0 sq. m.
REQUIRED COMMUNAL @ 50% =	1,221.0 sq. m.

REFUSE REQUIREMENT (407 UNITS)

GARBAGE (COMPACTED)	- 0.053 PER UNIT	22 YARDS
RECYCLING GMP	- 0.018 PER UNIT	8 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	16 YARDS
ORGANICS	- 240L PER 50 UNITS	9

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:

- (00) INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- <00> INDICATES ASSEMBLIE TYPE; REFER TO TYPICAL ASSEMBLIES SCHEDUAL.
- [00] INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A900 SERIES.
- (000) INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A900 SERIES.
- 00 DETAIL NUMBER
- 00/A000 TITLE / SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

No.	DESCRIPTION	DATE (D/M/Y)
5	ISSUED FOR SPA / RE-ZONING - R5	20 / 11 / 25
4	ISSUED FOR SPA / RE-ZONING - R4	08 / 10 / 24
3	ISSUED FOR SPA / RE-ZONING - R3	08 / 07 / 24
2	ISSUED FOR SPA / RE-ZONING	08 / 06 / 21
1	ISSUED FOR DESIGN CONCEPT	06 / 11 / 20

REVISIONS:

ARCHITECT SEAL: ONTARIO ASSOCIATION OF ARCHITECTS — RODERICK LAHEY — LICENCE 4375 — SEAL DATE: STAMP DATE

NORTH ARROW:

CLIENT: brigil

ARCHITECT:
rla/architecture
roderick lahey architect inc.
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t. 613.724.9932 f. 613.724.1209 rlaarchitecture.ca

PROJECT TITLE:
2829 DUMAURIER AVENUE
OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	CHECKED:
R.V.	J.G.
SCALE: 1:150	SHEET No. SP-1
PROJECT No. 1922	

D07-12-21-0110

PAPER SIZE: ISO Full Bleed B1 (1000.00 X 707.00 MM) PLOT DATE: Thursday, November 20, 2025 PLOT SCALE: 1:1 PEN STYLE: 0-RLA MASTER-50%.ctb F:\2019\1922 - 2829 Dumaurier\01_Design Development\1922 SP-1 Site Plan CURRENT 2025 06 18.dwg

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