



PROJECT INFORMATION		
ZONING	GM	
SITE AREA	14,294.4 sq. m. (153,864 sq. ft.)	
REQUIRED		
BUILDING HEIGHT	18.0m	
MAXIMUM FLOOR SPACE INDEX	2.0	
FRONT YARD SETBACK	3.0m	
CORNER YARD SETBACK	3.0m	
INTERIOR YARD SETBACK (VARIES)	0.0 - 5.0m	
REAR YARD SETBACK (VARIES)	3.0m - 7.5m	
MINIMUM WIDTH OF LANDSCAPE AREA (ADJUTING A STREET OR RESIDENTIAL ZONE)	3.0m	
MINIMUM WIDTH OF LANDSCAPE BUFFER	0.0m / 3.0m	
AMENITY SPACE - PER UNIT	6.0 sq. m.	
PARKING - PER UNIT AFTER 12 UNITS	0.5	
PARKING - VISITOR ONLY PER UNIT	0.2	
PARKING - COMMERCIAL RESTAURANT	5.0 PER 100m ² GFA	
PARKING - COMMERCIAL RETAIL	1.25 PER 100m ² GFA	
PARKING - COMMERCIAL P.S.B.	1.25 PER 100m ² GFA	
BICYCLE PARKING - RESIDENTIAL PER UNIT	0.5	
BICYCLE PARKING - COMMERCIAL	1 PER 250m ² GFA	
MAX. VEHICLE PARKING - PER UNIT	1.75	
MAX. VEHICLE PARKING - COMMERCIAL	VARIES PER USE	
aisle & DRIVEWAY WIDTH - VARIES	6.0m - 6.7m	
PROVIDED		
BUILDING HEIGHT - BUILDING A	25 STOREYS - 81.0m	
BUILDING HEIGHT - BUILDING B	25 STOREYS - 81.0m	
BUILDING HEIGHT - BUILDING C	29 STOREYS - 93.0m	
GRADE - BUILDING A	84.5m geo. elev.	
GRADE - BUILDING B	85.0m geo. elev.	
GRADE - BUILDING C	84.3m geo. elev.	
ALLOWABLE PROJECTION - AMENITY ROOM	4.0m h.L.	
MAXIMUM FLOOR SPACE INDEX	4.1	
UNIT COUNT	868 units	
FRONT YARD SETBACK	3.0m	
CORNER YARD SETBACK	3.2m	
INTERIOR YARD SETBACK	5.0m 17.0m	
REAR YARD SETBACK	7.5m - 10.7m	
VEHICLE PARKING - TOTAL	655	
VEHICLE PARKING - RESIDENTIAL UNIT	416	
VEHICLE PARKING - VISITOR	174	
VEHICLE PARKING - COMMERCIAL	65	
BICYCLE PARKING - RESIDENTIAL	434	
BICYCLE PARKING - COMMERCIAL	12	
LOT COVERAGE	30.4%	
TOTAL PROJECT G.F.A.	57,822.0 sq. m. 622,391 sq. ft.	
CAR PARKING		
REQUIRED - PROVIDED		
RESIDENCE	-0.5 PER UNIT AFTER 12 UNITS	416
VISITOR	-0.2 PER UNIT	174
COMMERCIAL RESTAURANT	-5.0 PER 100m ² GFA	700m ² 35
COMMERCIAL RESTAURANT TAKE-OUT	-2.5 PER 100m ² GFA	200m ² 5
COMMERCIAL RETAIL	-1.25 PER 100m ² GFA	700m ² 9
COMMERCIAL P.S.B.	-1.25 PER 100m ² GFA	1,300m ² 16
TOTAL		655
MAXIMUM PARKING AS PER TABLE 103 = 1.75 PER UNIT		1,519
BICYCLE PARKING		
REQUIRED - PROVIDED		
RESIDENCE	-0.5 PER UNIT (868 UNITS)	434
COMMERCIAL	-1 PER 250m ² GFA (2,895.7m ²)	12
TOTAL		446
AMENITY SPACE		
INTERIOR AMENITY - COMMUNAL	600.0 sq. m.	
EXTERIOR TERRACES - COMMUNAL	600.0 sq. m.	
EXTERIOR ROOF TOP - COMMUNAL	600.0 sq. m.	
INTERIOR ROOF TOP - COMMUNAL	600.0 sq. m.	
AT GRADE EXTERIOR COMMUNAL	600.0 sq. m.	
PRIVATE BALCONIES	2,400.0 sq. m.	
TOTAL	5,600.0 sq. m.	
TOTAL COMMUNAL	3,200.0 sq. m.	
REQUIRED - 6.0M ² PER UNIT (868)	5,208.0 sq. m.	
REQUIRED COMMUNAL @ 50%	2,604.0 sq. m.	
LAND PHASE AREA		
PHASE 1 - BUILDING "A"	3,340.0 sq. m.	23.4%
PHASE 2 - BUILDING "B"	5,871.9 sq. m.	41.1%
PHASE 3 - BUILDING "C"	5,082.5 sq. m.	35.5%
TOTAL	14,294.4 sq. m.	100.00%
LOT COVERAGE		
BUILDING FOOTPRINT - "A"	1,476.5 sq. m.	10.3%
BUILDING FOOTPRINT - "B"	2,157.8 sq. m.	15.1%
BUILDING FOOTPRINT - "C"	1,564.8 sq. m.	11.0%
DRIVING SURFACE	3,730.0 sq. m.	26.1%
LANDSCAPE SURFACE	5,365.3 sq. m.	37.5%
TOTAL	14,294.4 sq. m.	100.00%
GROSS BUILDING - AREAS		
BUILDING "A"		
TOTAL AREA	17,575.9 sq. m.	189,185 sq. ft.
TOWER FOOTPRINT	780.0 sq. m.	8,396 sq. ft.
UNIT COUNT	259	
VEHICLE PARKING - RESIDENTIAL ONLY	124 + 02	176
BICYCLE PARKING	130 + 2	132
COMMERCIAL AREA	540.0 sq. m.	5,810 sq. ft.
BUILDING "B"		
TOTAL BUILDING AREA	20,041.6 sq. m.	215,726 sq. ft.
TOWER FOOTPRINT	780.0 sq. m.	8,396 sq. ft.
UNIT COUNT	291	
VEHICLE PARKING - RESIDENTIAL ONLY	140 + 08	198
BICYCLE PARKING	148 + 0	152
COMMERCIAL AREA	1,415.0 sq. m.	15,200 sq. ft.
BUILDING "C"		
TOTAL AREA	20,204.6 sq. m.	217,490 sq. ft.
TOWER FOOTPRINT	598.1 sq. m.	6,438 sq. ft.
UNIT COUNT	318	
VEHICLE PARKING - RESIDENTIAL ONLY	153 + 04	217
BICYCLE PARKING	159 + 4	163
COMMERCIAL AREA	941.0 sq. m.	10,129 sq. ft.
UNIT MIX - 868 UNITS		
STUDIO UNIT	6.7%	58
ONE BEDROOM UNIT	51.8%	459
TWO BEDROOM UNIT	37.9%	329
THREE BEDROOM UNIT	3.6%	31
TOTAL UNITS	100%	868
COMMERCIAL AREA	2,895.7 sq. m.	31,169 sq. ft.
REVISIONS:		
No.	DESCRIPTION	DATE
1	ISSUED FOR ZONING AMENDMENT APPLICATION	Mar. 16, 22
2	ISSUED FOR OWNER / CONSULTANT REVIEW	Mar. 10, 22
ARCHITECT SEAL:		
CLIENT:		
 Theberge Developments Ltd.		
ARCHITECT:		
 Roderick LAHEY ARCHITECT INC. 56 Beech Street, Ottawa, Ontario K1S 3J6 1.613.724.9932 1.613.724.1209 www.rodericklahey.ca		
PROJECT TITLE:		
780 Baseline Road		
OTAWA ONTARIO		
SHEET TITLE:		
SITE PLAN OVERALL		
DRAWN:	CHECKED:	
RV	T.Z.	
SCALE:	SHEET No.:	
1:300	SP-1	
PROJECT No.:		
2131		