



PROJECT INFORMATION		SITE AREA	
Zoning By-law 2006-250 Consolidation R1FF& GM		1.57 ha	15,688.6 sq. m.
			188,870 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 = 28,568.8 sq. m.	4.5 = 68,827.0 sq. m.
DENSITY - UNITS PER HECTARE			694
TOWER SEPARATION		23.0m	49.0m & 56.0m
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	984
PARKING - VISITOR ONLY (AFTER 12 UNITS PER BLDG.) - 0.1 PER UNIT		105	105
PARKING - COMMERCIAL (VARIES WITH USE) - 1.0 TO 10.0 PER 100m² GFA	TBD	45	45
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT		545	1,089
BICYCLE PARKING - COMMERCIAL - 1 PER 250m² GFA		32	32
ALIAS & 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	60	
COMM. RESTAURANT	- 5.0 PER 100m² OF GFA ESTIMATE	60	
COMM. RETAIL	- 1.25 PER 100m² OF GFA ESTIMATE	60	
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	- 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.	
LAND PHASE AREA			
PHASE 1 - BUILDING "A"	=	3,919.2 sq. m.	22.43%
PHASE 2 - BUILDING "B"	=	5,364.3 sq. m.	34.2%
PHASE 3 - BUILDING "C"	=	6,536.1 sq. m.	35.3%
PARKLAND DEDICATION	=	1,269.0 sq. m.	8.09%
TOTAL	=	15,688.6 sq. m.	100.00%
LOT COVERAGE			
BUILDING FOOTPRINT - "A"	=	1,721.7 sq. m.	10.97%
BUILDING FOOTPRINT - "B"	=	2,786.2 sq. m.	17.63%
BUILDING FOOTPRINT - "C"	=	2,510.8 sq. m.	16.00%
LANDSCAPE SURFACE	=	2,665.6 sq. m.	16.99%
DRIVING SURFACE	=	2,665.6 sq. m.	16.99%
LANDSCAPE SURFACE	=	4,755.3 sq. m.	29.99%
PARKLAND DEDICATION	=	1,269.0 sq. m.	8.09%
TOTAL	=	15,688.6 sq. m.	100.00%

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. COPYRIGHT RESERVED.

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- INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- INDICATES ASSEMBLY TYPE; REFER TO TYPICAL ASSEMBLES SCHEDULED.
- INDICATES WINDOW TYPE; REFER TO WINDOW ELEVATIONS AND DETAILS ON A300 SERIES.
- INDICATES DOOR TYPE; REFER TO DOOR SCHEDULE AND DETAILS ON A300 SERIES.
- DETAIL NUMBER
- TITLE
- SCALE
- DETAIL REFERENCE PAGE
- DETAIL CROSS REFERENCE PAGE

PROJECT DEVELOPER
Theberge Developments Ltd.
 1600 Laperriere Ave Suite 205
 Ottawa, ON K1Z 1B7
 Tel: (613) 421-1515
 Cell: (613) 890-5491
 Email: joeytheberge@theberghomes.com
 Email: jeremy@theberghomes.com

URBAN PLANNER
Fotenn Consultants Inc.
 396 Cooper Street, Suite 300
 Ottawa, ON Canada, K2P 2H7
 Tel.: (613) 730-5709
 Fax: (613) 730-1136
 E-Mail: alain@fotenn.com

TRANSPORTATION ENGINEER
CGH Transportation Inc.
 6 Plaza Court
 Ottawa, ON K2H 7W1
 Tel: (613) 999-9117
 Cell: (613) 697-3797
 Email: Christopher.Gordon@CGHtransportation.com
 Email: john.lingley@cgtransportation.com

WIND / NOISE ENGINEER
Gradient Wind Engineering
 127 Walgreen Road,
 Ottawa, ON, Canada K0A 1L0
 Tel: (613) 836-0934
 Cell: (613) 226-5273
 Email: joshua.foster@gradientwind.com

CIVIL ENGINEER
McIntosh Perry
 115 Walgreen Road
 Ottawa, ON K0A 1L0
 Tel: (613) 836-2184
 Fax: (613) 836-3742
 Email: r.robinson@mcintoshperry.com

SURVEYOR
Farley, Smith & Denis Surveying Ltd.
 30 Colonnade Road North, unit 275
 Ottawa, Ontario K2E 7J6
 Tel: (613) 727-8226
 Fax: (613) 727-1823
 Email: jleslie@bellnet.ca

LANDSCAPE ARCHITECT
James B. Lennox & Associates Inc.
 Landscape Architects
 3332 Carling Ave.
 Ottawa, Ontario K2H 5A8
 Tel: 613-722-5168
 Fax: 1-866-343-3942
 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

REVISIONS:

No.	DESCRIPTION	DATE
1	REVISED AS PER ROUND 1 SPC COMMENTS	Sept 29, 23
2	ISSUED FOR SPC APPLICATION - PHASE 1	June 09, 23
3	ISSUED AS PER ROUND 2 2A COMMENTS	Apr. 28, 23
4	ISSUED TO OWNER / CONSULTANT	Apr. 19, 23
5	REVISED AS PER ROUND 1 2A COMMENTS	Mar. 20, 23
6	ISSUED FOR ZONING AMENDMENT APPLICATION	May 16, 22
7	ISSUED FOR OWNER / CONSULTANT REVIEW	May 10, 22

UNIT MIX - 1,089 UNITS

No.	DESCRIPTION	DATE
1	TOWNHOUSE	2.1%
2	STUDIO UNIT	3.8%
3	ONE BEDROOM UNIT	59.8%
4	TWO BEDROOM UNIT	24.6%
5	THREE BEDROOM UNIT	9.7%
6	TOTAL UNITS	100%
7	COMMERCIAL AREA	2,847.5 sq. m.
8		30,650 sq. ft.

ARCHITECT SEAL:
 NORTH ARROW

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

OTTAWA ONTARIO

SHEET TITLE:
 SITE PLAN
 OVERALL

DRAWN: RV
CHECKED: T.Z.
SCALE: 1:350
SHEET No.: SP-1
PROJECT No.: 2131